



Status:	Active 06/23/2026	List Price:	\$1,600,000
Property Sub-Type:	Office	Lease Price:	
County:	Monmouth	Original List Price:	1,600,000
Municipality:	Rumson (RUM)	ApX Year Built:	2,195
Area/Section:	None	Total SqFt:	2,195
Complex/		Available SqFt:	
Subdivision:		# Levels:	1
Tax ID#:	41-00099-0000-00014	Basement:	
ApX Lot Dimensions:		# Parking Spaces:	10
Farm Assessed:		# Car Garage:	0
Sale:	Yes	Water Type:	
Franchise:		Handicap Access:	
Zoning:		# Rental Units:	
Use:	Medical; Professional/ Office	Deed Restricted:	
Directions:	Ridge Road and Avenue of Two Rivers		

Prestigious Rumson corner location, 2,200 (+/-) sf "Williamsburg Style" office building built in 1982 by the owner for his medical practice. Pride of ownership is evident in the quality of construction with special order brick, operable double hung Pella windows, two zone a/c, three zone hot water baseboard heat, nine foot high sheet rock ceilings in the reception room and two large corner private offices, built on slab, second story unfinished space used for storage. Three lavatories, three exam rooms with sinks, large secretarial/administrative area, prior x-ray room, kitchenette, utility room, two oversized corner offices. New sidewalks, new water heater, new emergency water leak detection system, much more.

Elevator Capacity:	Industrial SqFt:	Other SqFt:	Office SqFt:
Retail SqFt:		Warehouse SqFt:	

Business Operating:	Business Name:	Year Established:
Monthly Maint Fee:	Lease Expiration Date:	Other Lease Terms:

Financials Per:	Gross Income:	Total Expenses:	Net Operating Income:	Reserved for Replacement:
Gas:	Oil:		Water/Sewer:	Repair/Maintenance:
RE Taxes:	Electric:	Phone:	Mgmt Fee:	Supplies:
Rent Expense:	Payroll:			
Energy Features:	Landlord Pays:	Insurance:		

Tax Year: 2025	Special Assessment:	Asmnt - Improvements: 69,400	Farm:
Taxes: 9,693	Asmnt - Land: 854,600	New Construction:	Deed Restricted:
	Asmnt - Total: 924,000		

Possession: Negotiable **Parking:** On Site

Tenant Name:	Tenant Phone:	Alternate Phone:
Water: Public Water	Sewer: Public Sewer	Gas: On Site Electric: Other - See Remarks
Water Heater: Natural Gas		
Heating: Natural Gas		

Listing Office: 221 Brothers Commercial Brokerage, Inc	Office: 732-747-5575	Owner Name: Roymac Realty LLC	LD-EX: 06/23/2026 - 12/17/2026
Listing Member: 199 Geoffrey M Brothers	Cell:	Seller Discl: None	Days on Market: 0
	Primary: 732-747-5575	Owner: Individual(s)	

Typ: Exclusive Right To Sell **LBox:** No

Showing: 24 Hour Notice; Appointment Only; Other

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