



The Arlington Group

90 MATAWAN ROAD
MATAWAN, NJ



OFFICE SPACE AVAILABLE

2nd Floor:
4,769 SF

3rd Floor:
8,400 SF

4th Floor:
27,348 SF (will divide)

PROPERTY FEATURES

- CLASS A BUILDING
- FITNESS CENTER
- CAFE WITH INDOOR AND OUTDOOR DINING
- 10 MIN TO METRO PARK & RED BANK
- 30 MIN TO NEWARK LIBERTY AIRPORT
- ON SITE MANAGEMENT AND OWNERSHIP
- IMMEDIATE ACCESS TO EXIT 120 OF THE GARDEN STATE PARKWAY

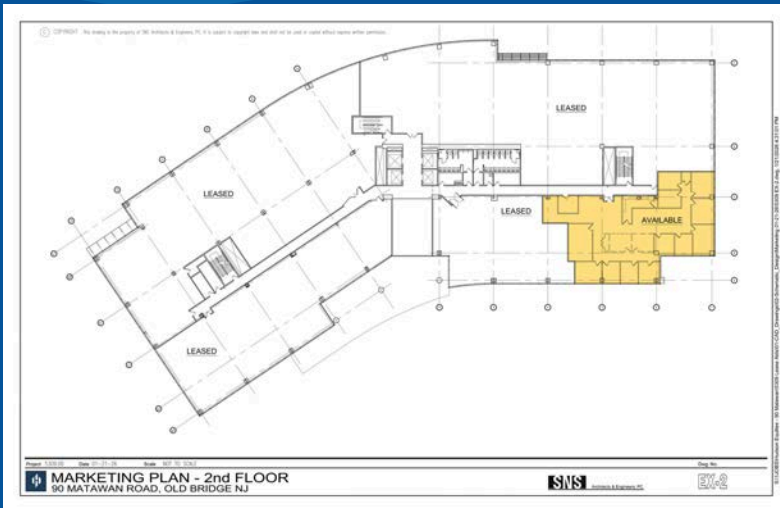


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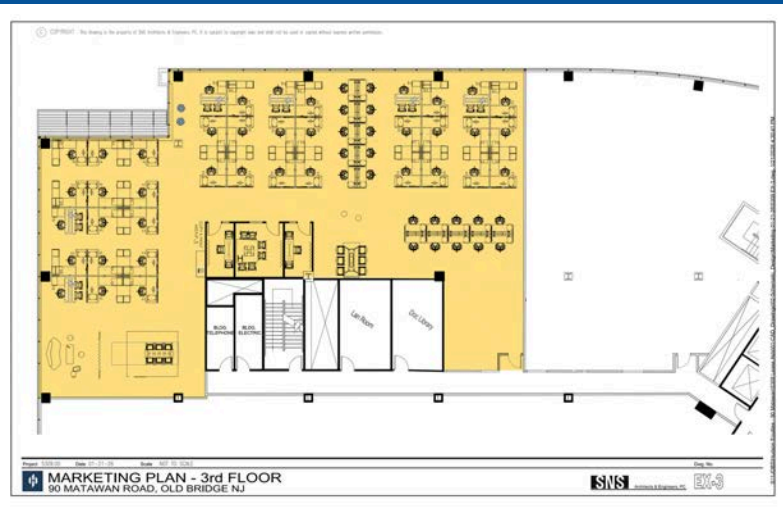
2ND FLOOR

