

# LEGACY

Commercial Realty, LLC

**1<sup>st</sup> Floor Medical Condos Available for Sale or Lease**



## ATLANTIC EXECUTIVE CENTER

**107 MONMOUTH ROAD, WEST LONG BRANCH, NJ 07764**

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## PROPERTY SUMMARY:

**Atlantic Executive Center is a two-Story modernized medical office building totaling 25K SF consisting of destination oriented local and regional healthcare professionals that serve the medical needs of the surrounding community.**

**Condos located in Building A with direct frontage on Monmouth Road with first floor access to convenient parking field located directly in front of the building.**

**Current specialties operating within the complex include Plastic Surgery, Dental, Dermatology, Prosthodontics, Family Practice, & Pediatrics.**

**Located 4.3 miles from Monmouth Medical Center Hospital with easy access to Highway 36, 35, 18 and the GSP.**

**Office Professional Zoning. 175 Parking Spaces Onsite.**

## SALE / LEASE DETAILS:

**1<sup>st</sup> Floor medical condos available for sale or lease ranging from 1,225 RSF - 7,075 RSF of contiguous space.**

**Asking Price for Sale: \$240.00 PSF - Ideal opportunity to acquire 100% of Building A, which is a freestanding medical condominium building in the heart of West Long Branch.**

**Asking Rent: \$22.50 PSF NNN (RENT REDUCED). NNN's are approximately \$6.91 PSF  
\*NNN expenses incl. 2022 RE Taxes, Est. Insurance, & HOA Fees / CAM.**

### **Unit 108: 1,225 SF Medical Condo**

**\*Already subdivided – Current Dermatology Practice. This Unit can be made contiguous to the unit below. Current Tenant is Month – Month.**

### **Units 109 – 112: 5,850 SF Medical Condo**

**\*Former Neurology practice. This space can be demised down to 2,900 RSF or sold with Unit 108 for a total of 7,075 RSF.**

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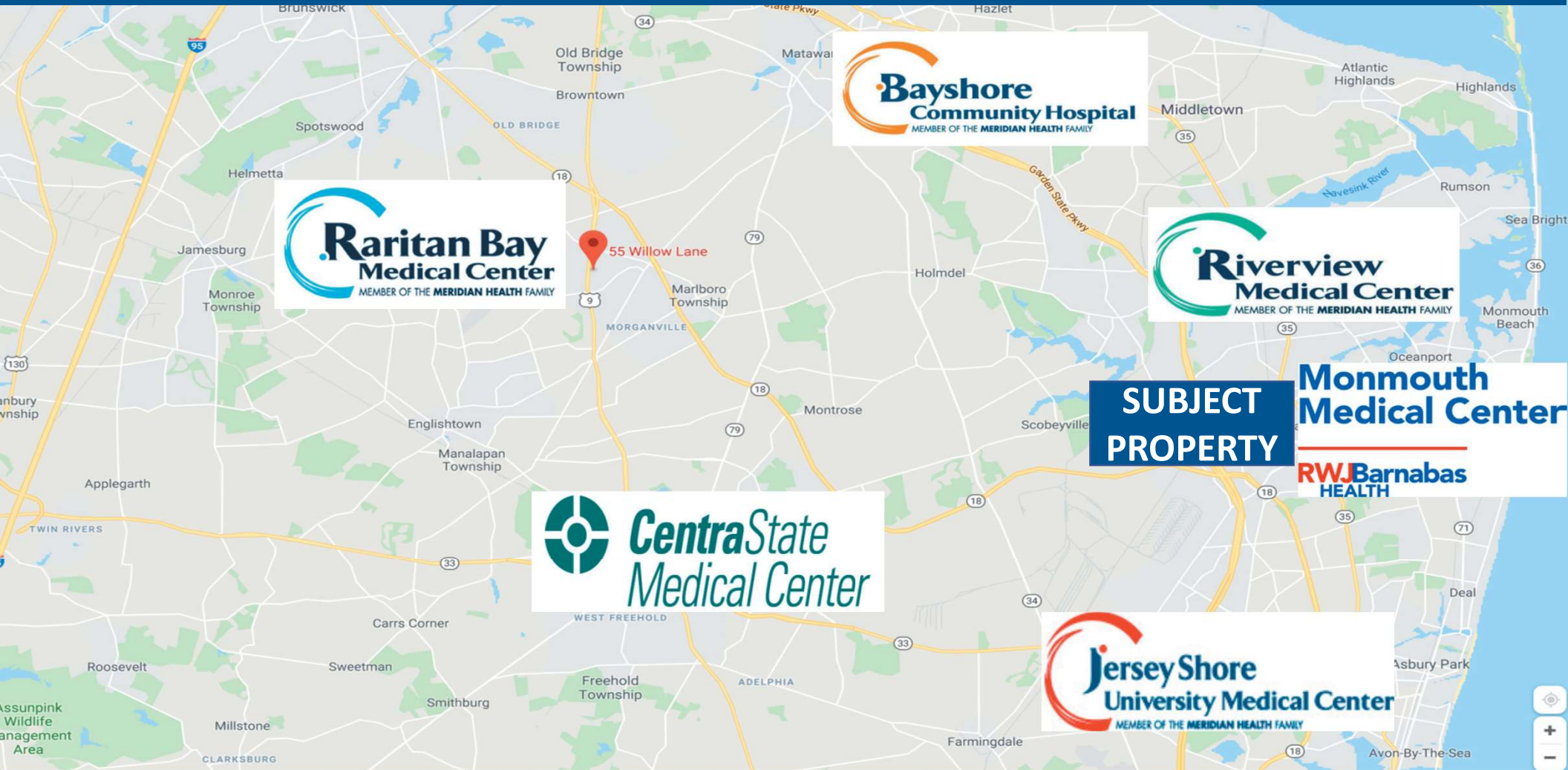
## AERIAL VIEW:



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## LOCATIONAL OVERVIEW:



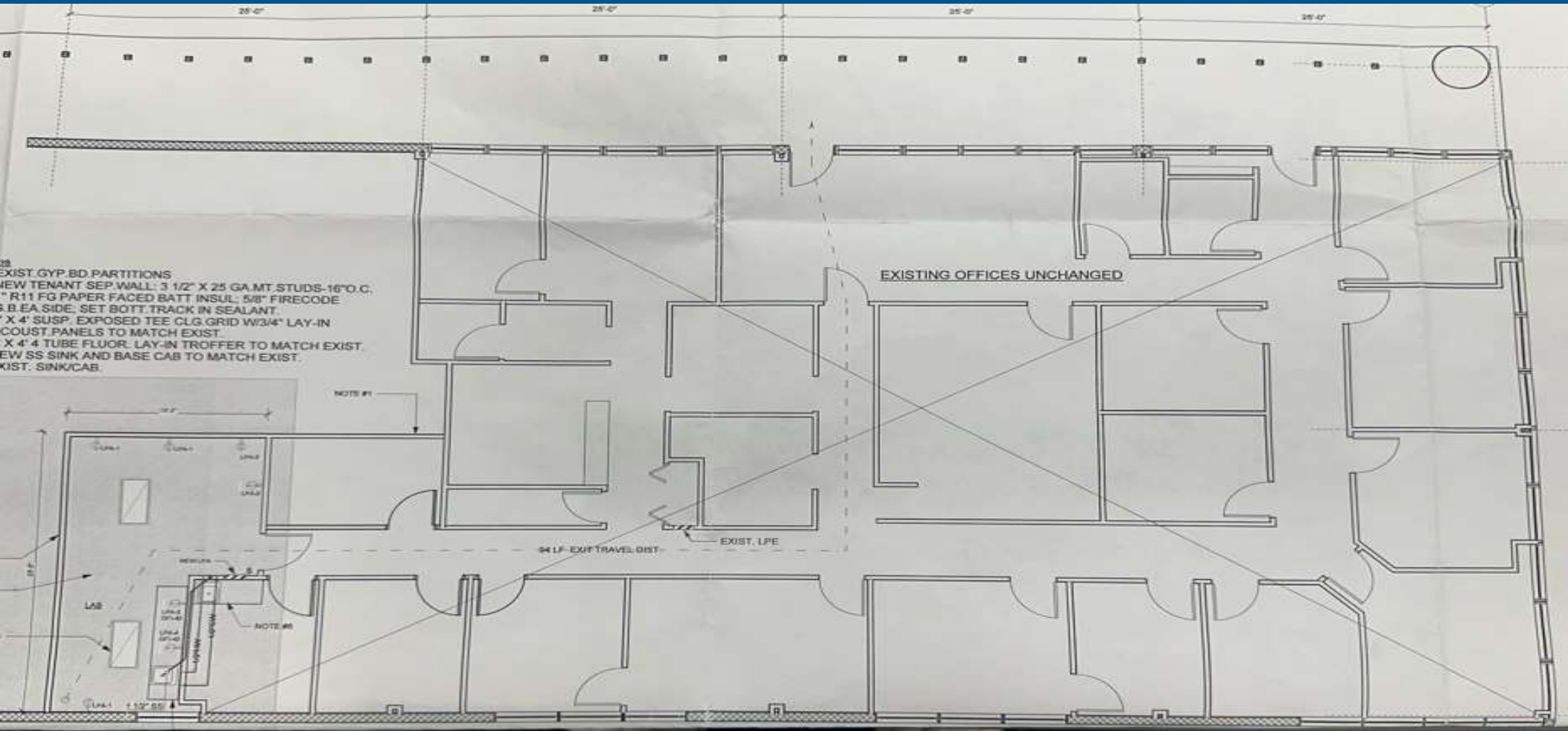
**SUBJECT  
PROPERTY**

