

# ±5,000 SF Medical/Office Space Available For Lease

315 Route 35 | Middletown, NJ 07701

## KEY HIGHLIGHTS

- » Class B, ±12,159 SF, freestanding medical building
- » Excellent visibility and frontage along high-traffic Route 35 in the heart of Middletown NJ
- » Surface parking (two parking fields): 63 dedicated spaces onsite for convenience
- » Anchor tenant PT Solutions/Twin Boro Physical Therapy already occupies neighboring suite—ideal synergy for medical practices

About the co-tenant: PT Solutions Physical Therapy is a privately held physical therapy practice based in Atlanta, Georgia, with more than 550 points of service across 25 states

- » Located 3 miles from Hackensack Meridian Health, a 476-Bed acute care community hospital

## ZONING

- » B3 Zoning- Business. Medical is a permitted use.

## ASKING RENT

- » \$35.00/SF NNN
- » NNN CHARGES (Approx. \$10 PSF)



**Seth Katz**

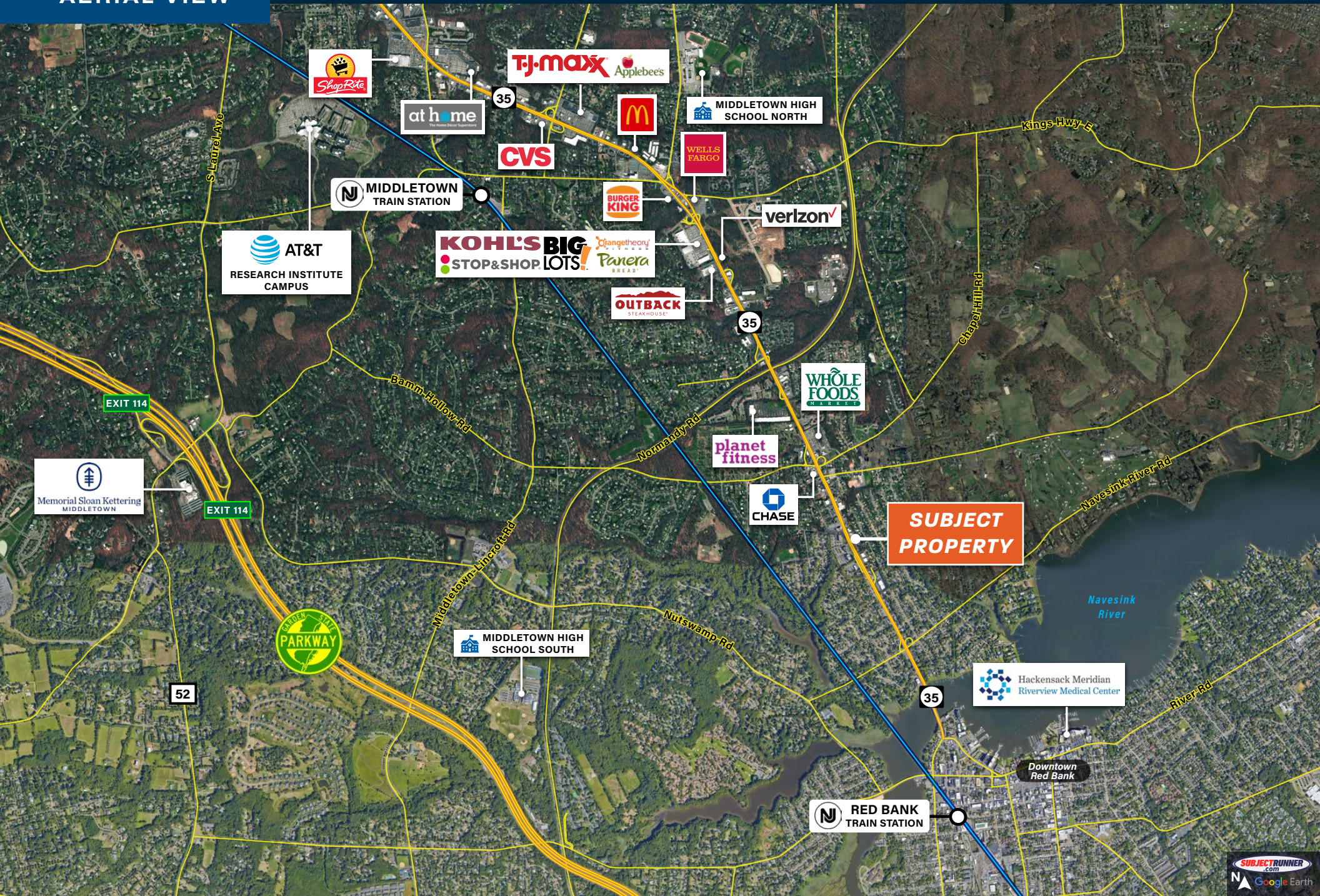
C | 732.333.6380  
Seth@legacyrealtynj.com

