

FOR LEASE | OFFICE

# 10 NEPTUNE BOULEVARD

10 Neptune Boulevard | Neptune, NJ 07753



## PROPERTY SUMMARY

Available SF:	1,111 - 3,612 SF
Lease Rate:	\$16.50 SF/yr (NNN)
Lot Size:	0.0 Acres
Building Size:	23,649 SF
Building Class:	B
Year Built:	1985
Cross Streets:	Wells Avenue & Neptune Boulevard

## PROPERTY OVERVIEW

Medical Office Space Available for Lease in Close Proximity to Jersey Shore Medical Center

## LOCATION OVERVIEW

Close proximity to Jersey Shore Medical Center. One block north of Route 33 and one mile from Route 18. Close to Garden State Parkway.

## PROPERTY HIGHLIGHTS

- Substantial renovations underway, including upgraded common areas and landscaping.
- Pylon signage available
- Public transportation nearby
- Multiple units available

FOR MORE INFORMATION, PLEASE CONTACT:

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**Lease Rate:** \$16.50 SF/YR (NNN)      **Total Space** 15,652 SF  
**Lease Type:** NNN      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 101	Medical	\$16.50 SF/YR	NNN	± 2,941 SF	Negotiable	
Suite 106	Medical	\$16.50 SF/YR	NNN	± 3,612 SF	Negotiable	
Suite 203	Medical	\$16.50 SF/YR	NNN	± 1,641 SF	Negotiable	
Suite 204	Medical	\$16.50 SF/YR	NNN	± 1,615 SF	Negotiable	
Suite 205	Medical	\$16.50 SF/YR	NNN	± 3,108 SF	Negotiable	
Suite 206	Medical	\$16.50 SF/YR	NNN	± 1,624 SF	Negotiable	
Suite 207	Medical	\$16.50 SF/YR	NNN	± 1,111 SF	Negotiable	

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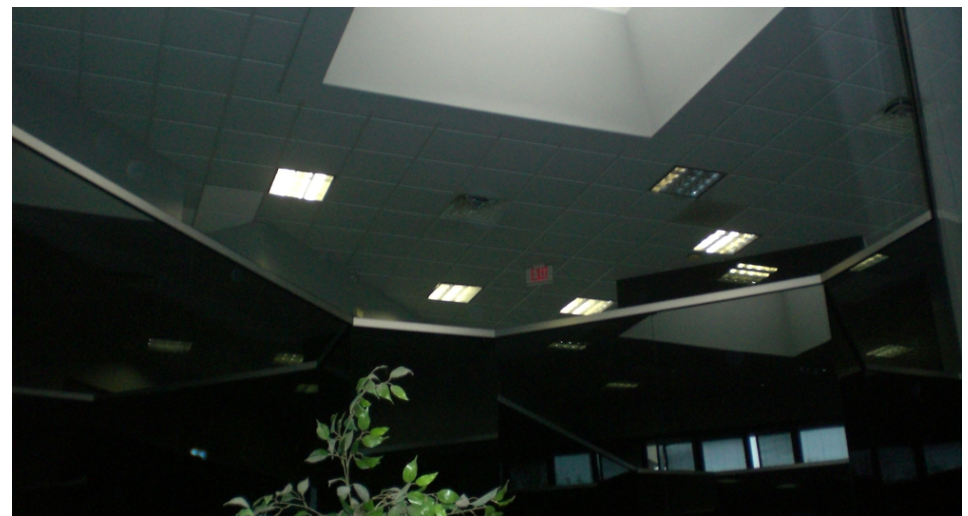


