

Property Description

Nicely appointed building with small office units ranging in size from 1,175 sf - 3,500 sf. A total of 6,000 sf available that can be combined up to 2,500 and 3,500 sf of contiguous space.

Property Highlights

- Immediate occupancy
- · 2nd floor office space
- Elevator building
- Lots of Natural Light
- Abundant parking
- New ownership
- Renovation of common areas coming soon

COMMERCIAL

Glenn Jaffe

Commercial Sales & Leasing Agent 0: 732.704.4033 | C: 732.688.9736 gjaffe@kw.com NJ #068096

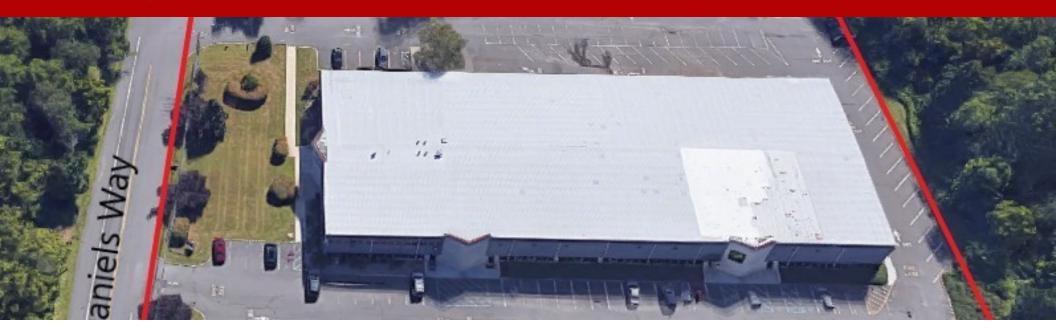
Each Office Independently Owned and Operated

dentry d d we obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Offering Summary

Lease Rate:	\$18.00 SF
Available SF:	1,175 - 6,000 SF
Lot Size:	3.49 Acres
Building Size:	45,000 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,533	17,930	33,794
Total Population	7,368	50,372	97,753
Average HH Income	\$82,888	\$95,094	\$110,617



Lease Information

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	6,000 SF	Lease Rate:	\$18.00 SF/yr

Available Spaces

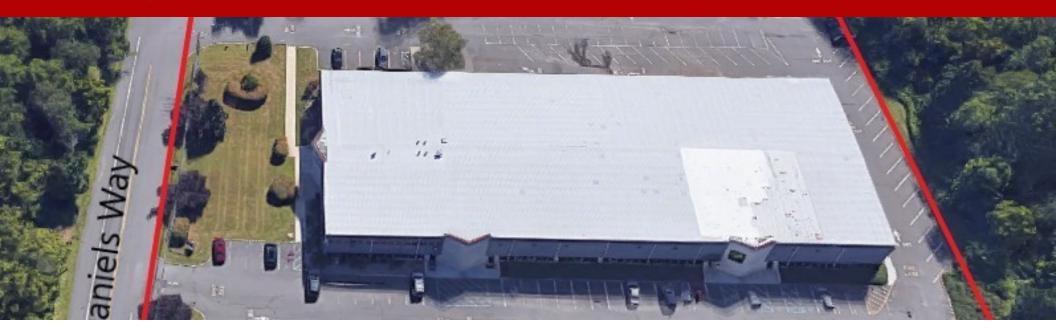
Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 200	Available	1,175 - 2,500 SF	Modified Gross	\$18.00 SF/yr	Premium corner office on the second floor with lots of natural light directly accessible to the elevator. Ready for immediate occupancy.
Suite 220	Available	1,325 - 2,500 SF	Modified Gross	\$18.00 SF/yr	Open space layout that can be easily adapted to any office space requirements. Ready for immediate occupancy.
Suite 215	Available	2,273 - 3,500 SF	Modified Gross	\$18.00 SF/yr	Premium corner office on the second floor with lots of natural light directly accessible to the elevator. Ready for immediate occupancy.



Glenn Jaffe Commercial Sales & Leasing Agent 0: 732.704.4033 | C: 732.688.9736 gjaffe@kw.com NJ #068096

Each Office Independently Owned and Operated

thy We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
Suite 240	Available	1,227 - 3,500 SF	Modified Gross	\$18.00 SF/yr	Premium office space on the second floor with lots of natural light directly accessible to the elevator. Ready for immediate occupancy.

