

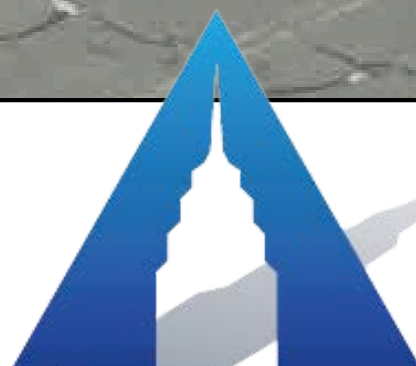
CLASS A BUILDING | PARKWAY 120

# 90

MATAWAN ROAD  
MATAWAN, NEW JERSEY



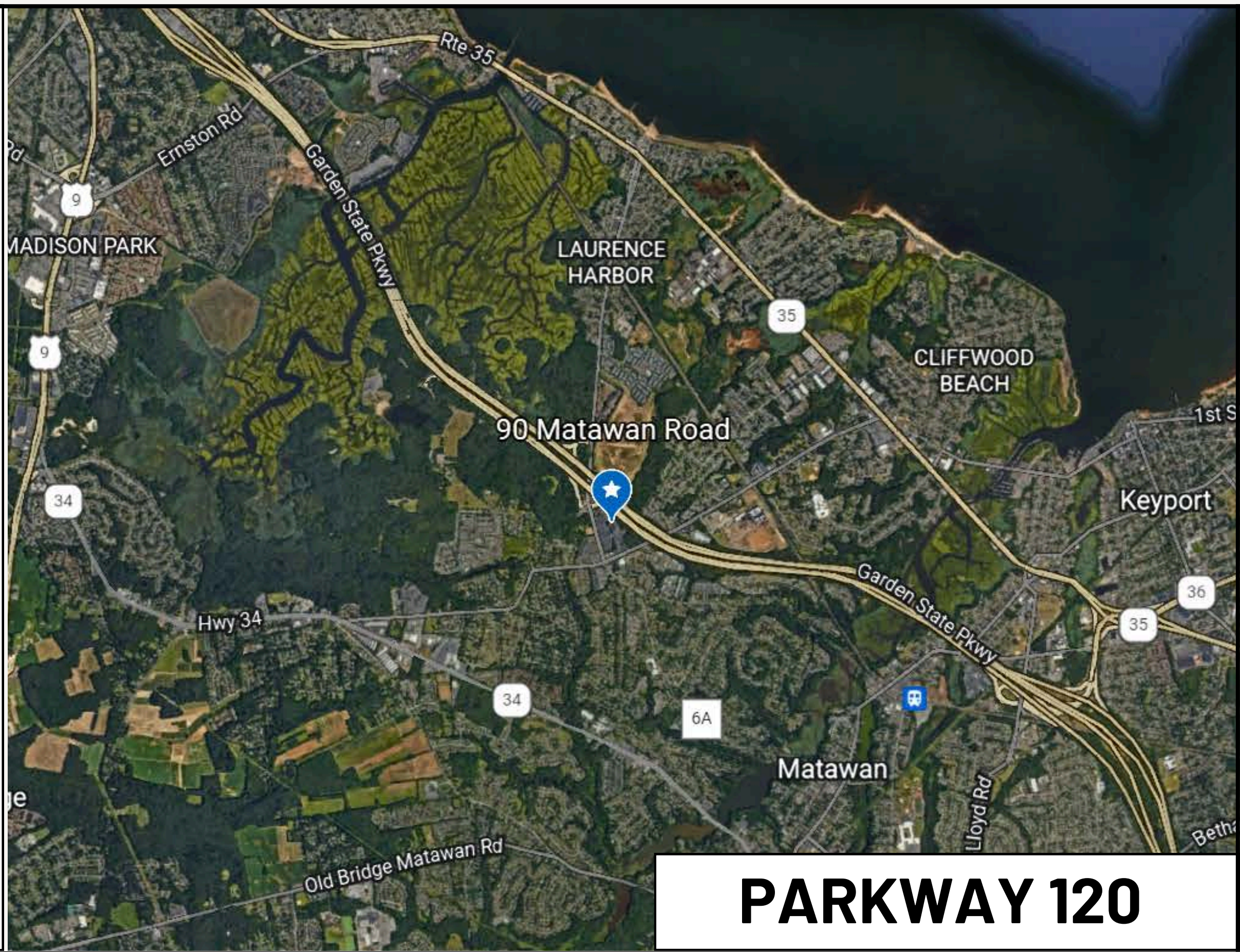
**RICK HEILMANN, SIOR**  
Exclusive Agent