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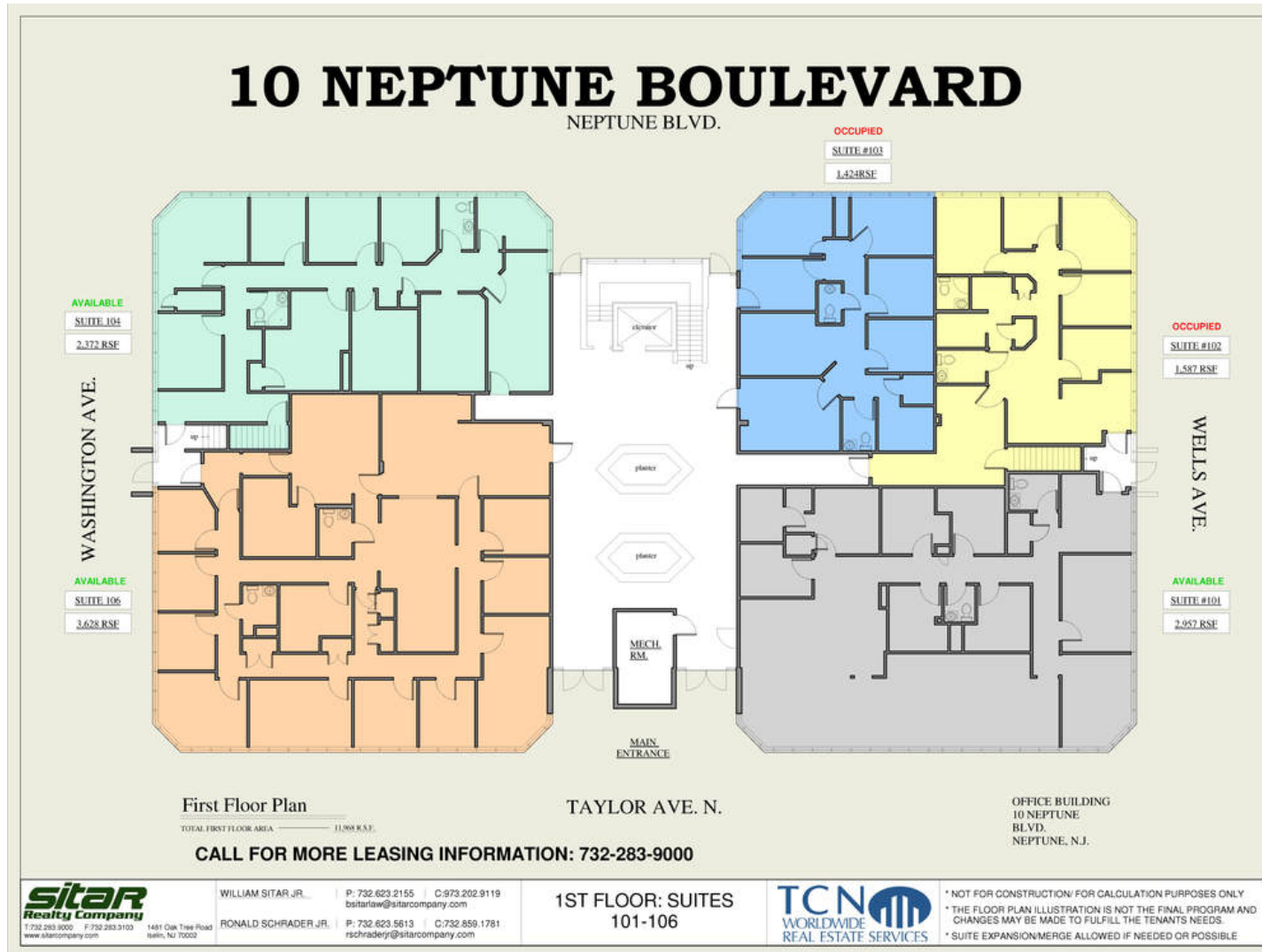


