

3759 U.S. 1
MONMOUTH JUNCTION, NJ 08852

OFFICE SPACES AVAILABLE FOR LEASE



OFFERING SUMMARY

Available SF: Two Units Available
5,000 Sq Ft – Unit 100-101
1,898 Sq Ft – Unit 203

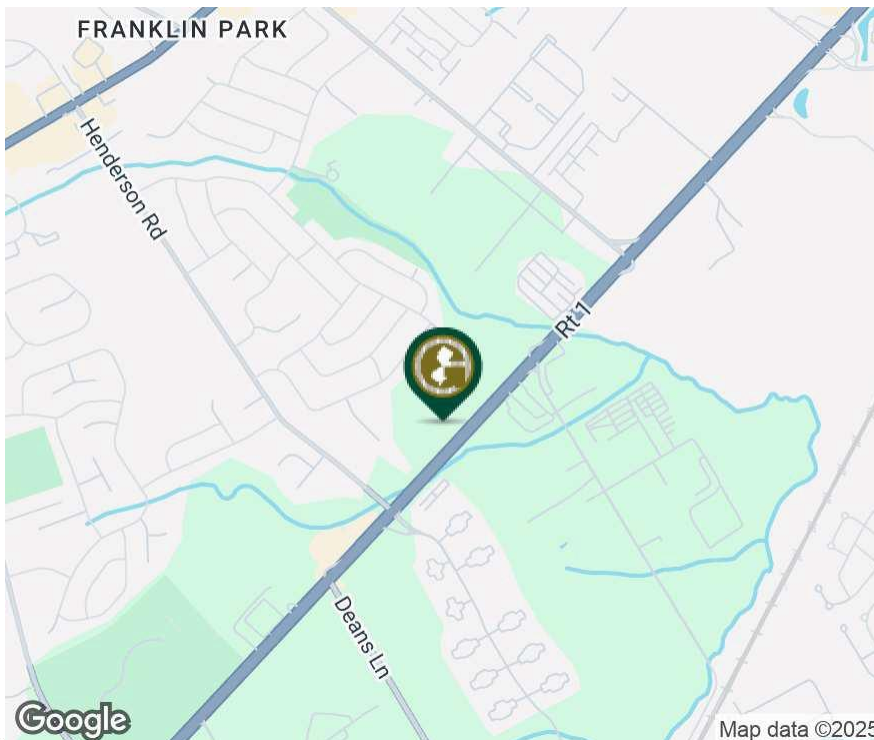
Building Size: 24,775 SF

Lot Size: 1.88 Acres

Year Built: 2004

Zoning: OP

Amenities: Dramatic atrium with granite lobby
Extensive window line
Attractively landscaped wooded setting
Owner occupied and managed



SHELDON GROSS REALTY, INC.

for more information:

80 MAIN STREET
WEST ORANGE, NJ 07052
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OFFICE BUILDING FOR LEASE

LOCATION OVERVIEW

Monmouth Junction is located in the western part of South Brunswick, New Jersey. The property is located on Route One South. Close proximity to New Brunswick and Trenton.

Proximity to major highways enhances its accessibility, making it convenient for tenants and visitors.

Lots of dining, lodging, shopping and storage solutions nearby.

LEASE DESCRIPTION

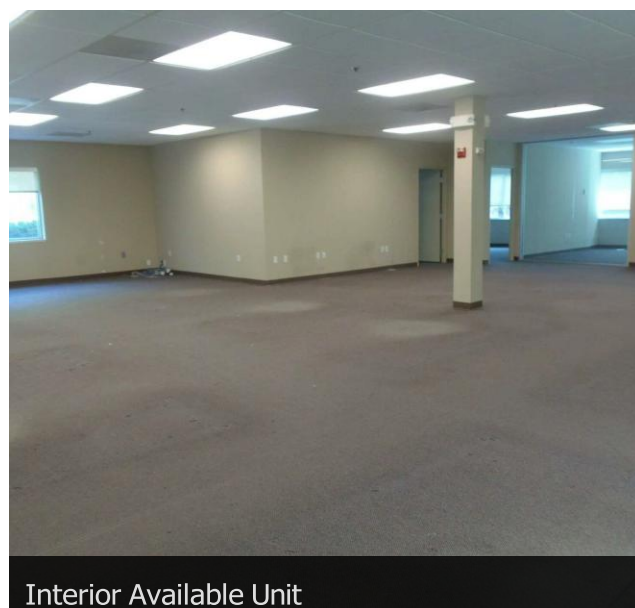
Two units available in a distinctive, two-story, 24,775 square foot Class A office building:

5,000 square feet – Unit 100-101

1,898 square feet – Unit 203



Building Exterior

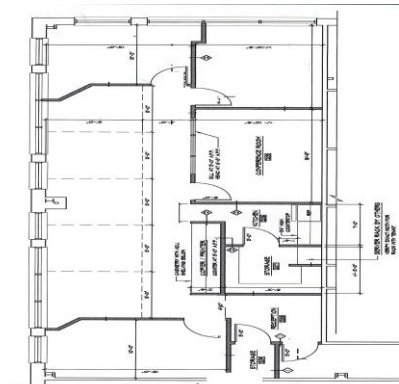


Interior Available Unit

Suites 100-101



First Floor Plan



Floor Plan – Suite 203



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