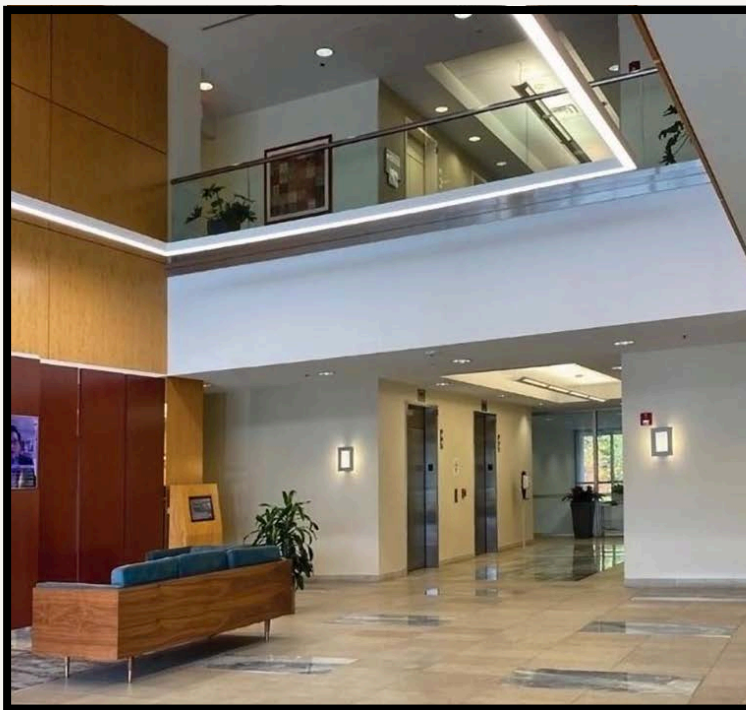
The Arlington Group

**732-735-7284**  
[rick@arlingtongrouprealestate.com](mailto:rick@arlingtongrouprealestate.com)

# 90 MATAWAN ROAD



## PARKWAY 120



### AVAILABILITIES 22,234 SQ. FT. TOTAL

**2nd Floor:**  
B1: 3,937 Sq. Ft.  
B2: 4,769 Sq. Ft.

**3rd Floor:**  
13,628 Sq. Ft.  
divisible