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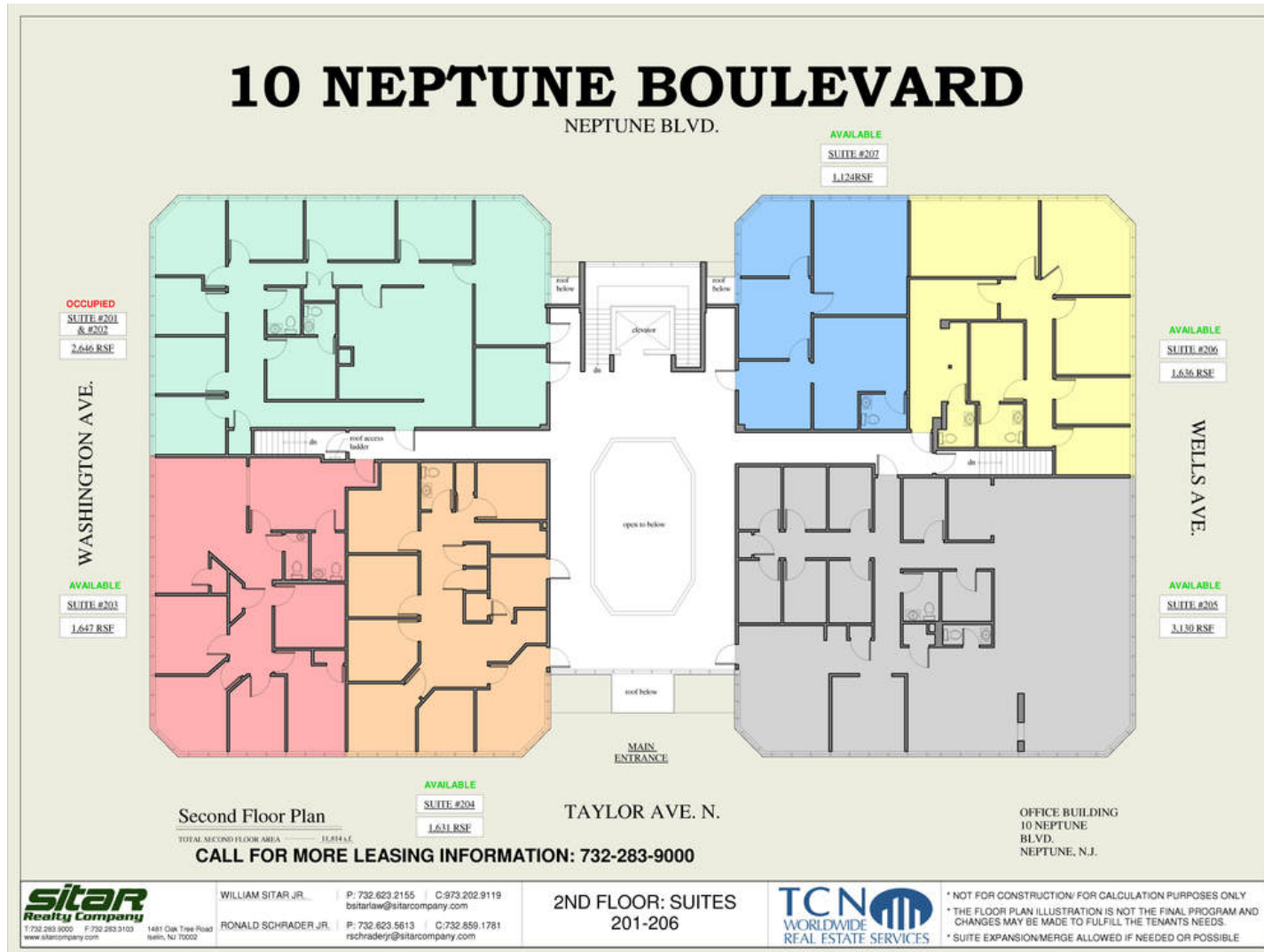


