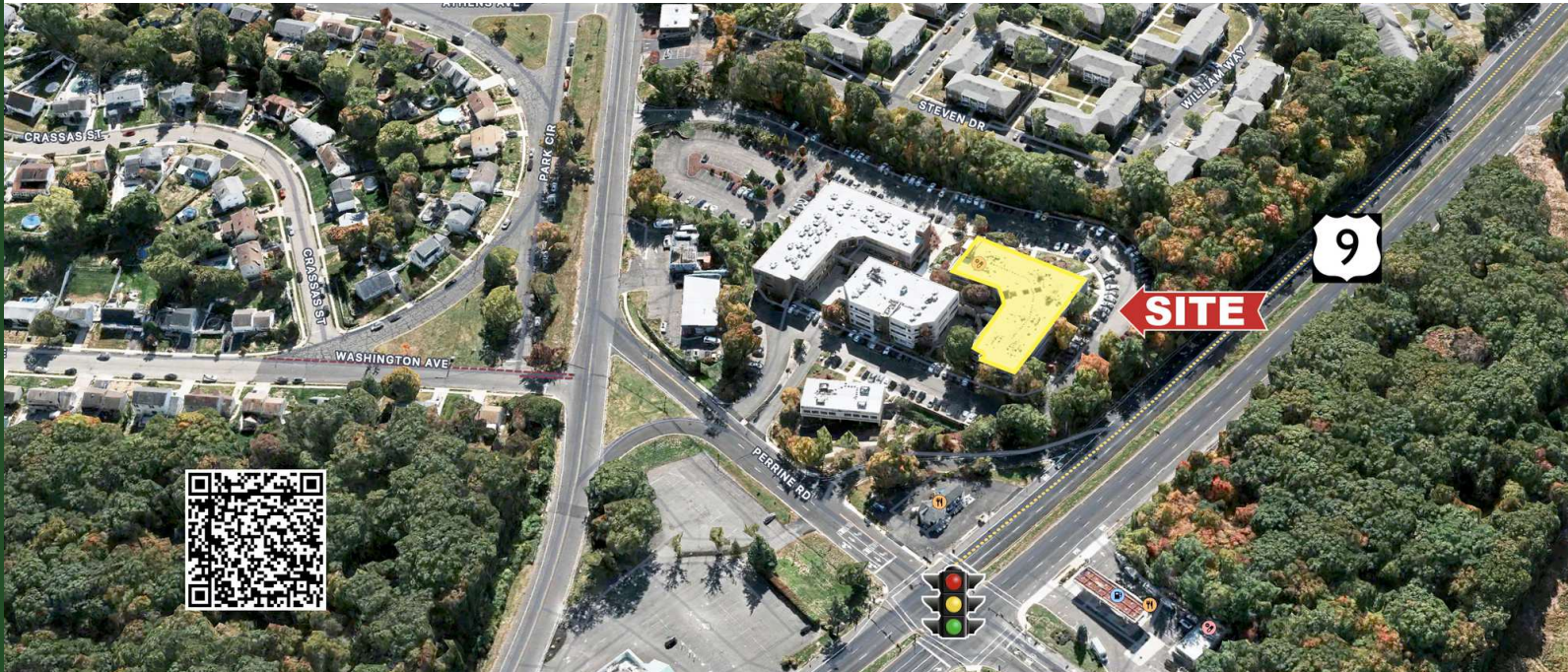


Medical / Office Condo For Lease

200 Perrine Road, Suite 201, Old Bridge, NJ 08857

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Medical / Office Condo For Lease

PROPERTY HIGHLIGHTS

- Suite 201 measures approximately 1,018 sq. ft. and is located on the first floor
- Space contains 3 private offices, conference room, reception area, kitchen area, and private bathroom
- Good original condition
- Existing furniture is negotiable
- Two-story building of 36,678 sq. ft.
- Elevator
- 5:1 parking ratio
- Tenant pays utilities

LOCATION DESCRIPTION

Located on Perrine Road, just south of the junction of Routes 9 and 34. Immediate access to Routes 9 and 34 and easy access to the Garden State Parkway, and Routes 18, 35 and 516.