### FEATURES

**CLASS A  
BUILDING**



Fitness Center



Cafe with indoor and outdoor dining



15 min to Metro Park & Red Bank  
30 min to Newark Liberty Airport



On site management and ownership



Immediate access to Exit 120 of the GSP

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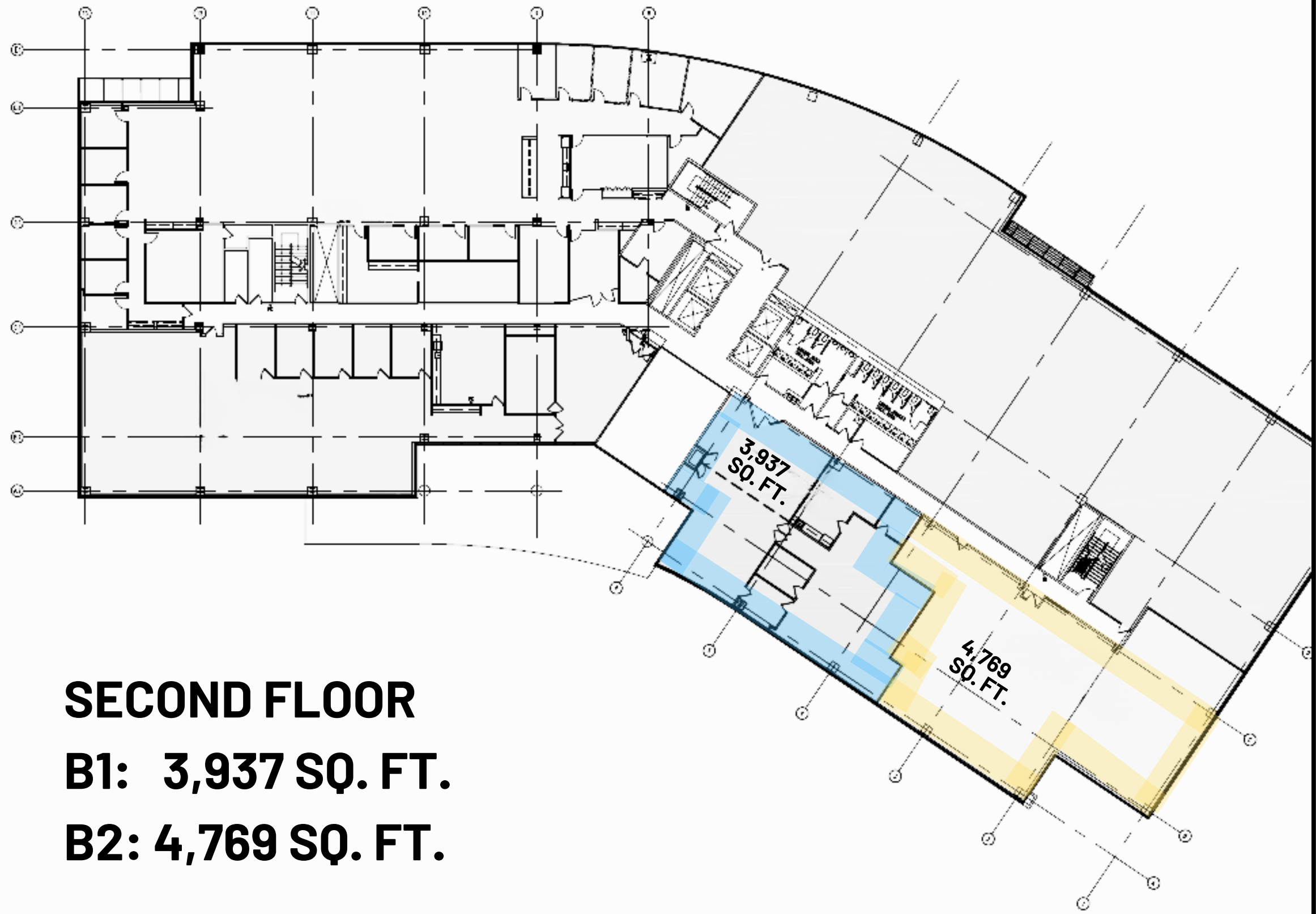