**Logan Gurtman**

C | 908.692.9890  
Logan@legacyrealtynj.com



# AERIAL VIEW



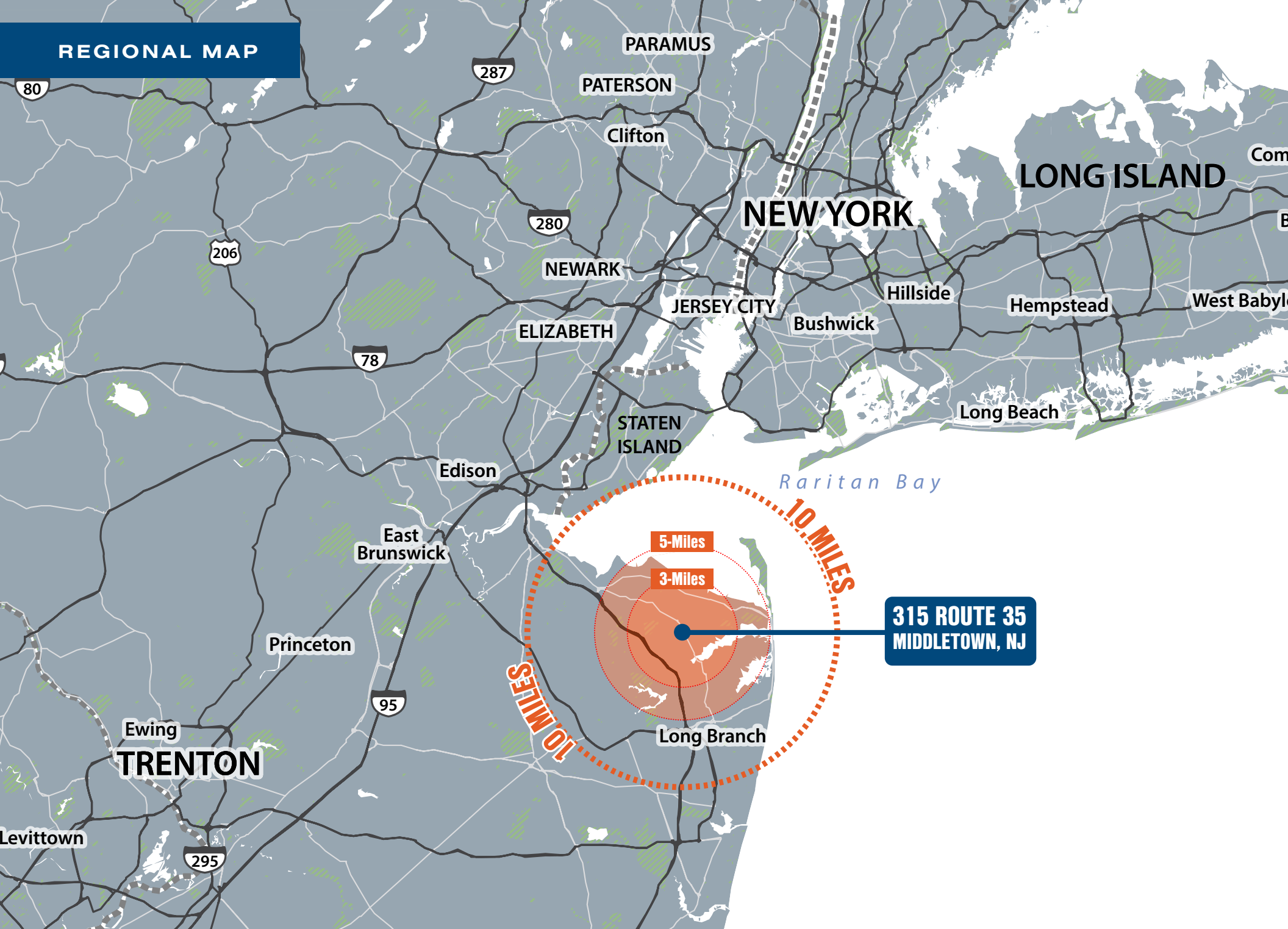


