

FOR LEASE | OFFICE FLEX

1345 CAMPUS PARKWAY, FORMER SCHOOL SPACE



1345 Campus Parkway, Former School Space | Wall Township, NJ 07753



PROPERTY SUMMARY

| | |
|----------------|------------------------------------|
| Available SF: | ± 11,600 SF |
| Lease Rate: | \$14.50 SF/yr (NNN) |
| Building Size: | ± 76,300 SF |
| Cross Streets: | Intersection of Highways 33 and 34 |

PROPERTY OVERVIEW

Former School Space for Lease in Monmouth Shores Corporate Park

LOCATION OVERVIEW

Immediate access to Highways 33 and 34 with close proximity to the Routes 18 and 66, I-195, and the Garden State Parkway at Exits 98 and 100A.

PROPERTY HIGHLIGHTS

- Professional, well-maintained business campus in one of the fastest growing and most desirable counties in New Jersey
- Former school space consists of 11,600 SF
- On-site property management and ownership
- Cafeteria located within campus
- Convenient to hotels, restaurants, banking, and shopping
- Nearby Monmouth Executive Airport
- 22' ceiling height in some areas of the space

FOR MORE INFORMATION, PLEASE CONTACT:

Douglas Sitar | P: 732.623.2135 | C: 732.859.2144 | dsitar@sitarcompany.com
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com
Gregg Nowell | P: 732.623.2143 | C: 732.859.5365 | nowell@sitarcompany.com

