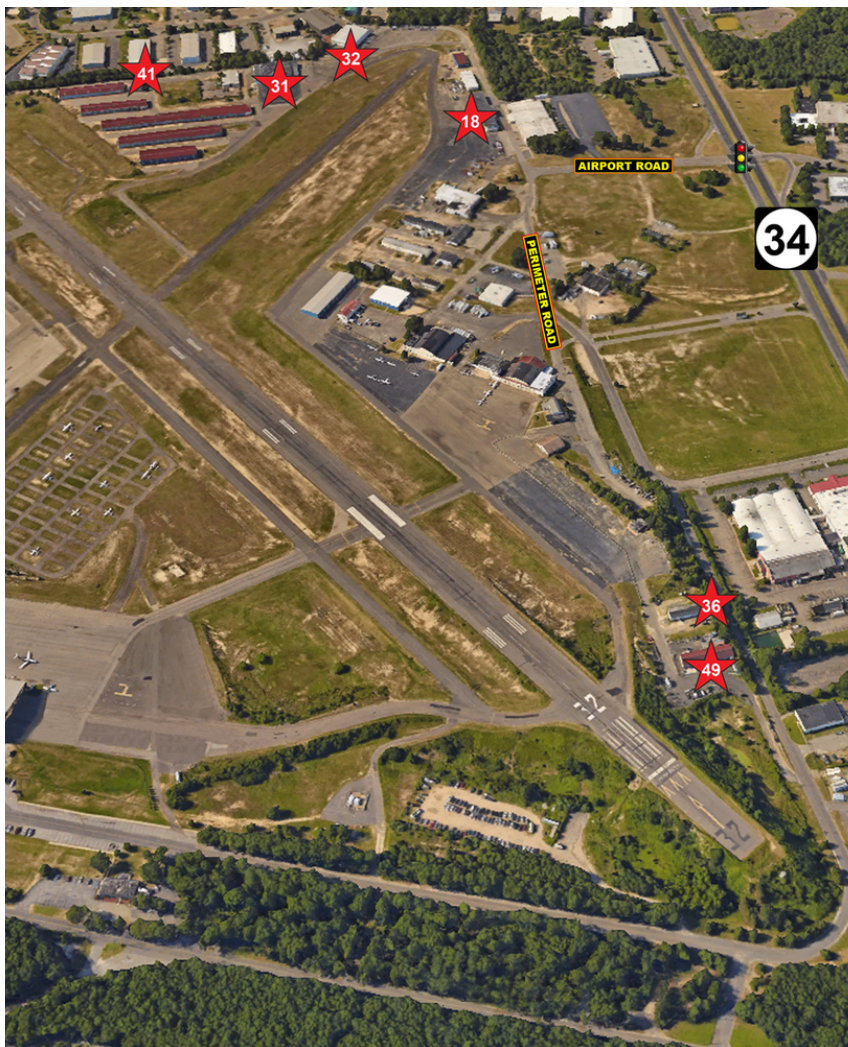


FOR LEASE | OFFICE

1717 ROUTE 34

1717 Route 34 | Wall, NJ 07727



PROPERTY SUMMARY

Zoning:

AI - Airport Industrial

Cross Streets:

Industrial Road & 34

AVAILABLE SPACES

Suite

Building 18, 2nd Floor Offices

SF Available

± 2,000 - 8,000

Lease Rate

\$12.00 SF/yr

PROPERTY OVERVIEW

Office Space for Lease at Monmouth Executive Airport

LOCATION OVERVIEW

At entrance to Monmouth Executive Airport, with easy access to 195, 138, 18, 33 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- At the crossroads of Central Jersey
- Rental rates do not include utilities

FOR MORE INFORMATION, PLEASE CONTACT:

Robert JanTausch | P: 732.623.5615 | C: 908.513.5350 | jantausch@sitarcompany.com