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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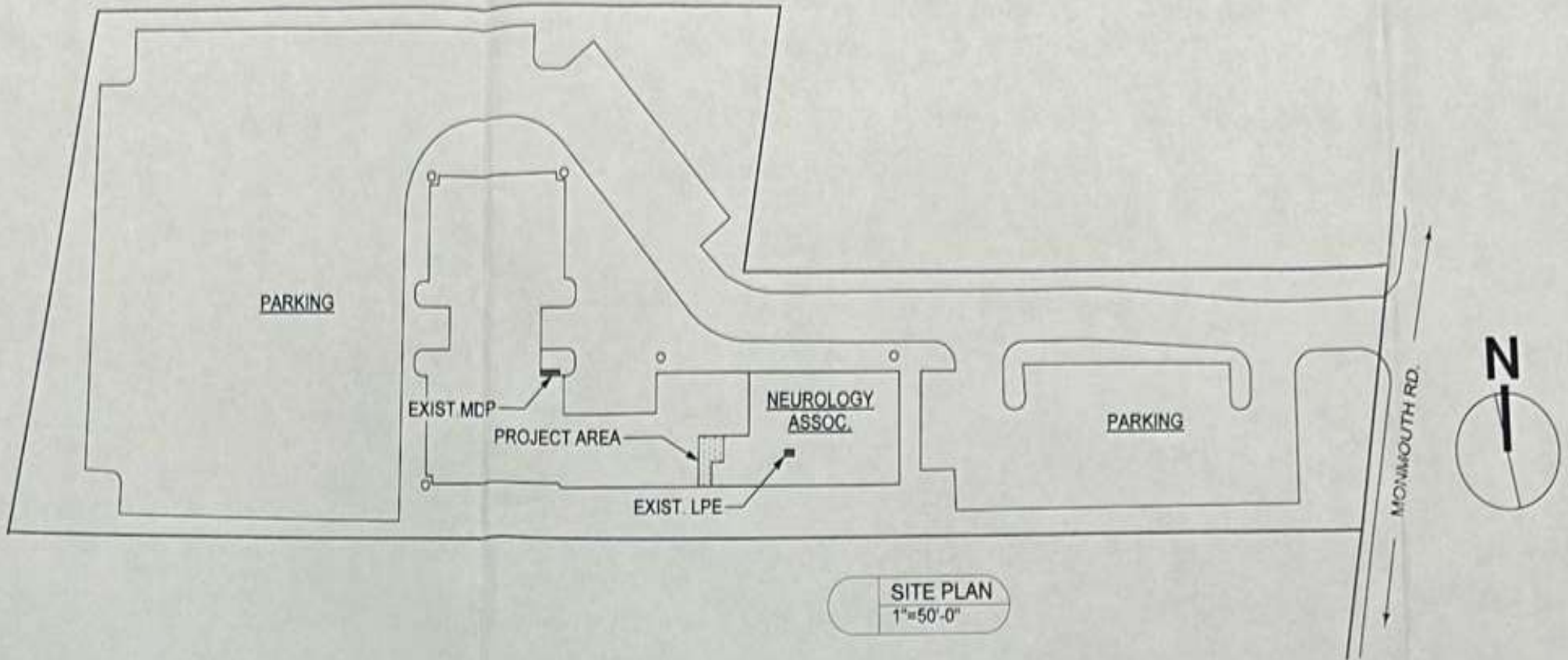
## UNITS 109 – 112: 5,850 RSF - FLOOR PLAN



