

# LEGACY

Commercial Realty, LLC

**+/- 3K SF Fully Fit-Out Medical Space for 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.**
- **Current specialties operating within the building include 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.**
- **Spaces located in Building A with direct frontage on Monmouth Road with first floor access to convenient parking field located directly in front of the spaces.**
- **Office Professional Zoning. 175 Parking Spaces Onsite.**

## SPACE DETAILS:

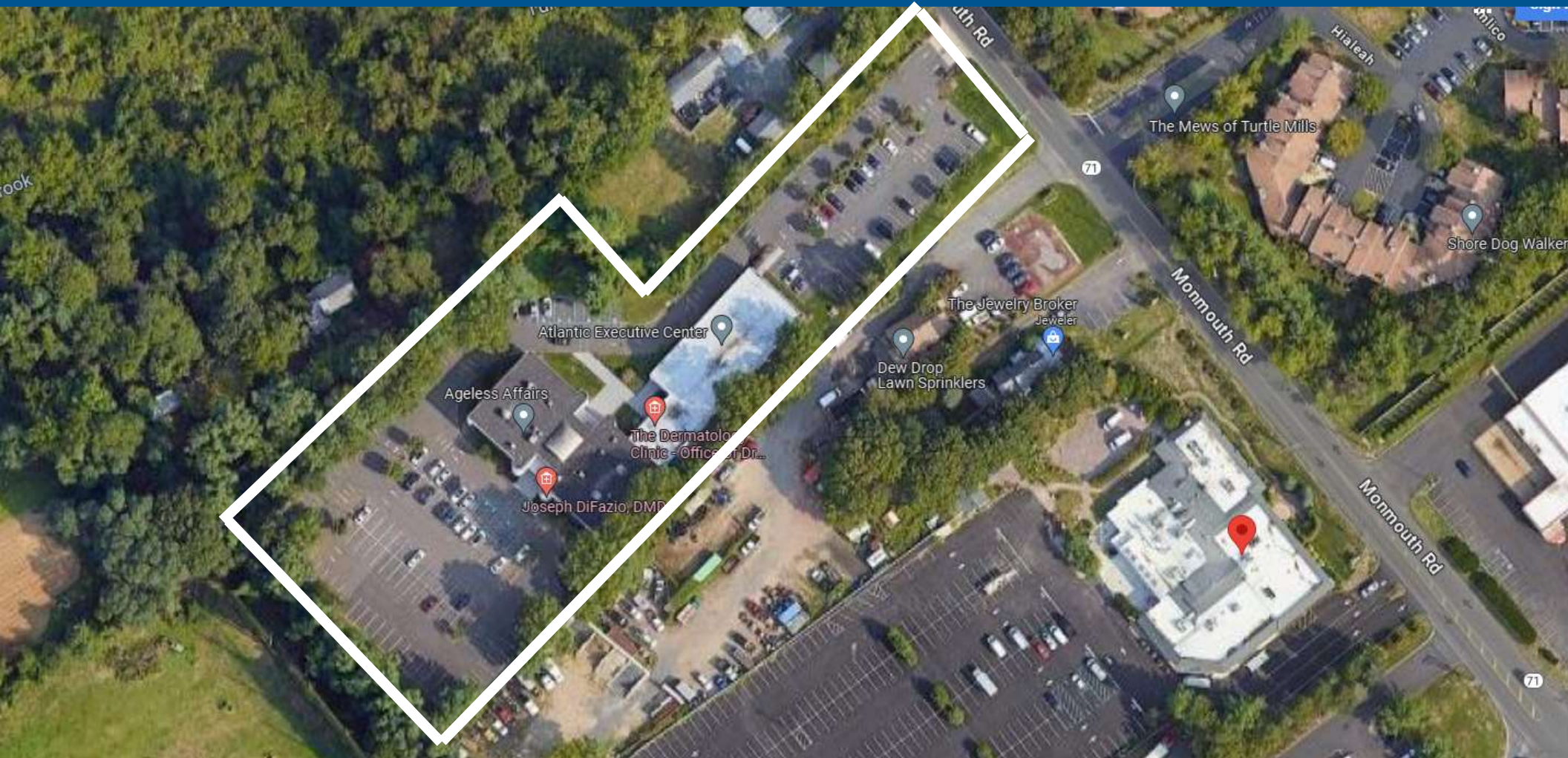
- **Suites 102 & 103: +/- 3,000 SF Fully-Fit Out Medical Space Available for Lease. See below for interior layout specs.**
  - **20' x 15' Procedure Room**
  - **PACU Postop Room**
  - **Preop Room**
  - **3 Patient Exam Rooms**
  - **2 Offices**
  - **Kitchenette Area**
  - **Front Desk / Reception Area**
  - **Waiting Room**
  - **Billing Area**
  - **2 Interior Restrooms**
- **Asking Rent: \$27.50 PSF NNN. NNN's are approximately \$6.53 PSF. NNN expenses incl. 2024 RE Taxes, Est. Insurance, & HOA Fees / CAM.**



