



Part of a Downtown Shopping Center

## 312 Applegarth Road

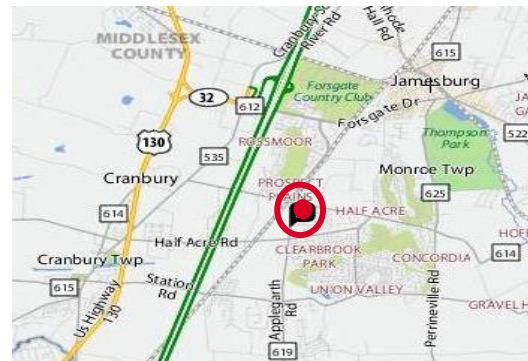
Monroe Twp, NJ 08832

Immediately available:

**14,000 SF Office / Medical Space:**

- **1<sup>st</sup> Floor Units:**  
#110 (1800 SF) and #101 (3700 SF)
- **2<sup>nd</sup> Floor Units:**  
# 201-205-207 (+/- 6500 SF contiguous)  
#210 (2,000 SF) raw space.
- Parking: 5 cars/1,000 SF
- All utilities separately metered
- Located near to NJ Turnpike (8A)
- Adjacent Retail Tenant: RiteAid, Chase Bank & Dunkin

**Lease:** \$28.00/SF NNN for 1<sup>st</sup> Floor Units  
\$27.00/SF NNN for 2<sup>nd</sup> Floor Units  
Estimated Op Ex: \$8.82/SF



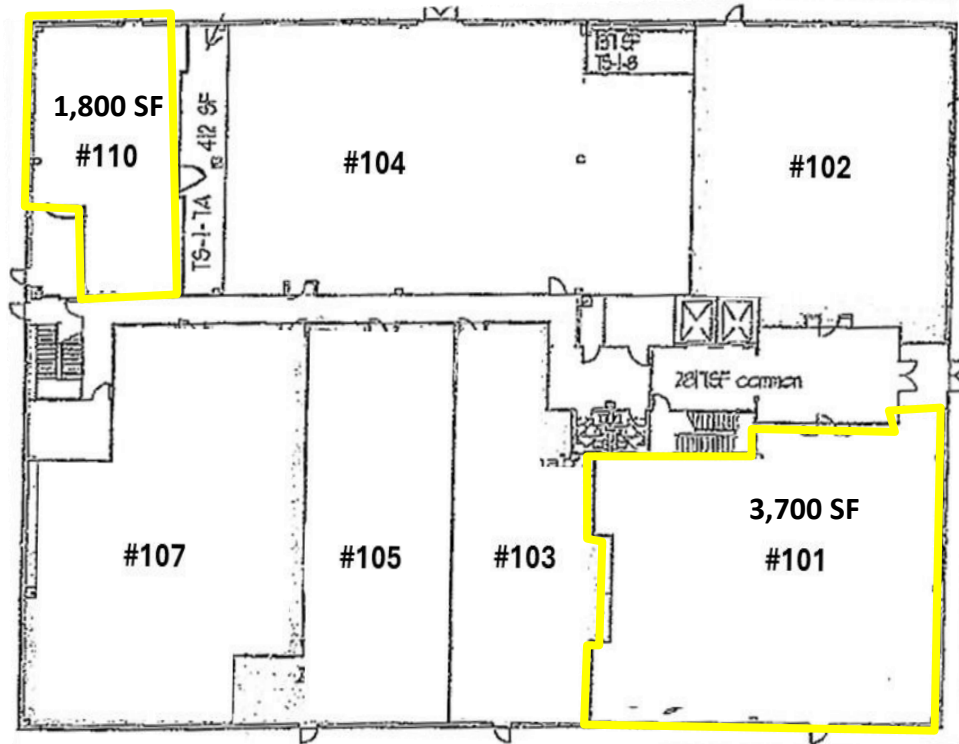
Scan for 3D  
Walkthrough Tour



**For Lease**  
14,000 SF Office/Medical

312 Applegarth Road  
Monroe Twp, NJ 08852

## 1<sup>st</sup> Floor



## 2<sup>nd</sup> Floor