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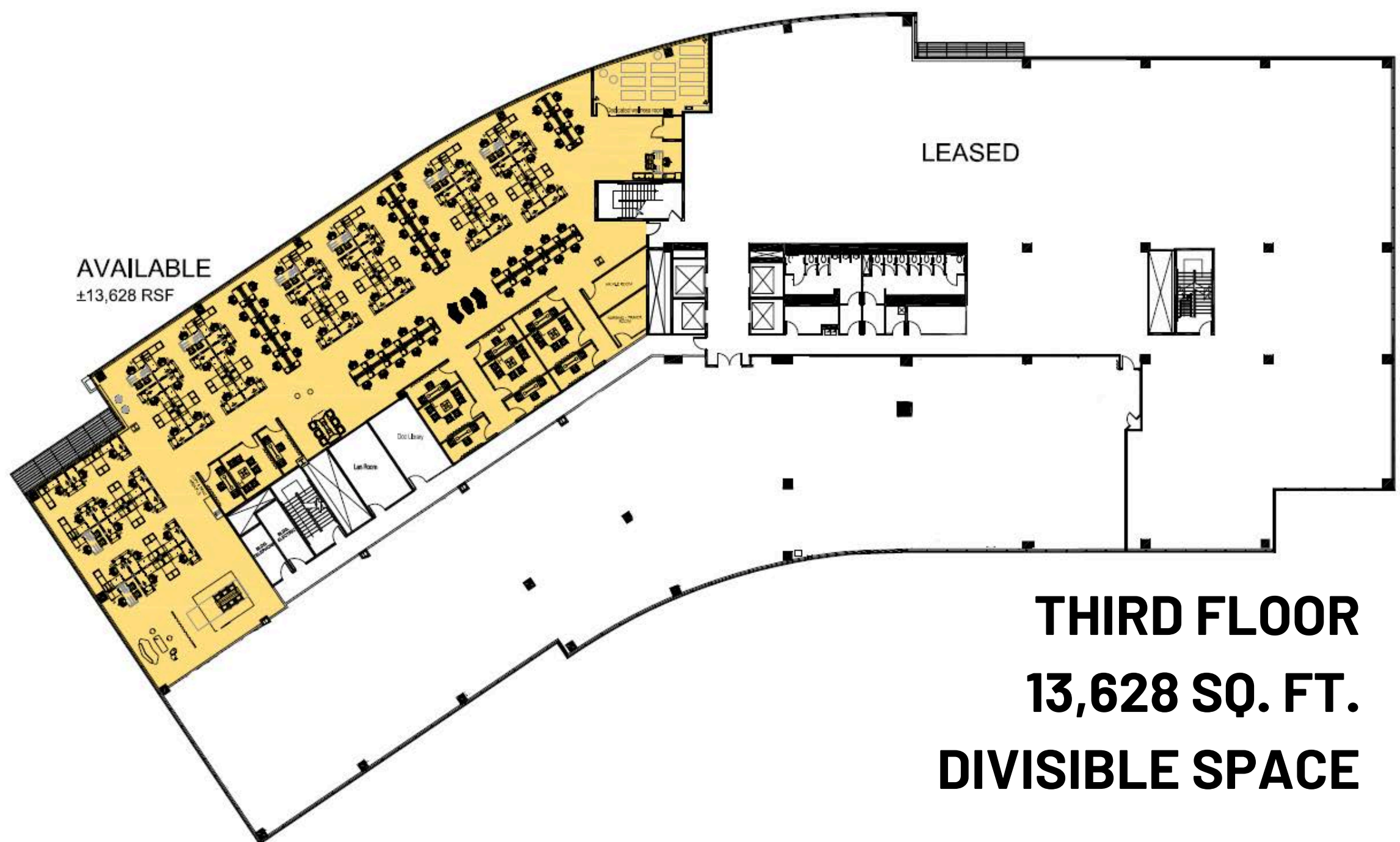
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# SECOND FLOOR



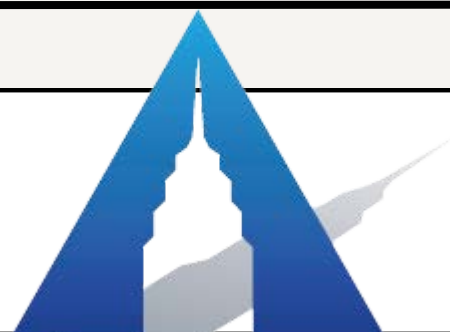
**SECOND FLOOR**  
**B1: 3,937 SQ. FT.**  
**B2: 4,769 SQ. FT.**

# THIRD FLOOR



**THIRD FLOOR**  
**13,628 SQ. FT.**  
**DIVISIBLE SPACE**

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# 90

MATAWAN ROAD  
MATAWAN, NEW JERSEY

## BUILDING SPECIFICATIONS

### **BUILDING SIZE:**

225,000 sq. ft. on 5 floors

### **ELEVATORS:**

4, including 1 passenger/freight elevator

### **HEAT:**

VAV Fan powered, 3 stage system

### **A/C:**

600 tons of cooling. 10-60 ton compressors

### **SPRINKLER:**

100% wet system. Central Station alarm

### **ELECTRICITY:**

JCP&L supplied. Submeters on each floor

### **TELECOM/DATA/FIBER:**

Optimum / Verizon / Fios / ATT

### **SECURITY SYSTEM:**

Interior and exterior surveillance cameras.

### **FINISHED CEILING HEIGHTS:**

9'

### **BUILDING MANAGEMENT:**

Full time Building Manager on site  
Full time Building Day Porter on site  
Building Ownership on site

### **FOOD SERVICE:**

The cafe serves breakfast and lunch. Food is prepared on site; indoor and outdoor seating; catering services available.

### **FITNESS CENTER:**

Located on the first floor

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