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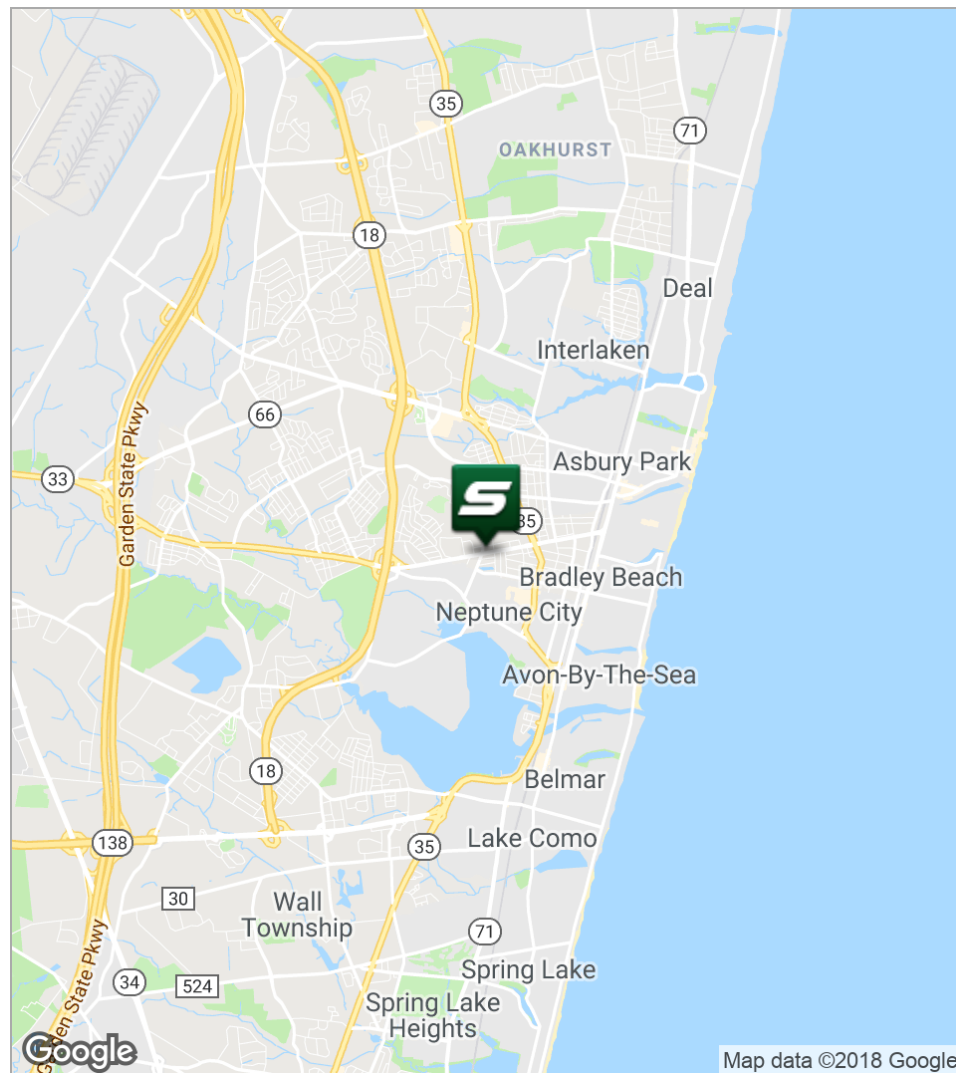
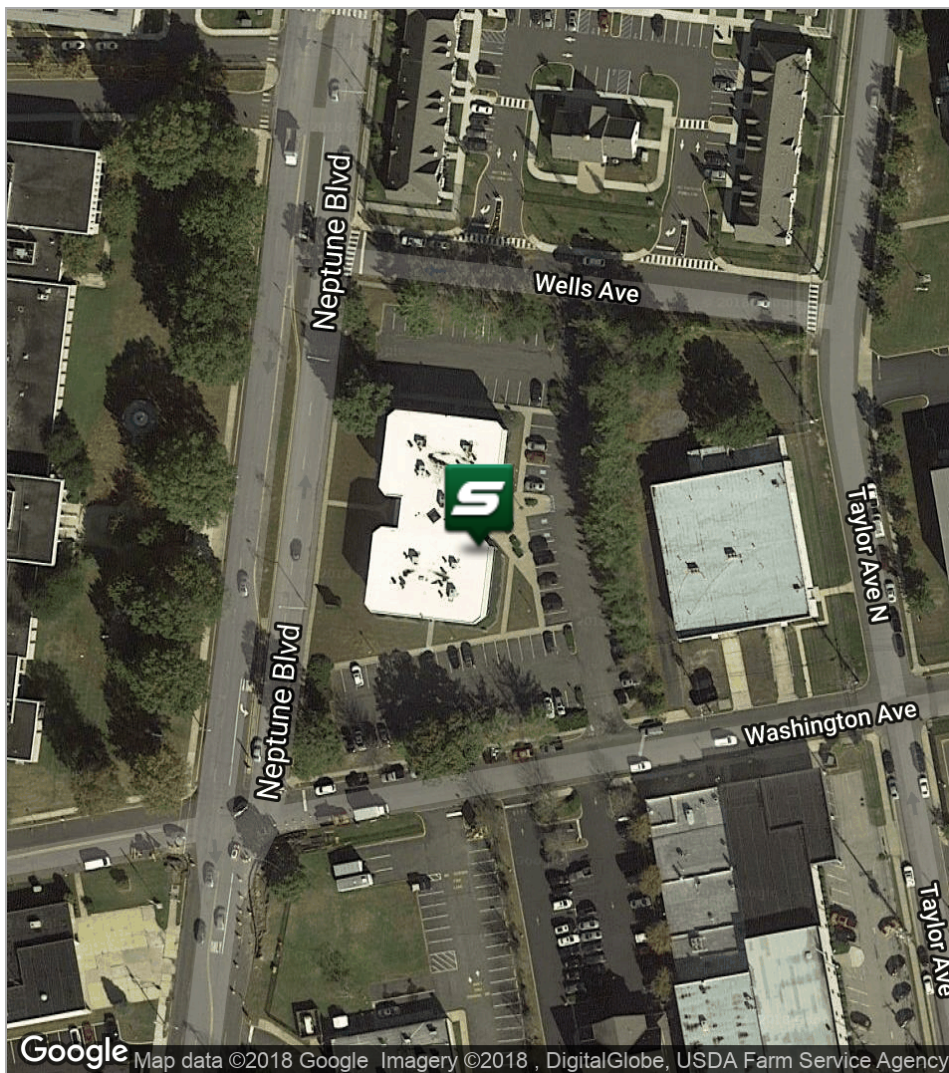