4,769 SF



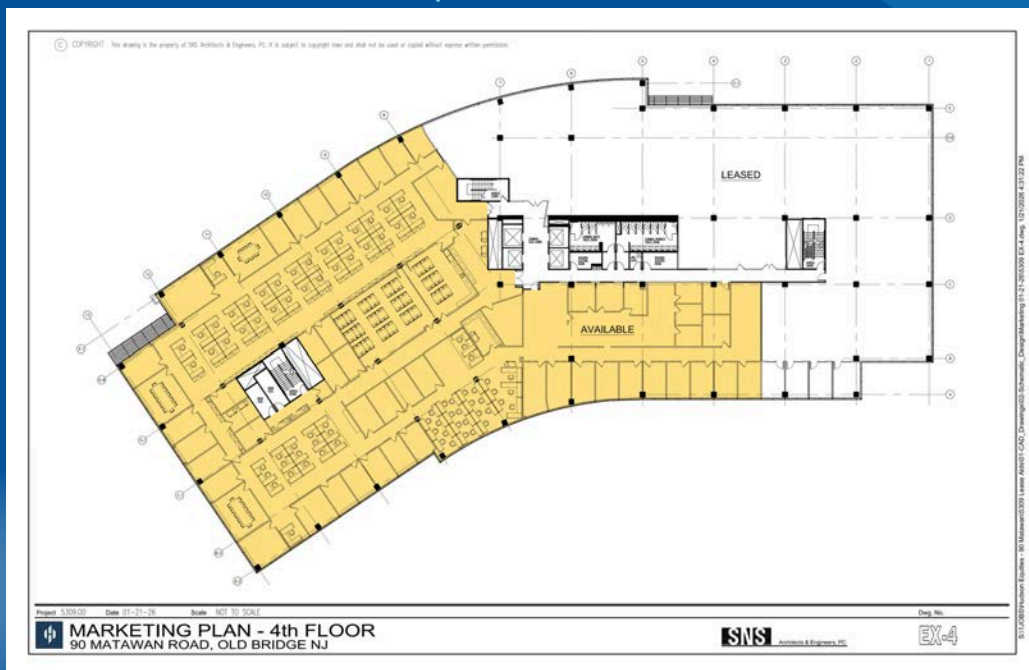
3RD FLOOR

8,400 SF



4TH FLOOR

27,348 SF





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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.

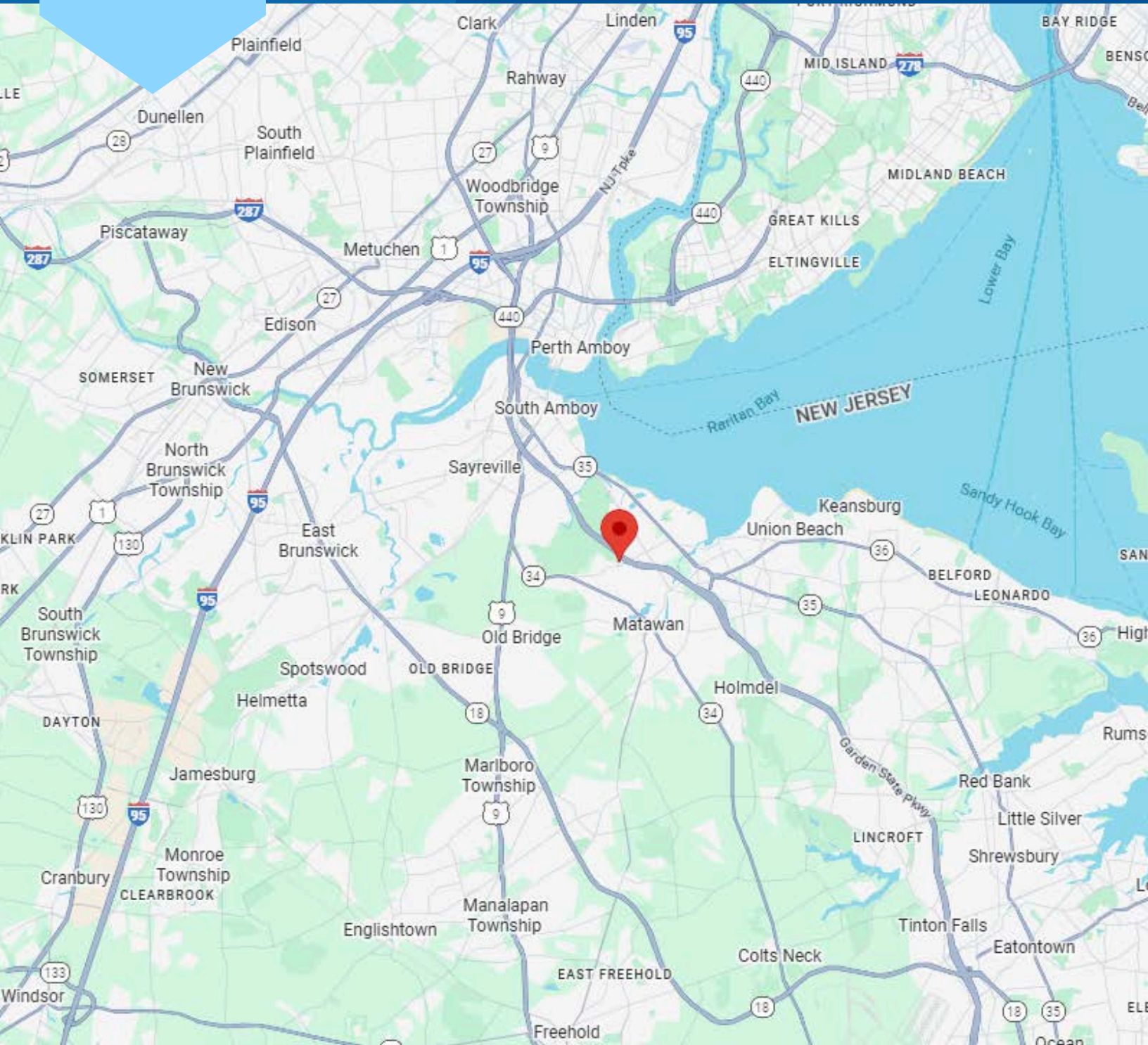
FITNESS CENTER:

Located on the first floor



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