

FOR SALE | OFFICE

PREMIER OFFICE BUILDING FOR SALE

1430 Route 34 | Wall Township, NJ 07753



PROPERTY SUMMARY

Sale Price:	\$3,500,000
Lot Size:	± 7.8 Acres
APN #:	Block 930, Lot 40
Building Size:	± 15,000 SF
Building Class:	B
Year Built:	2001
Cross Streets:	Campus Parkway

PROPERTY OVERVIEW

Premier office building for sale

LOCATION OVERVIEW

Located on Route 34, North at the intersection of Campus Parkway. Easy access from Routes 18, 33, 66, 195 and the Garden State Parkway.

PROPERTY HIGHLIGHTS

- Beautiful marble floor lobby with high-end woodwork and detail, as well as new carpeting throughout the space
- Fully furnished
- Reception area with separate bathroom
- Chairman's office with private bath/shower
- 39 private offices, 27 windowed offices and 21 workstations
- 700 sq. ft. board room with visual and teleconferencing equipment.
- Two conference rooms, kitchen area and library

FOR MORE INFORMATION, PLEASE CONTACT:

Trista Ricciardelli | P: 732.449.2000 X2214 | C: 732.232.9800 | ricciardelli@sitarcompany.com | 503 Washington Boulevard
Sea Girt, NJ 08750
T: 732.449.2000 | F: 732.449.2828
www.sitarcompany.com

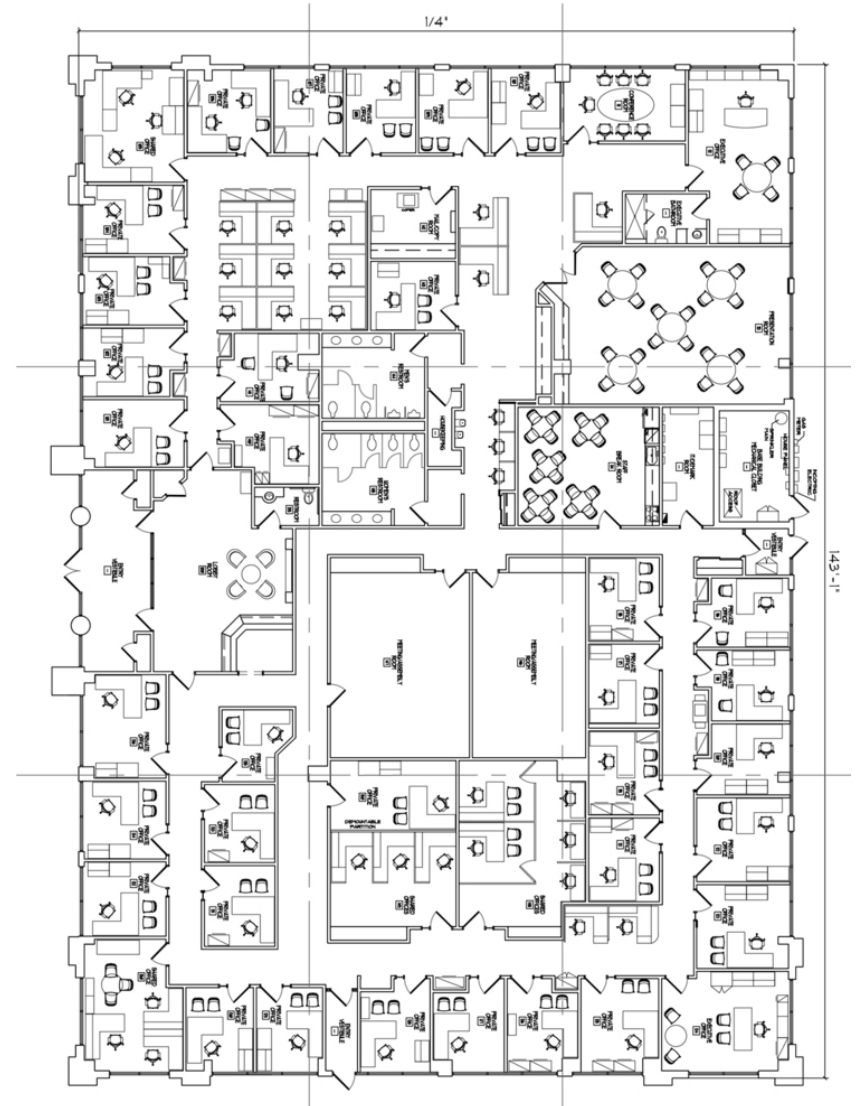
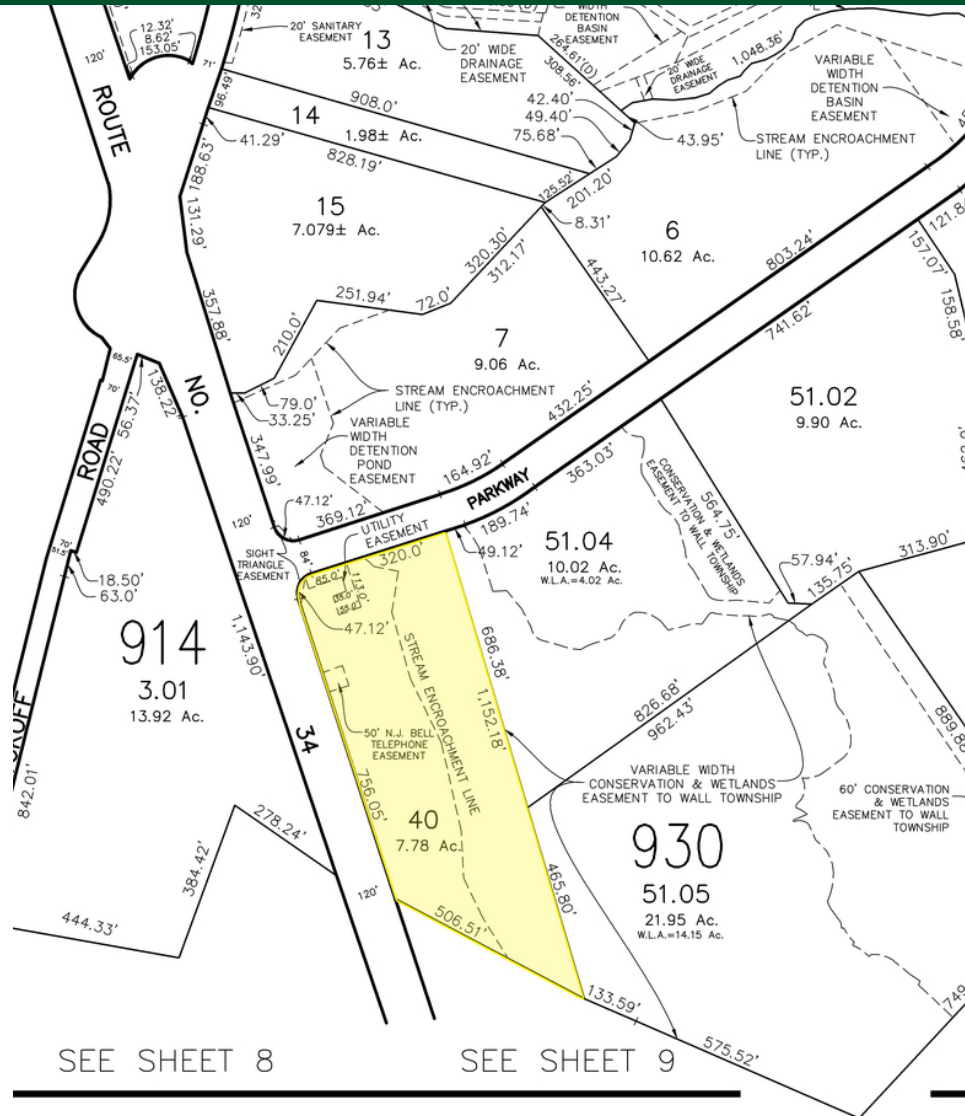