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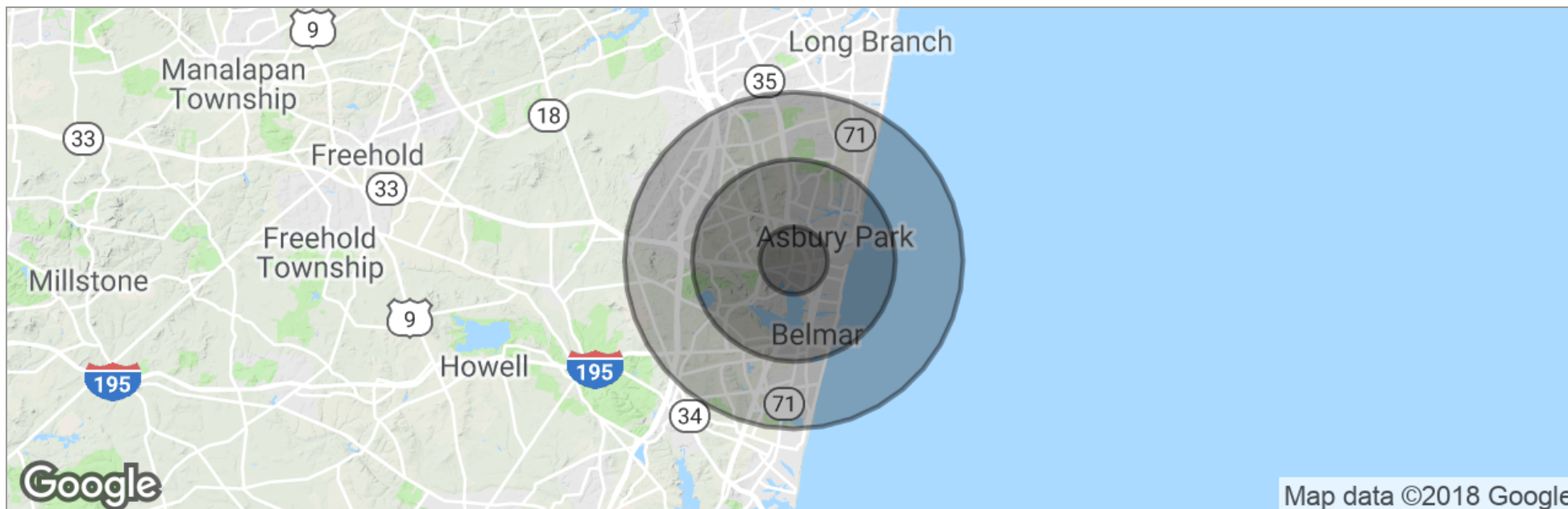


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	1 Mile	3 Miles	5 Miles
Total Population	15,155	96,124	153,792
Population Density	4,824	3,400	1,958
Median Age	37.0	39.8	41.4
Median Age (Male)	30.7	37.4	39.2
Median Age (Female)	40.3	41.3	42.9
Total Households	5,942	40,597	64,060
# of Persons Per HH	2.6	2.4	2.4
Average HH Income	\$57,157	\$74,468	\$85,186
Average House Value	\$298,140	\$387,223	\$462,696

*\* Demographic data derived from 2010 US Census*

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