OFFERING SUMMARY

LEASE RATE:	\$25.00 SF/yr (Gross)
AVAILABLE SF:	±1,018 SF

Brian Murphy | O: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com
 John "Jack" MacCutcheon | O: 732.449.2000 | C: 732.515.0915 | maccutcheon@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR 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 OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

MEDICAL / OFFICE CONDO FOR LEASE

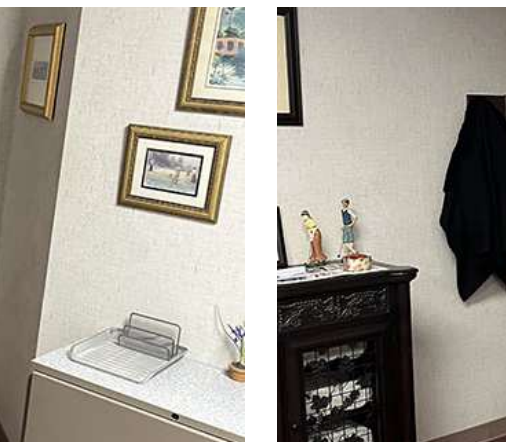
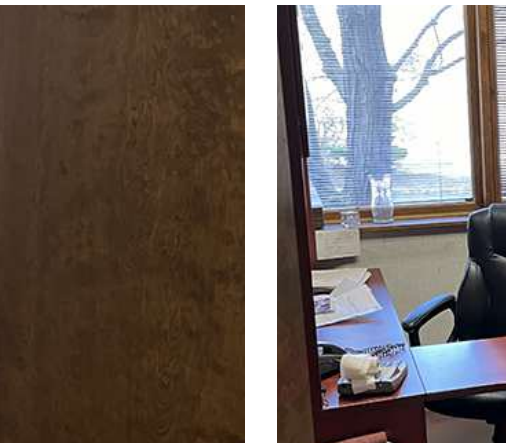
Medical / Office Condo For Lease

200 Perrine Road, Suite 201, Old Bridge, NJ 08857

sitar
Realty Company

Worldwide Real Estate Services Since 1978

ADDITIONAL PHOTOS



Brian Murphy | O: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

John "Jack" MacCutcheon | O: 732.449.2000 | C: 732.515.0915 | maccutcheon@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR 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 OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