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## AERIAL VIEW:

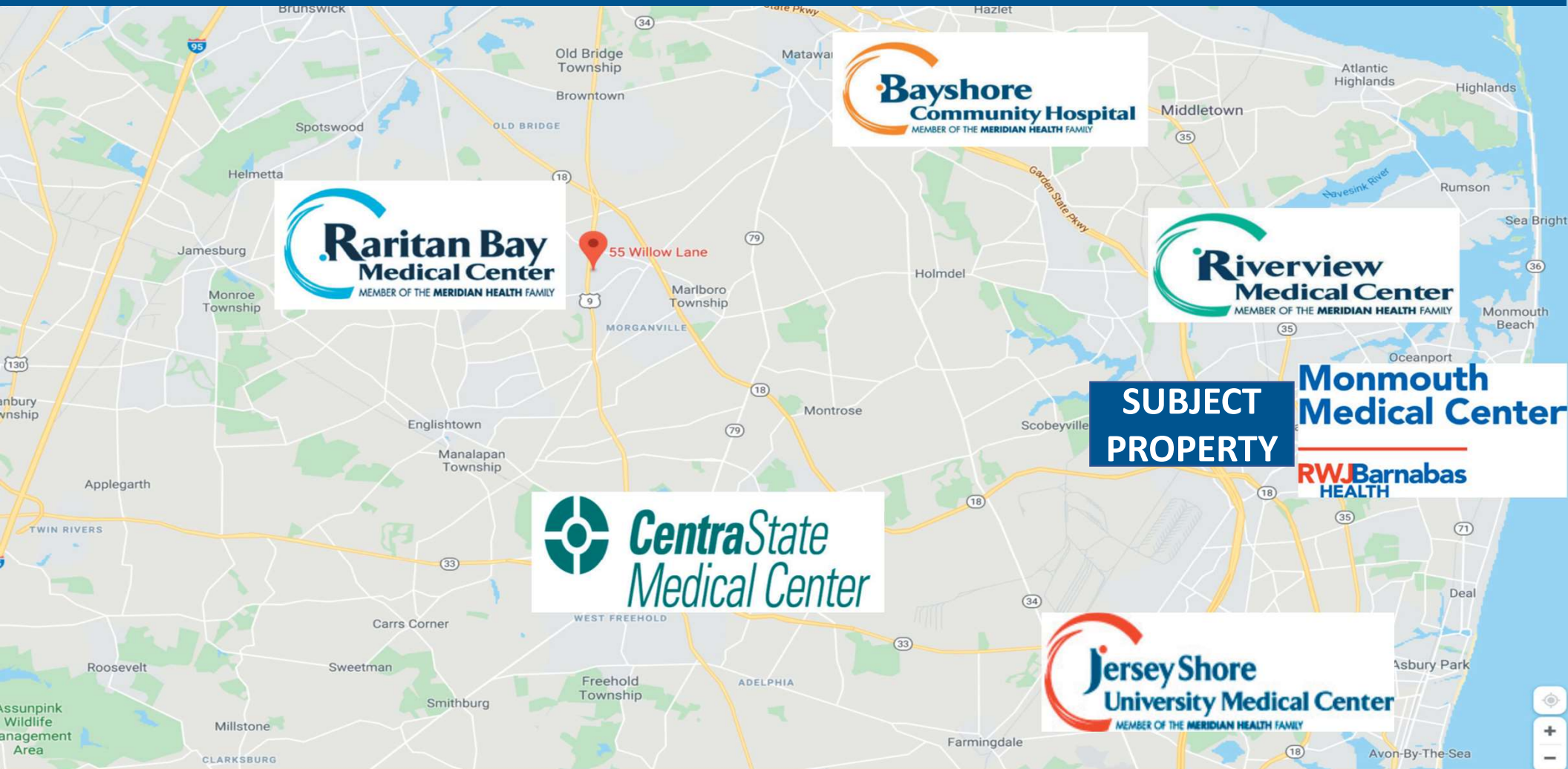




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