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com

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Iselin, NJ 08830
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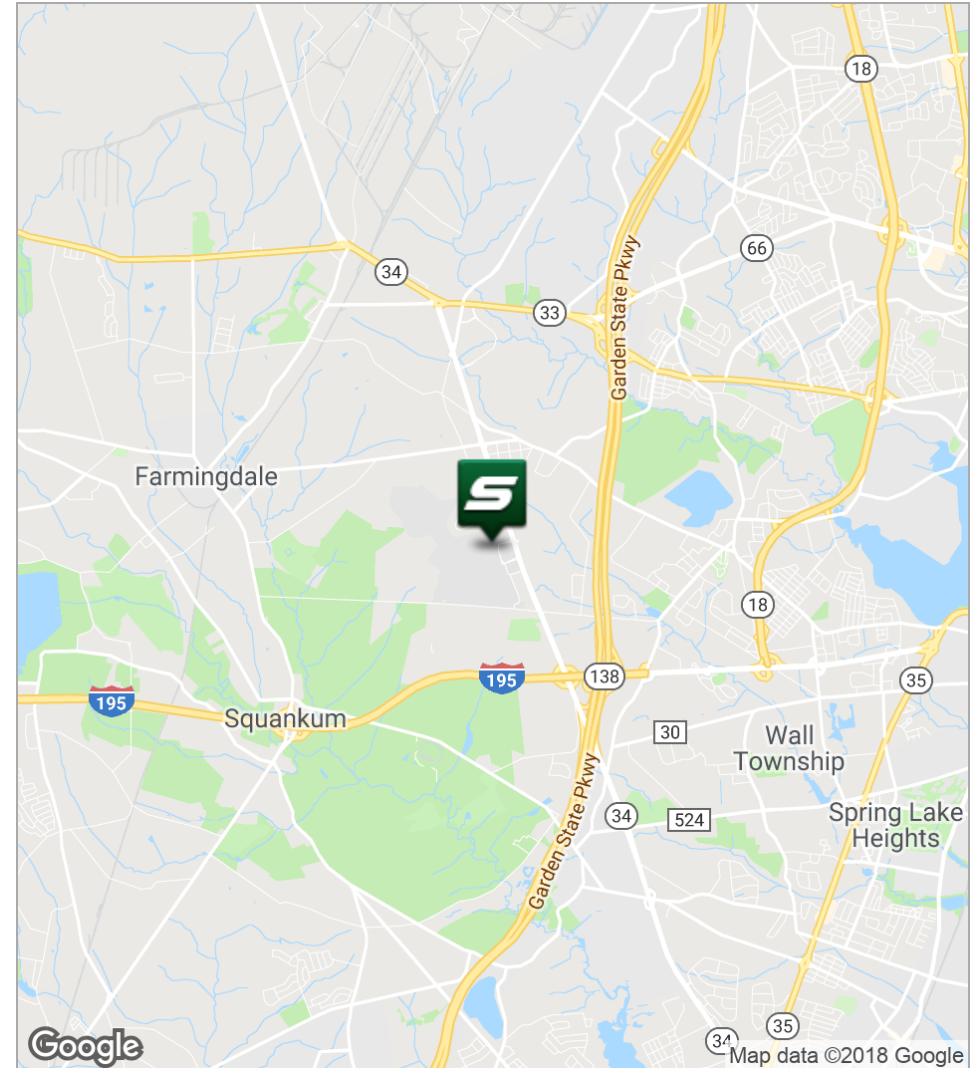
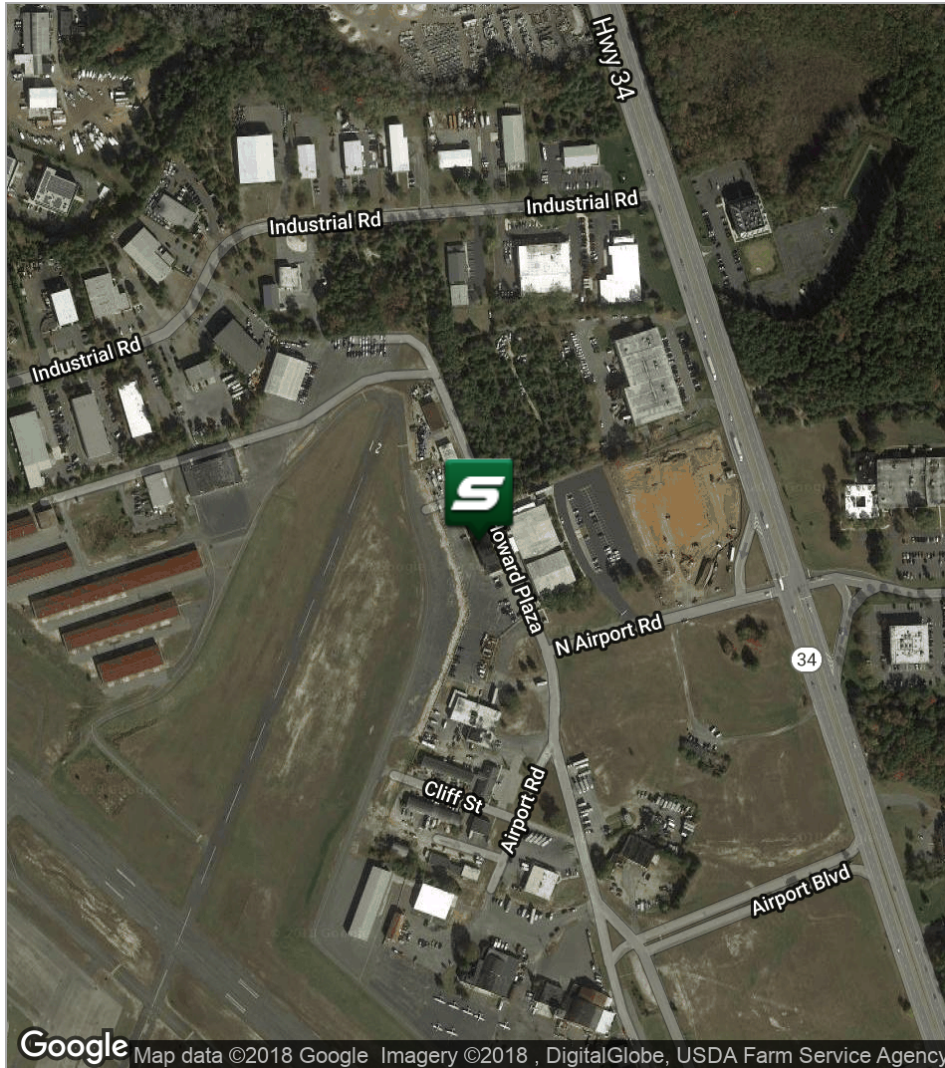


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Commercial Brokerage Leasing and Sales

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.

Insurance Services, Title Insurance

Sitar Insurance Agency, has competitive markets for all of your insurance needs. From personal lines, commercial lines, health, life and more. We understand your needs, and offer you insurance products to fit your needs and budget. Sitar Insurance Agency also is a licensed agent with Trident Abstract and can provide you with the best title services in the area. With Sitar, you can be confident your title is insured properly. Insure your title with a team who understands real estate like Sitar does.

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.

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