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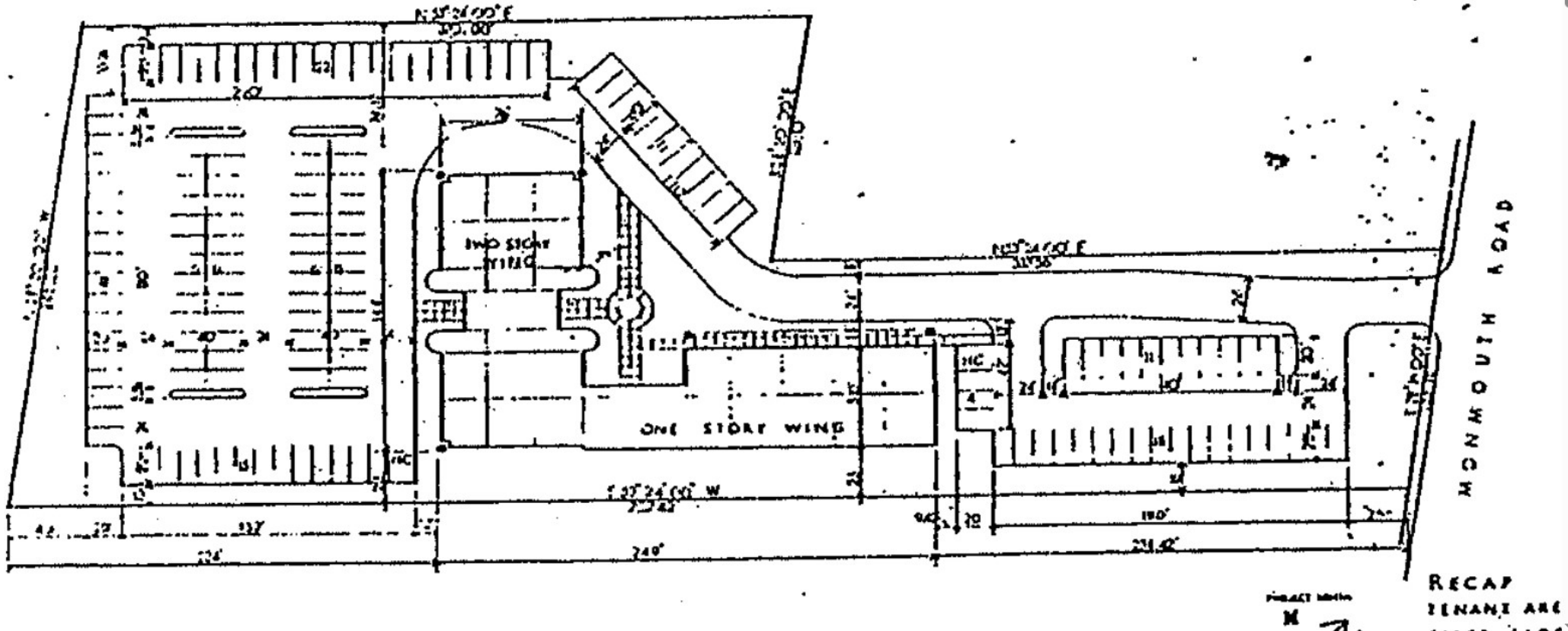
## SITE PLAN – BUILDING A:



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## SURVEY:





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## REAR PHOTO:



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## SIDE PHOTO:



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## ADDITIONAL PHOTO:



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## INTERIOR PHOTOS:



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