MEDICAL / OFFICE CONDO FOR LEASE

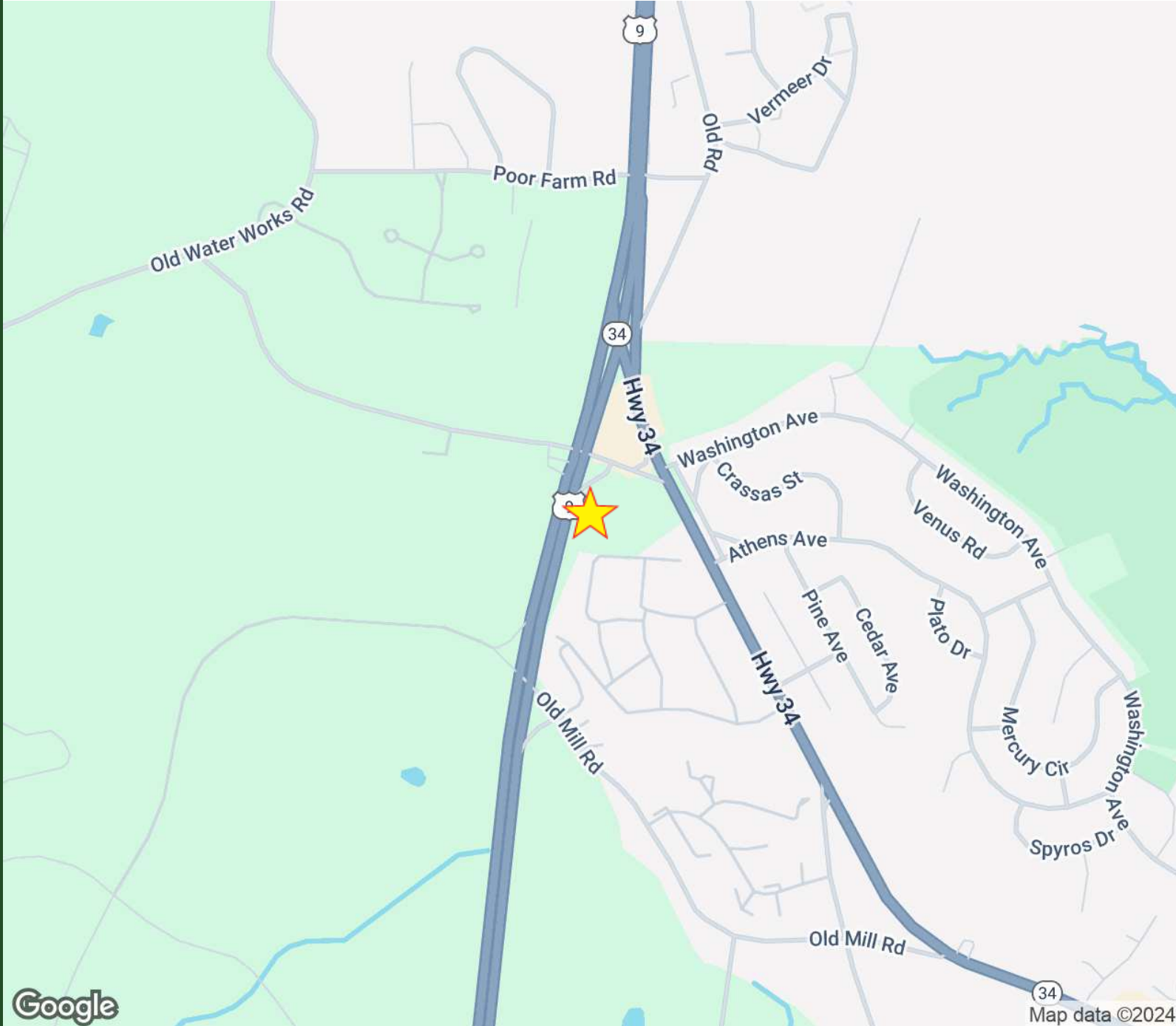
Medical / Office Condo For Lease

200 Perrine Road, Suite 201, Old Bridge, NJ 08857

sitar
Realty Company

Worldwide Real Estate Services Since 1978

LOCATION MAP



Brian Murphy | O: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

John "Jack" MacCutcheon | O: 732.449.2000 | C: 732.515.0915 | maccutcheon@sitarcompany.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

ALL INFORMATION FURNISHED REGARDING PROPERTY FOR 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 OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

