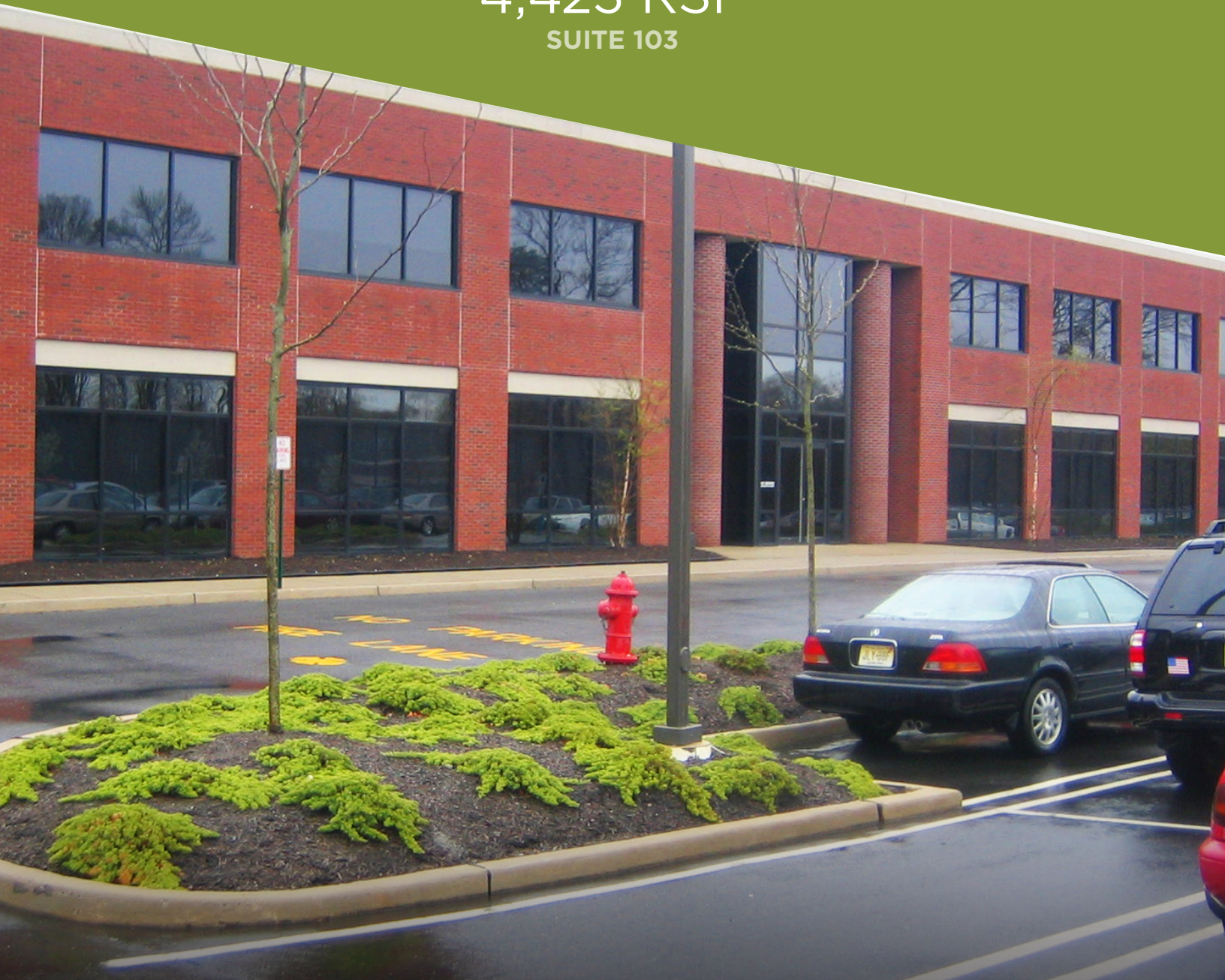


1355 CAMPUS PARKWAY

WALL TOWNSHIP, NEW JERSEY

TWO STORY CLASS A OFFICE BUILDING
40,000 RBA

4,423 RSF
SUITE 103



1355 CAMPUS PARKWAY OFFERS AN EXCITING BUILD-TO-SUIT LEASE OPPORTUNITY FOR TENANTS.

Located just minutes from the Garden State Parkway, this property has 4,423 SF of Class A space available for immediate occupancy on the entire first floor. The building is ideally suited to tenants in legal, financial services, insurance, real estate, technology and general business services.