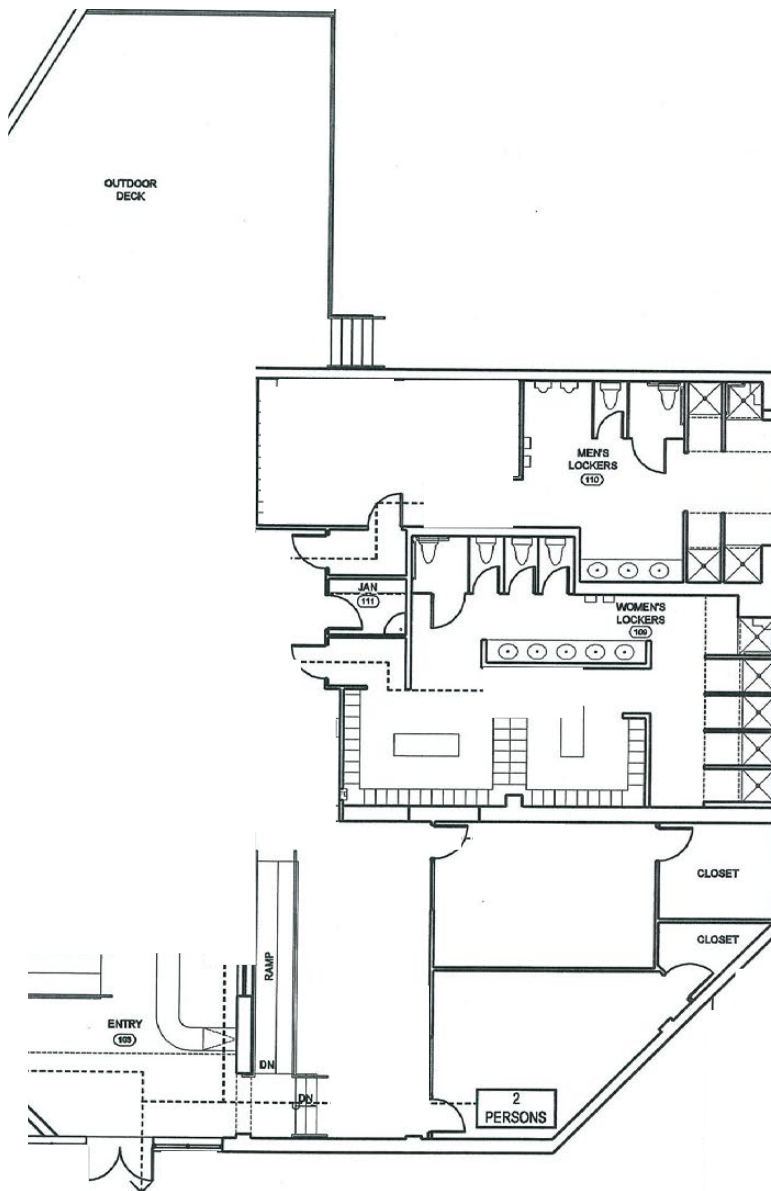
## CLOSEUP AERIAL





## REGIONAL MAP





## LANDLORD DEMISING PLAN