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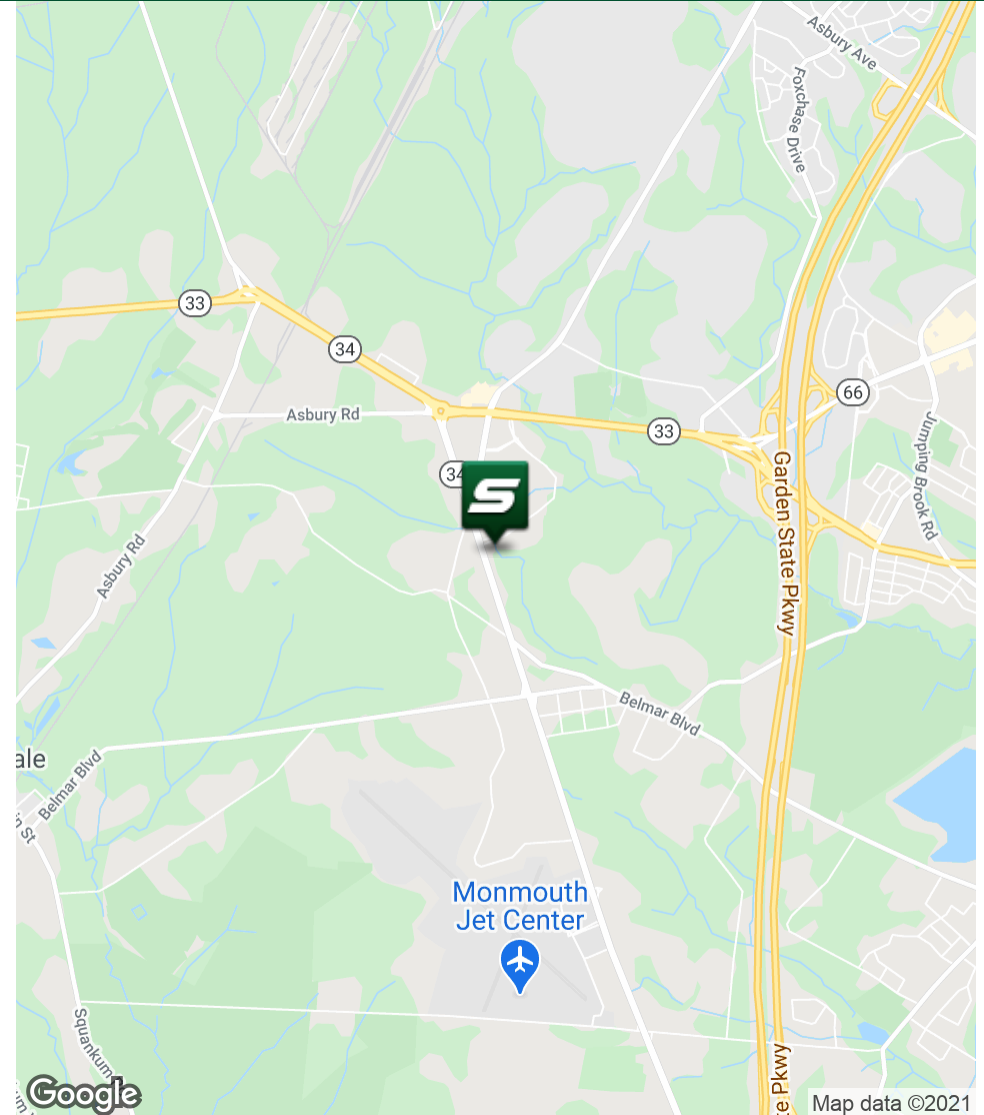
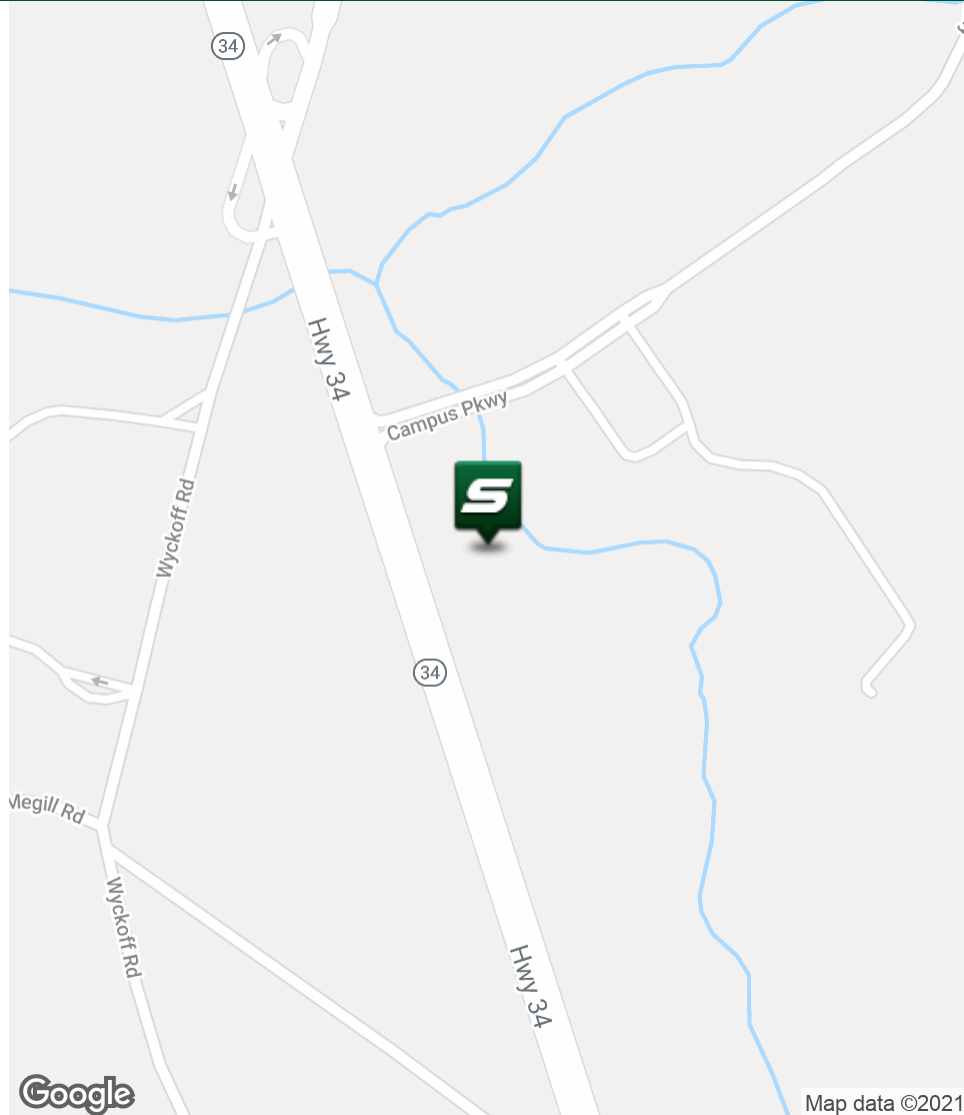
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Commercial Brokerage Leasing and Sales

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.

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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