

LEGACY

Commercial Realty, LLC

MEDICAL PROFESSIONAL OFFICE SPACE FOR LEASE



49 Route 520, Marlboro, NJ 07746

Matt Miller
VP, Investment Sales & Leasing – Sales Assoc.
Legacy Commercial Realty, L.L.C.
Cell: 908.770.0686
Matt@legacyrealtynj.com

Seth Katz
Broker of Record
Legacy Commercial Realty, L.L.C.
Cell: 908.770.7111
Seth@legacyrealtynj.com



PROPERTY SUMMARY:

Legacy Commercial Realty, LLC is pleased to present 49 Route 520 which is a 10,000 SF two-story medical professional office building in the heart of Marlboro, NJ (Monmouth County) with direct access along heavily traveled Route 520 (27,934 VPD) and located 0.2 miles from US Highway 9.

- New Construction. The building was constructed in 2019.**
- Abundance of parking with cross easement access to the brand-new medical development project located directly next to the property.**
- Current Co-Tenants Include: RWJBarnabas Hospital, Keller Williams, SBI Hair Salon, Cherished Memories Ultrasound, & Lash & Visage, etc.**

SPACE DETAILS:

2 Medical / Professional Office Spaces available for Lease.

1st Floor Space

Units 1 & 3: +/- 2,343 RSF

Rental Rate: \$20.00 SF NNN. (Price Recently Improved)

2nd Floor Space

Unit 7: +/- 1,270 RSF

Rental Rate: \$20.00 SF NNN. (Price Recently Improved)

NNN Charges are \$6.50 PSF

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AERIAL OVERVIEW:



520 COUNTY 12,213 VPD

9 59,162 VPD

WHOLE FOODS MARKET

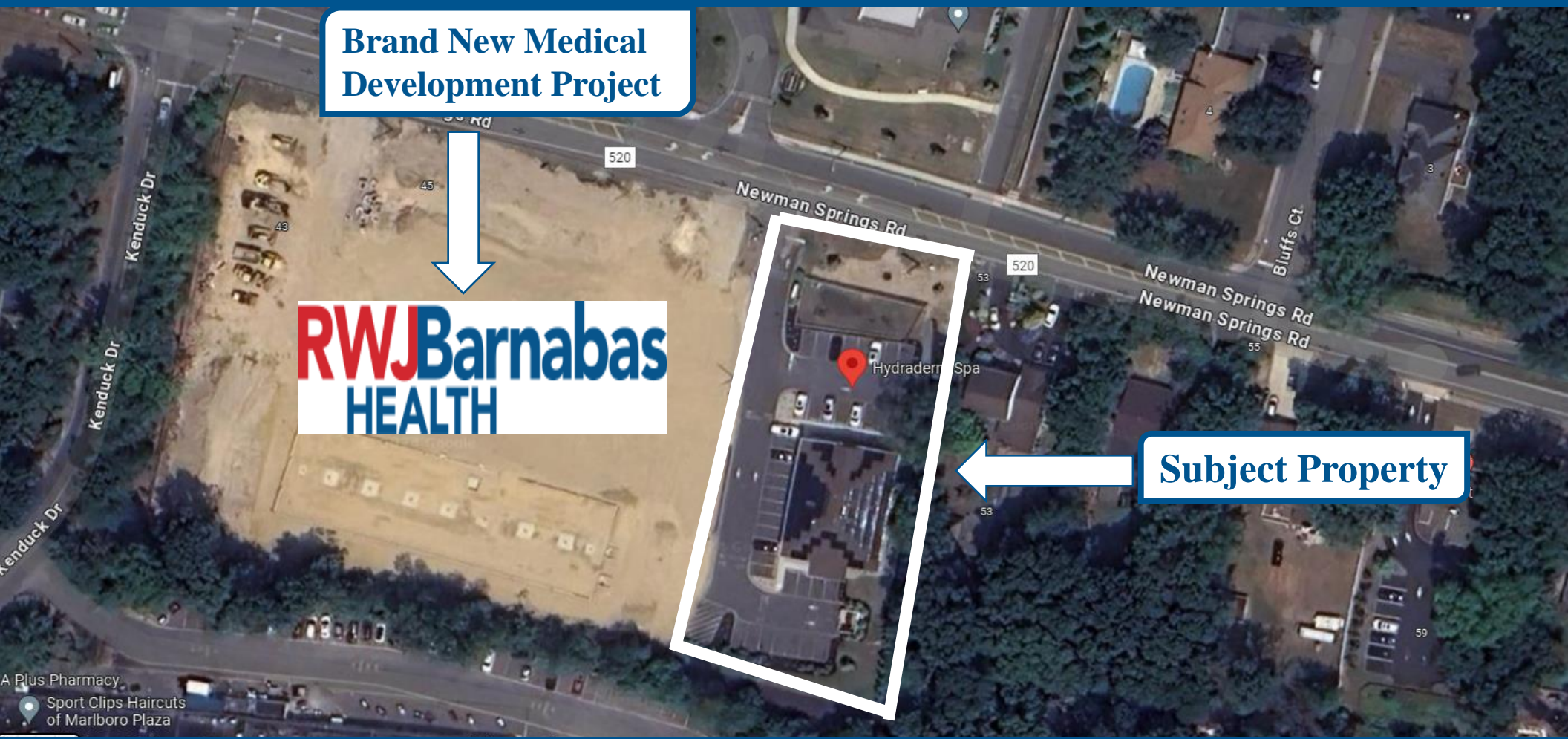
Brand New Medical Development Project

Subject Property

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AERIAL VIEW:



Brand New Medical Development Project

RWJ Barnabas
HEALTH

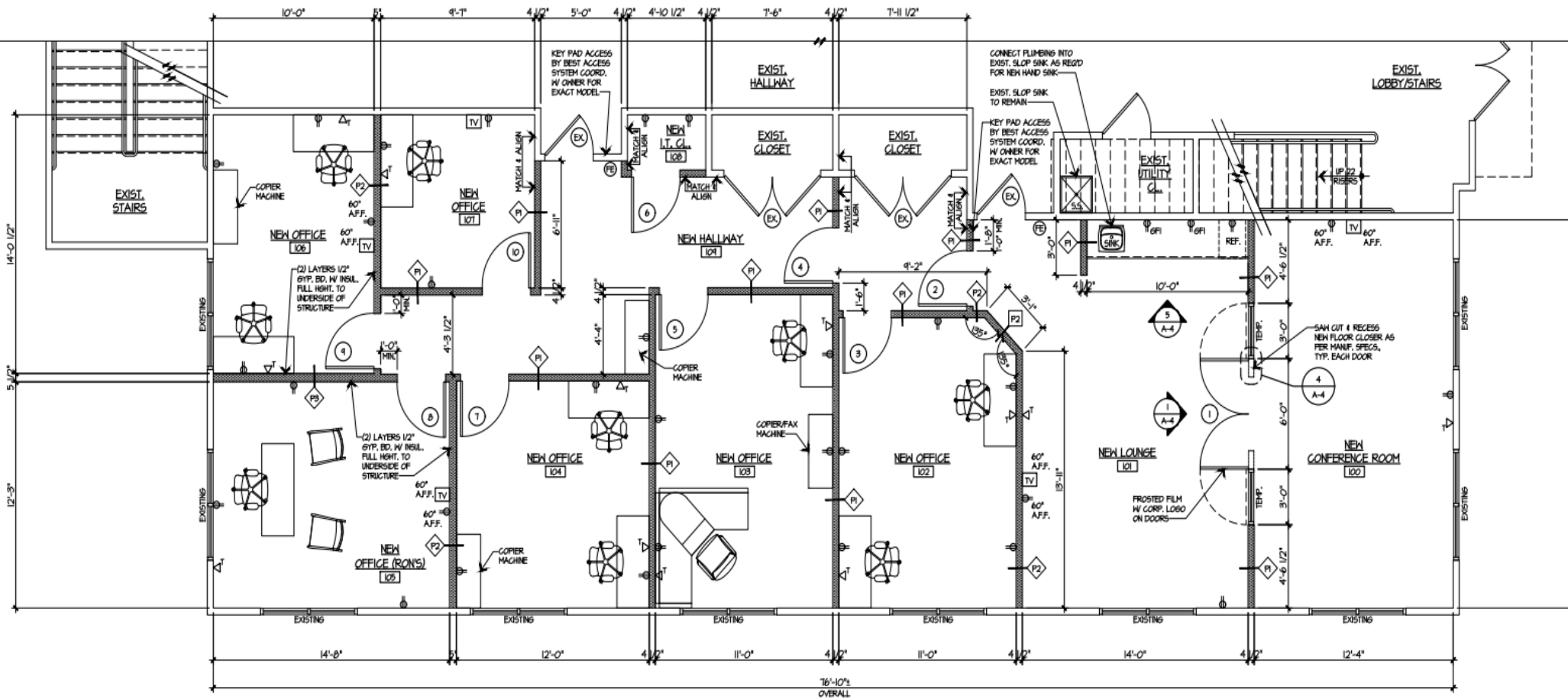
Subject Property

A Plus Pharmacy
Sport Clips Haircuts of Marlboro Plaza

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1st Floor Space 2,343 RSF - Floor Plan:



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LOCATIONAL OVERVIEW TO HOSPITAL SYSTEMS



All information furnished regarding property of sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

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ADDITIONAL PHOTO:



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1ST FLOOR SPACE PHOTO:



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1ST FLOOR SPACE PHOTO:



**YOUR BUSINESS
HERE**

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2nd FLOOR SPACE PHOTO:



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2nd FLOOR SPACE PHOTO:



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whether hazardous or toxic wastes or substances (such as asbestos, PCB's and other contaminants or petrochemical products stored in under-ground tanks) or other undesirable materials or conditions, are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property. Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. While this brochure contains physical description information, there are no references to condition. Neither Owner nor LCR, L.L.C. make any representation as to the physical condition of the Property. Prospective purchasers should conduct their own independent engineering report to verify property condition. In this brochure, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents. The terms and conditions stated in this section will relate to all of the sections of the brochure as if stated independently therein. If, after reviewing this brochure, you have no further interest in purchasing the Property at this time, kindly return this brochure to LCR, L.L.C. at your earliest possible convenience. Photocopying or other duplication is not authorized. This brochure shall not be deemed an indication of the state of affairs of Owner, nor constitute an indication that there has been no change in the business or affairs of Owner since the date of preparation of this brochure. All zoning information, including but not limited to, use and buildable footage must be independently verified.

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