## LOCATIONAL OVERVIEW:

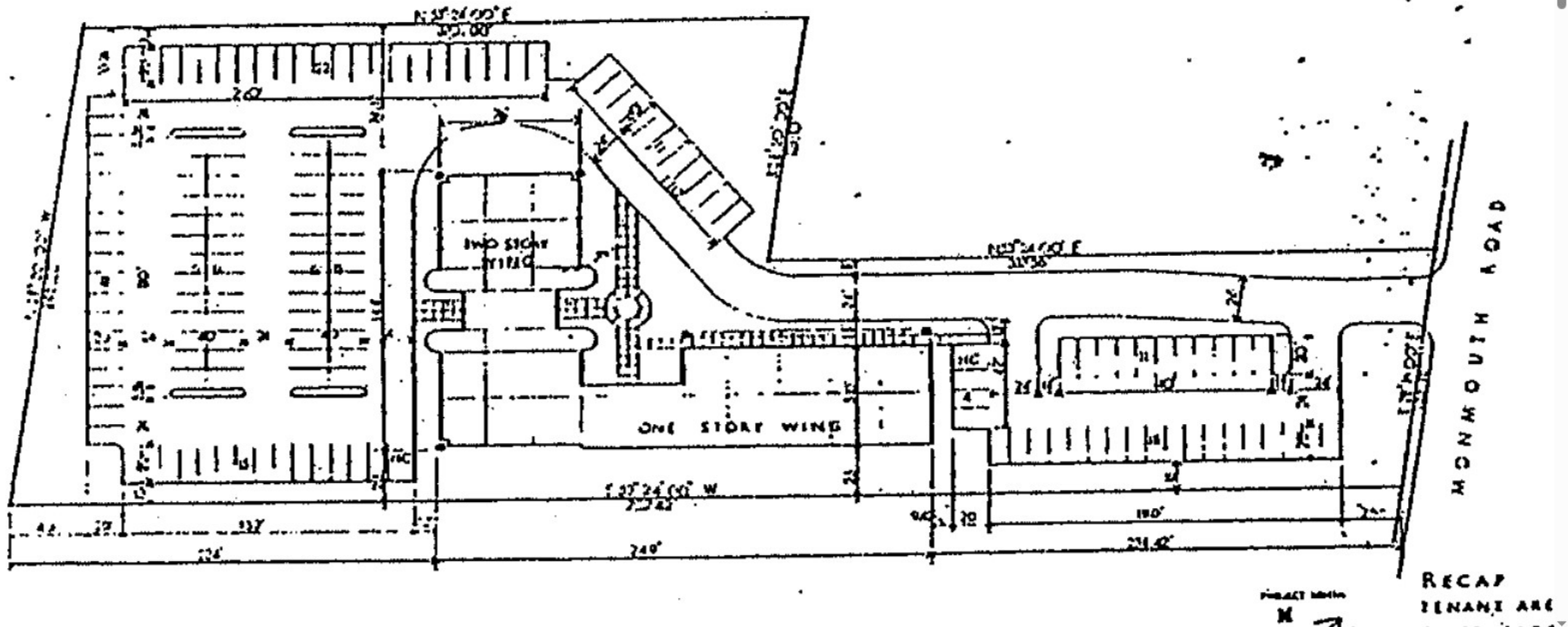


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## SURVEY:





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## INTERIOR PHOTOS:





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## INTERIOR PHOTOS:

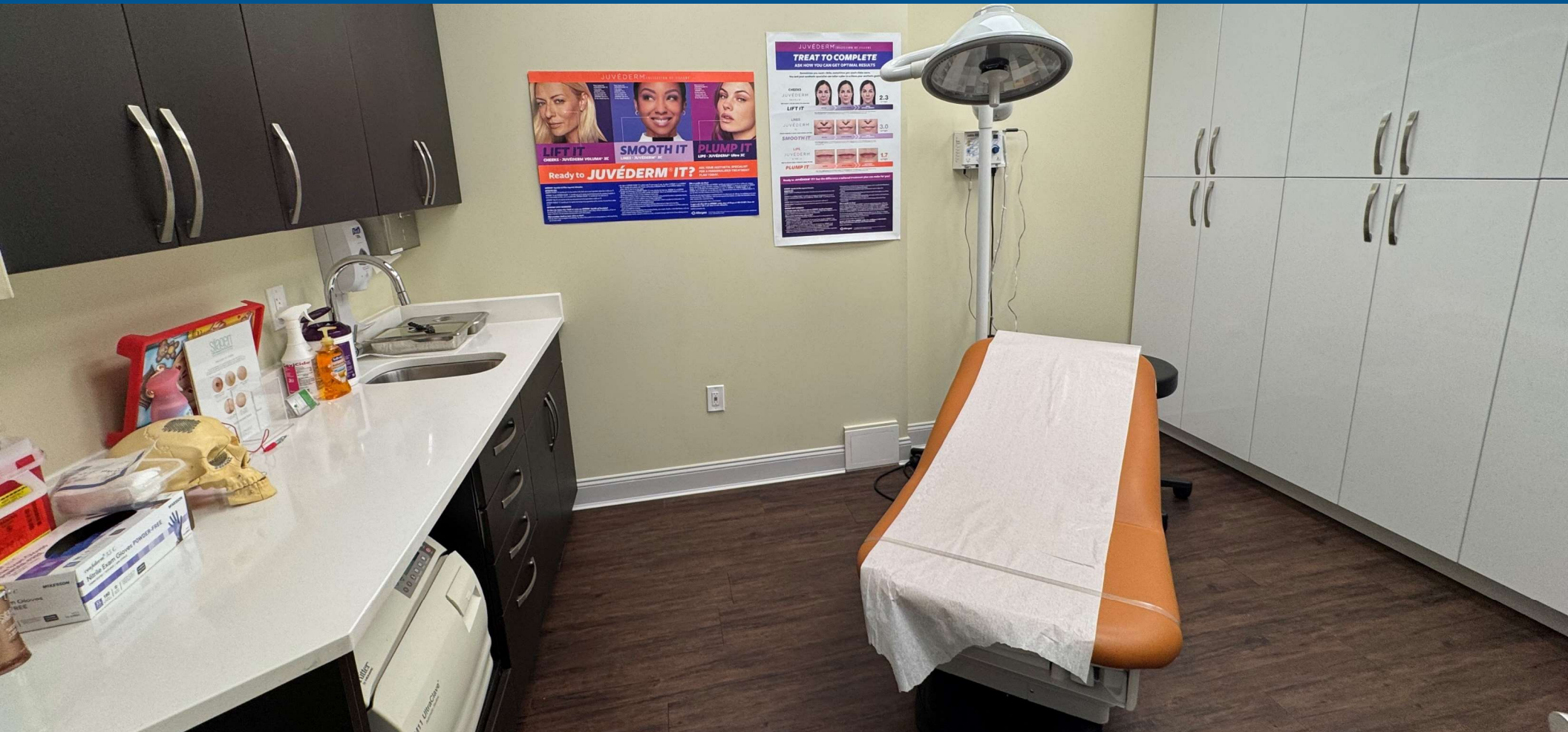




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## INTERIOR PHOTOS:





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## BUILDING SIDE PHOTO:





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## ADDITIONAL BUILDING PHOTO:





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