**On-site ownership
/management**



**Building
improvements
currently underway**



**Break area and
conference room
available to tenants**



**Potential for
exterior signage**



**Direct access
to State Highways
34 and 35**



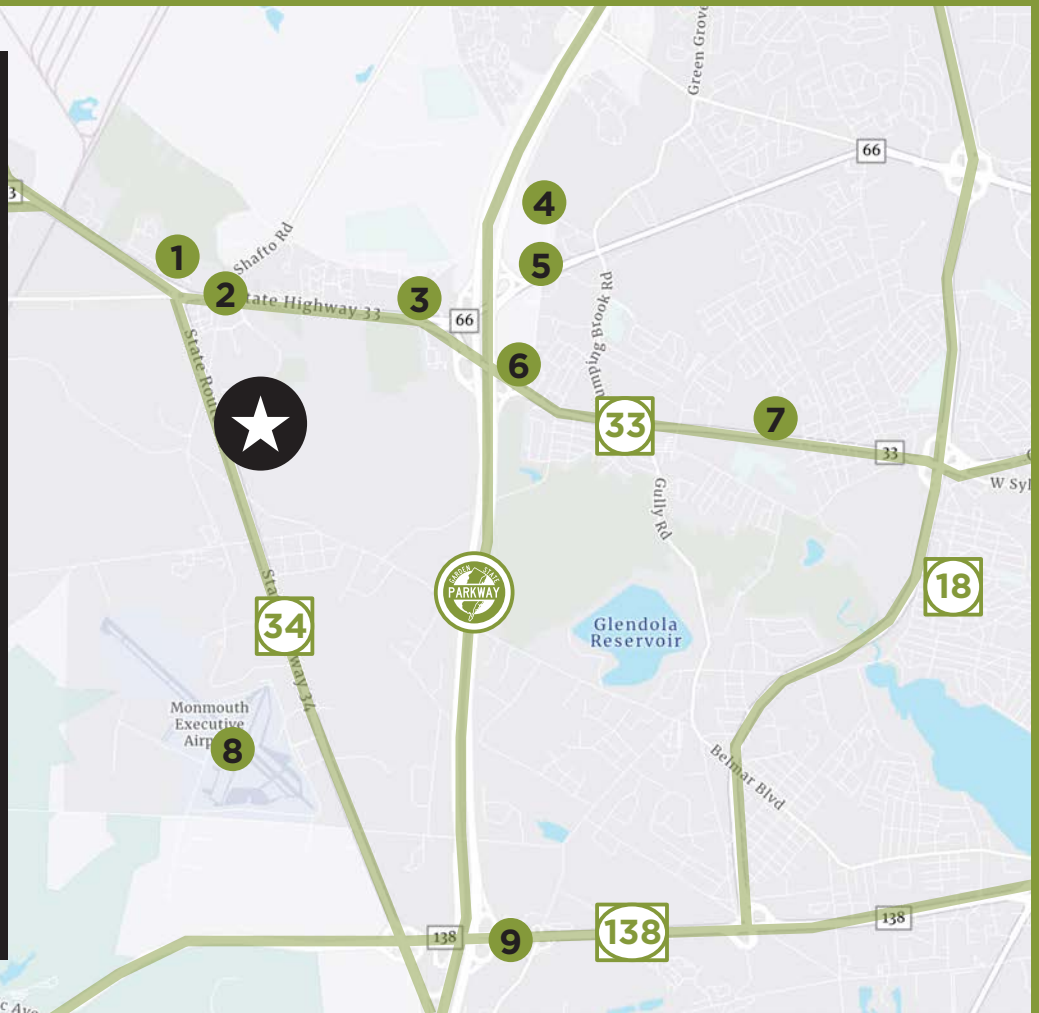
**Close proximity to
the GSP and State
Highway 195**



OFFSET ELECTRIC COSTS

Solar panels in parking lot supply electric to the building

- 1 Jersey Shore Arena
- 2 Courtyard By Marriott
- 3 Executive Inn Suites
- 4 Jersey Shore Outlets
- 5 Hampton Inn
- 6 GSP Exit 100
- 7 Red Roof Inn
- 8 Monmouth Jet Center
- 9 GSP Exit 98





DOUGLAS R. TWYMAN, SIOR

doug.twyman@colliers.com

732 236 8899

Licensed Broker Salesperson

CHIDI EGESIONU

chidi.egesionu@colliers.com

732 734 0492

Licensed Salesperson



COLLIERS INTERNATIONAL NJ LLC
10 WOODBRIDGE CENTER DRIVE, SUITE 1010
WOODBIDGE, NJ 07095
732 807 0400

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