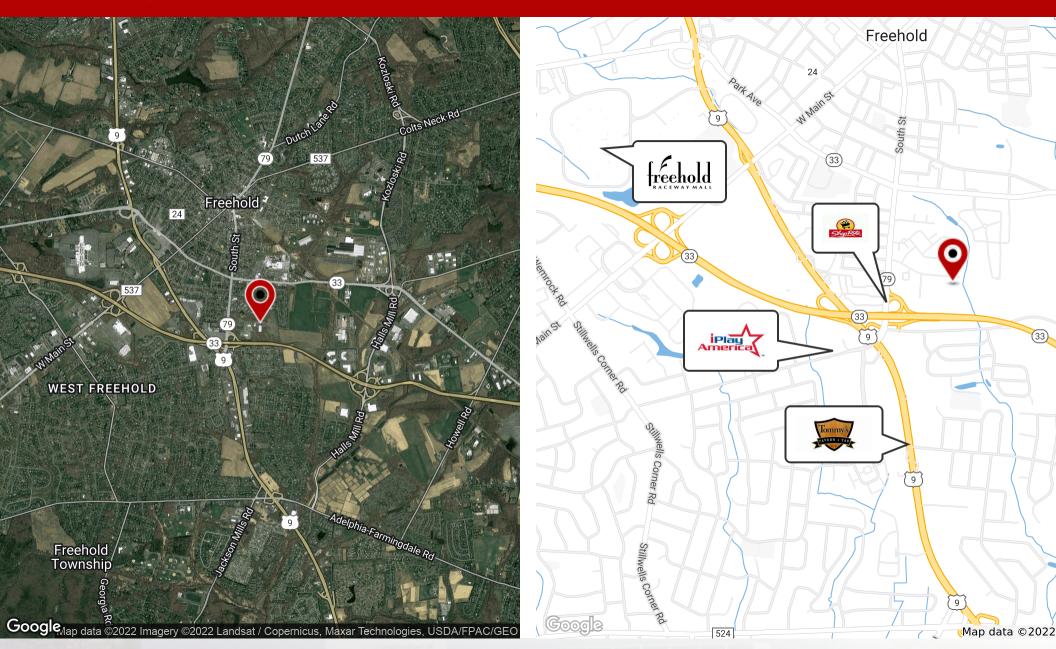


Glenn Jaffe Commercial Sales & Leasing Agent 0: 732.704.4033 | C: 732.688.9736 gjaffe@kw.com NJ #068096

Each Office Independently Owned and Operated

11/y We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Daniel's Court | Freehold, New Jersey



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Glenn Jaffe Commercial Sales & Leasing Agent 0: 732.704.4033 | C: 732.688.9736 gjaffe@kw.com NJ #068096

Each Office Independently Owned and Operated

KW Commercial | 750 Broad Street, Shrewsbury, NJ 07702 | 732.704.4033 | kwcommercial.com

Daniel's Court | Freehold, New Jersey

Population	1 Mile	3 Miles	5 Miles
Total Population	7,368	50,372	97,753
Average Age	35.6	39.3	39.7
Average Age (Male)	34.7	37.7	38.2
Average Age (Female)	36.5	40.3	40.6
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,533	17,930	33,794
# of Persons per HH	2.9	2.8	2.9
Average HH Income	\$82,888	\$95,094	\$110,617

\$376,910

\$412,526

\$458,609

* Demographic data derived from 2010 US Census

Average House Value

Garden State State Spotswood OLD BRIDGE Middletow Township 9 Helmetta Mt Pleasant 18 Spring Valley (79) Holmdel Monroe Township Marlboro MORGANVILLE Montrose Englishtown Manalapan Township Colts Neck 9 18 Freehold Millhurst (34) WEST FREEHOLD **Carrs Corner** (33) Garden State Pkuy Sweetman 33 Freehold Township Smithburg Millstone Farmingdale CLARKSBURG Siloam 9 195 Howell Holmeson Squankum Township 195 195 ALLENWO Cassville LAKEWOOD Jackson Township **Soodle** Lakewood (88 Map data ©2022 Google



Glenn Jaffe

Commercial Sales & Leasing Agent 0: 732.704.4033 | C: 732.688.9736 gjaffe@kw.com NJ #068096

Each Office Independently Owned and Operated

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.