



## Office Space for Lease

1394 Route 9 South

OLD BRIDGE, NJ 08857

**Available Space:** 2,500 SF on the 2nd floor

**Lease Rate:** \$19.00 PSF FS

**Location:** Easy access to GSP, NJT, Routes 34, 18, 516, 35 and 36

**Details:**

- Large parking lot for 25 cars
- Private entrance
- Two private offices, two bathrooms, kitchenette
- Lots of open space partitioned for individual as well as group collaboration
- Large windows on all four sides provide the space with a lot of natural light
- Prominent signage

Call today to make sure this opportunity doesn't pass you by!

Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

**Scott Silver**

Sales Associate

908-208-2504 cell

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123 Lincoln Highway • Edison, NJ • 732-494-0778 • weichertcommercial.com

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# 1394 Route 9

## Interior Photos



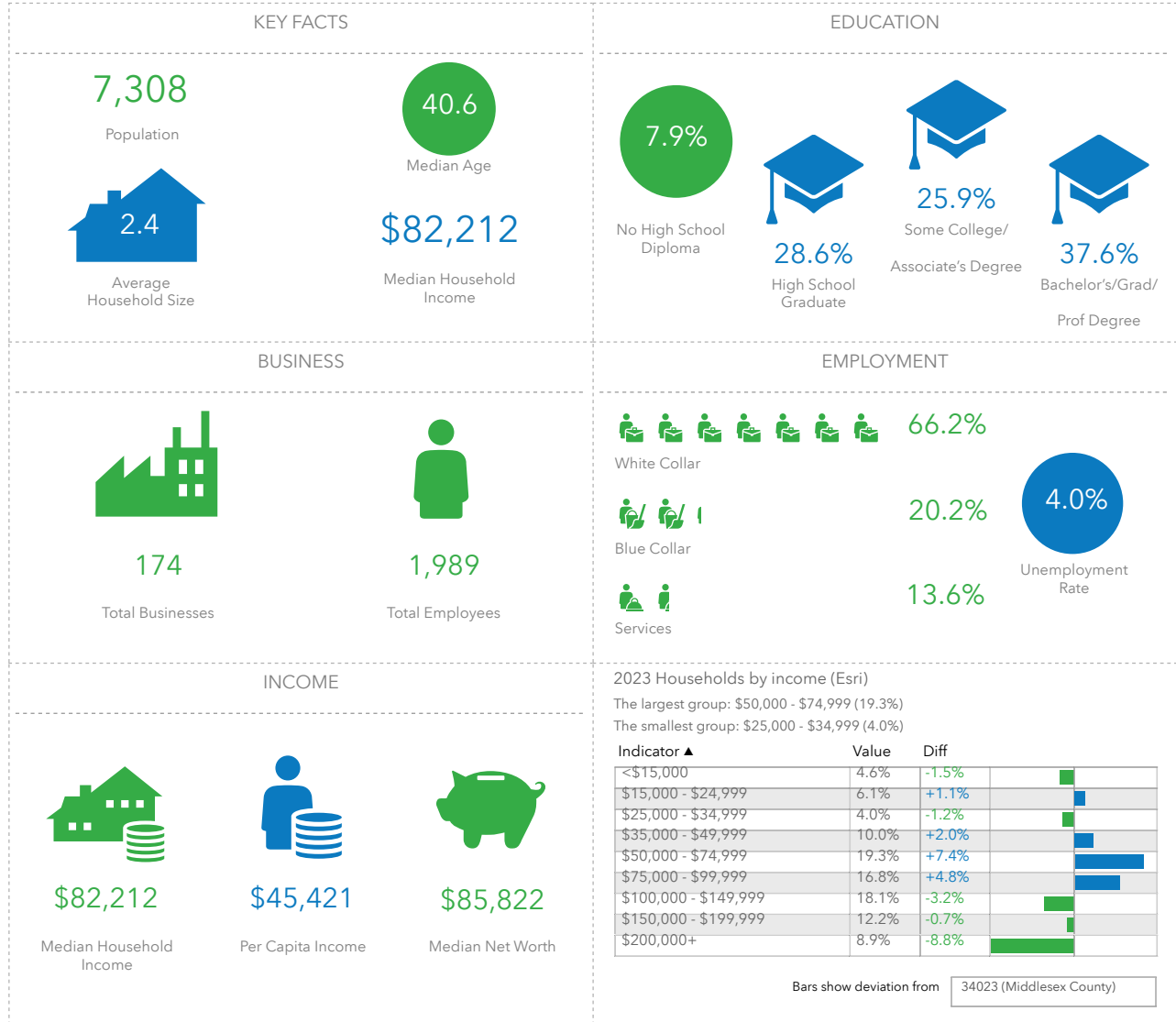
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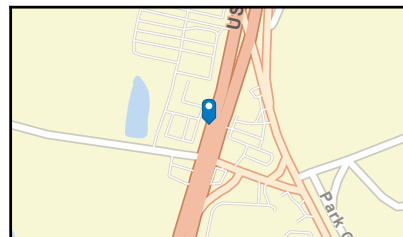
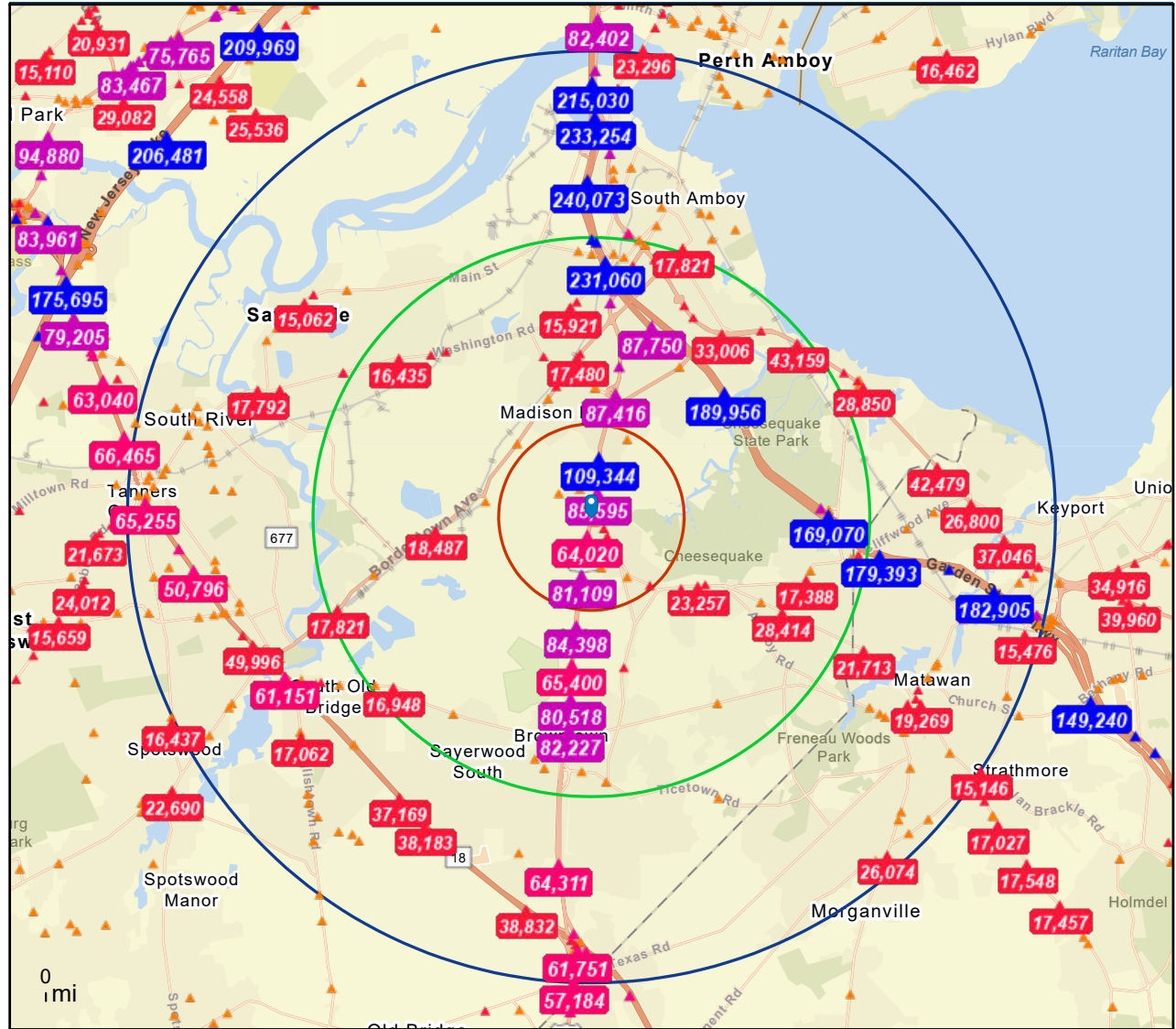
# 1394 Route 9

## Demographics

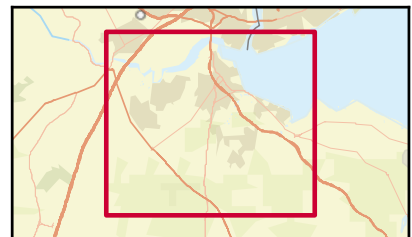


# 1394 Route 9

## Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



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