1481 Oak Tree Road, Iselin, NJ 08830 | 732.283.9000 | sitarcompany.com

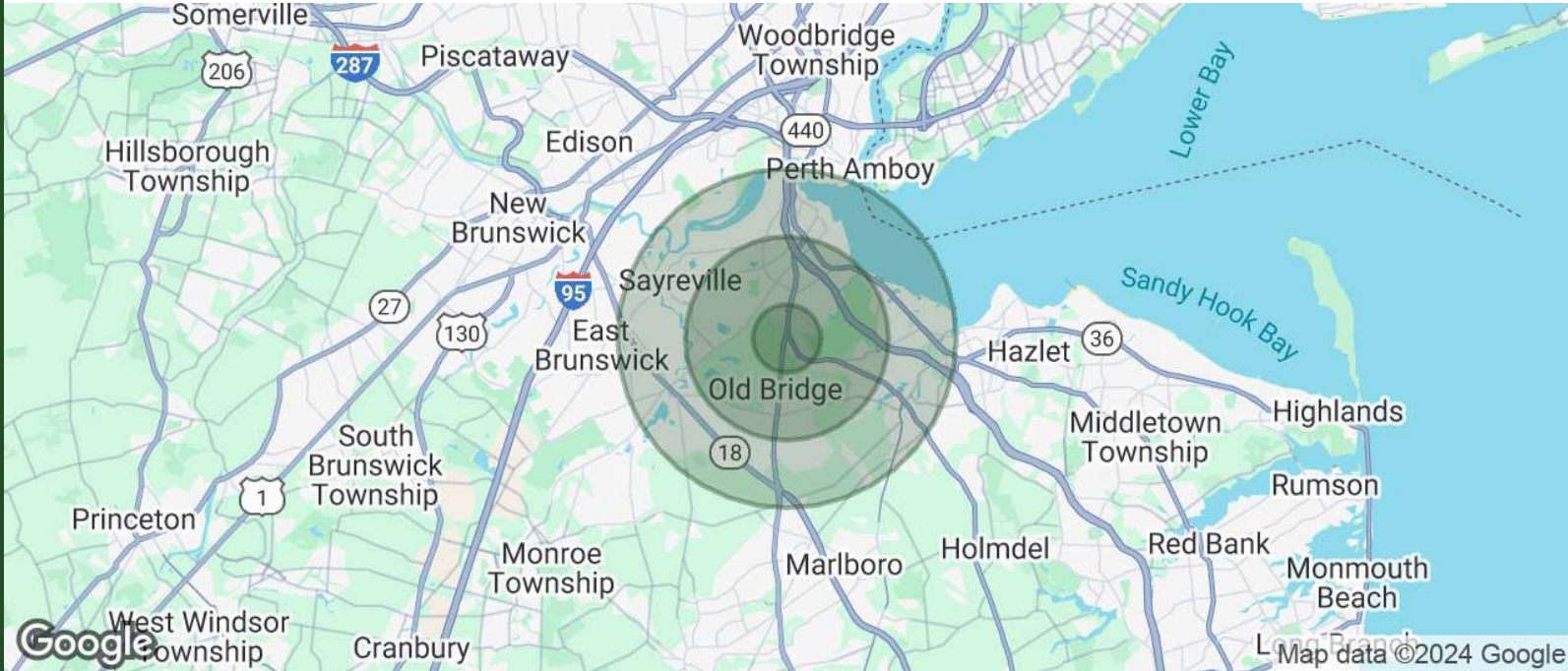
Medical / Office Condo For Lease

200 Perrine Road, Suite 201, Old Bridge, NJ 08857



Worldwide Real Estate Services Since 1978

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,004	65,985	178,302
AVERAGE AGE	42	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,549	25,354	66,826
# OF PERSONS PER HH	2.4	2.6	2.7
AVERAGE HH INCOME	\$109,576	\$130,671	\$138,698
AVERAGE HOUSE VALUE	\$349,997	\$489,107	\$489,383

Demographics data derived from AlphaMap

Brian Murphy | O: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

John "Jack" MacCutcheon | O: 732.449.2000 | C: 732.515.0915 | maccutcheon@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR 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 OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

Medical / Office Condo For Lease

200 Perrine Road, Suite 201, Old Bridge, NJ 08857



Worldwide Real Estate Services Since 1978

OUR SERVICES

Commercial Brokerage Leasing and Sales

Sitar Realty Company TCN Worldwide is a leader in the commercial brokerage industry of New Jersey. We are full-service brokerage firm and the largest remaining regional independently owned commercial brokerage firm in the state.

Property Management Services

Twin Brook Management, LLC is widely respected in the property management industry and can handle all aspects of property management. We offer full service management or a more limited management approach depending on the client's needs.

Property Tax Consulting

Our real estate tax team can provide an analysis of your property's taxes to determine if you are over-assessed and based on the results of our analysis we can reduce your property tax burden.

Rent Receiver Services

Banks, law firms and courts rely on our company to preserve property values and stabilize properties that are in the process of foreclosure. Our hands-on approach, along with the latest technology allows our clients to feel comfortable and informed throughout the entire process.

Award-Winning Research

In today's real estate market, timely, accurate information can provide a competitive edge that our clients need to succeed. Our database allows us to access information pertaining to over 300 million square feet of office and industrial space and is updated continuously.

Consulting and Advisory Services

Our services range from multivariate financial analysis to interstate site selection. We can help to maximize your company's profits while your focus on your company's core business.

Development

Our development division has been responsible for the development of hundreds of millions of dollars of properties throughout New Jersey. Our firm is known for our high quality projects that are architecturally significant. Due to our years of experience, we can assist you at any level in the development process.

Brian Murphy | O: 732.623.2156 | C: 732.539.3098 | murphy@sitarcompany.com

John "Jack" MacCutcheon | O: 732.449.2000 | C: 732.515.0915 | maccutcheon@sitarcompany.com



ALL INFORMATION FURNISHED REGARDING PROPERTY FOR 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 OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.