1481 Oak Tree Road
Iselin, NJ 08830
T: 732.283.9000 | F: 732.283.3103
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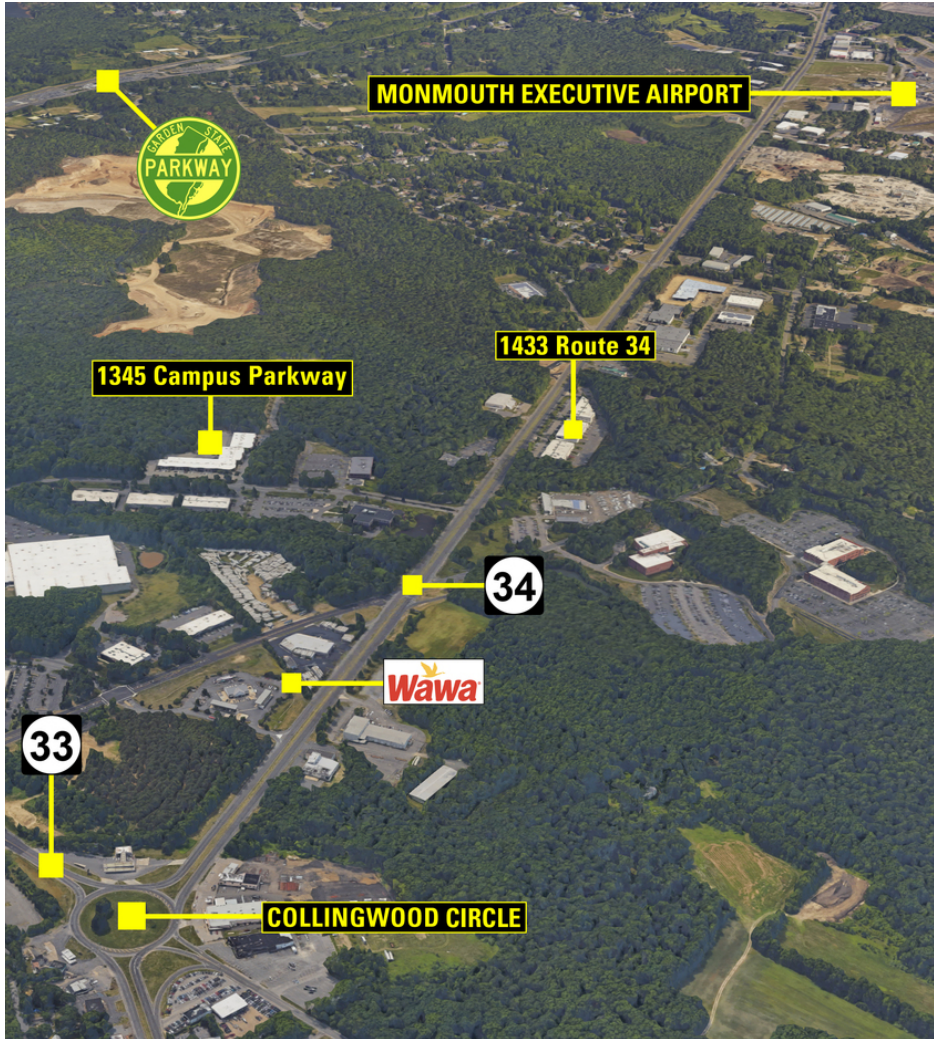
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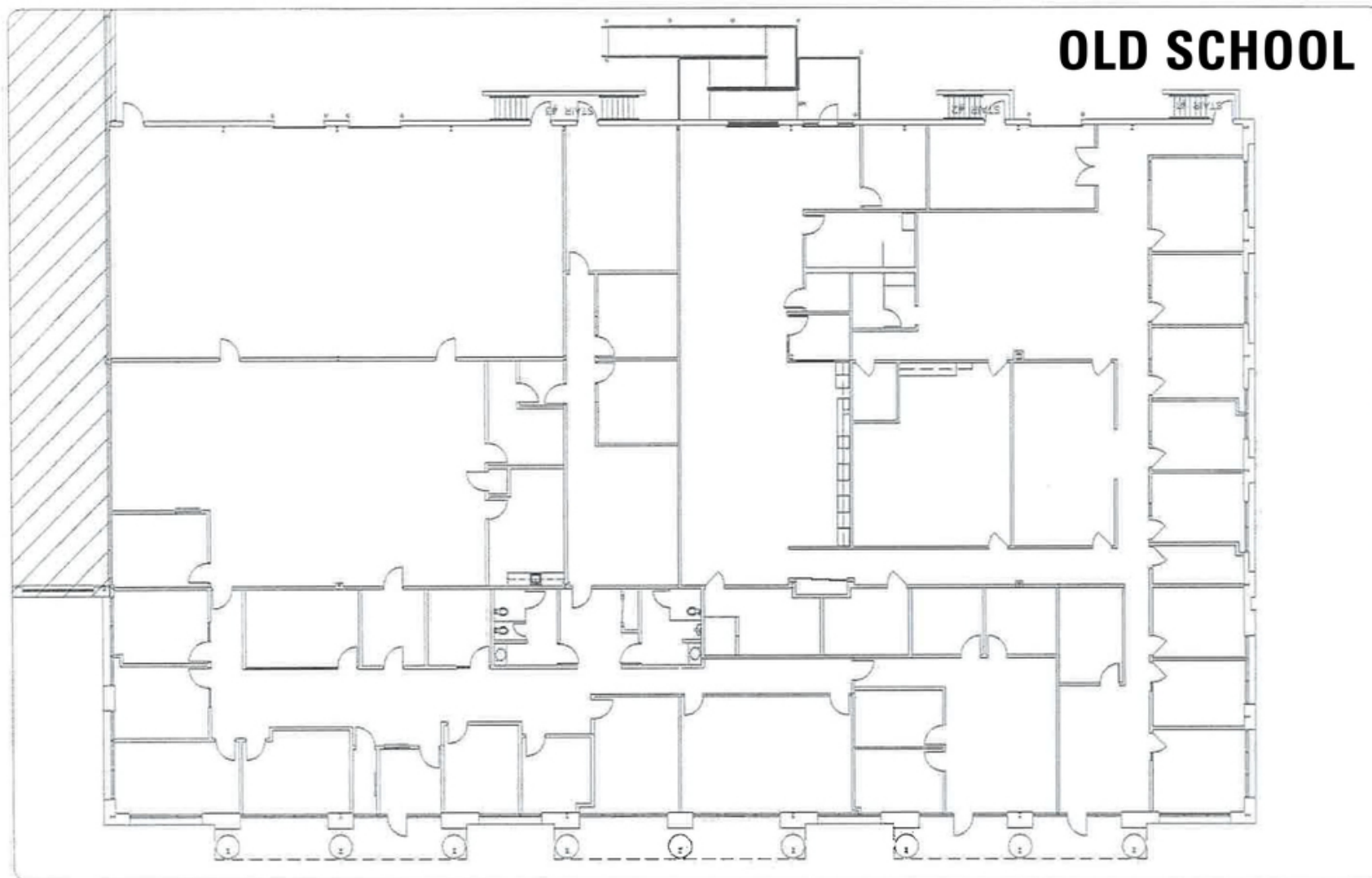
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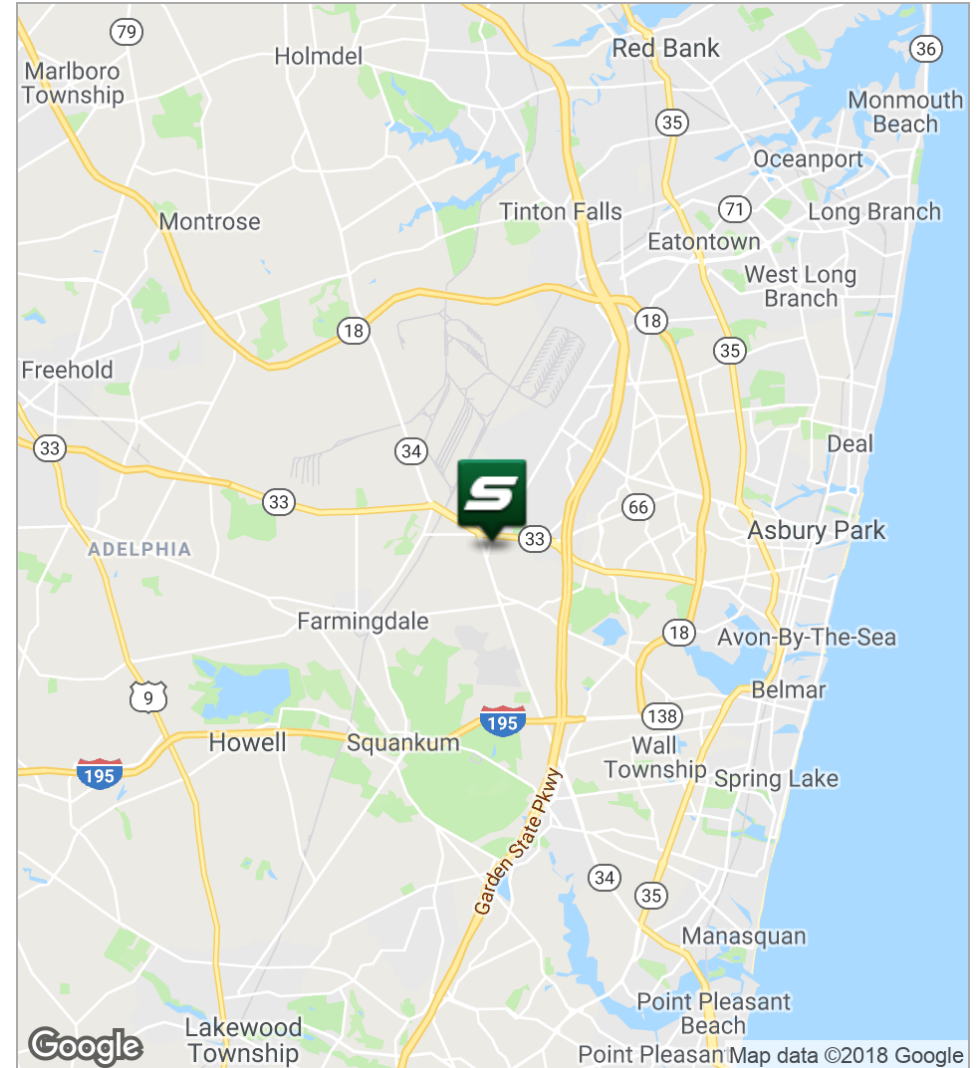
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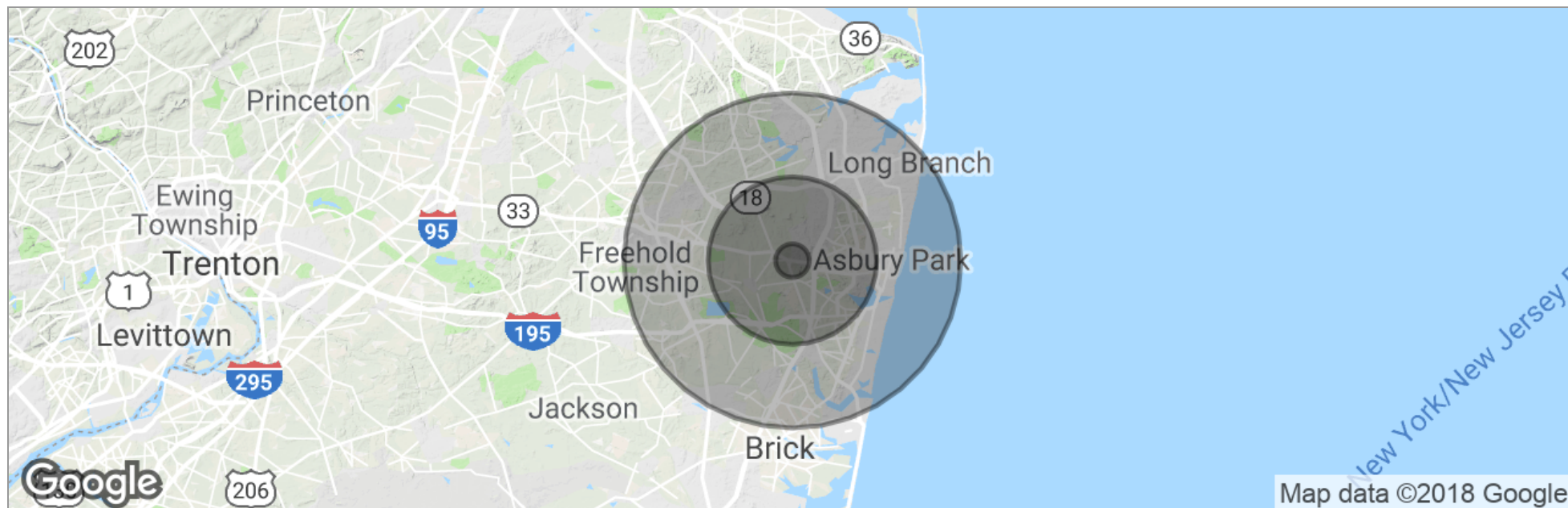
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| | 1 Mile | 5 Miles | 10 Miles |
|---------------------|-----------|-----------|-----------|
| Total Population | 1,735 | 57,799 | 453,062 |
| Population Density | 552 | 736 | 1,442 |
| Median Age | 41.9 | 42.8 | 39.9 |
| Median Age (Male) | 40.5 | 41.5 | 38.2 |
| Median Age (Female) | 43.0 | 43.5 | 41.0 |
| Total Households | 657 | 22,498 | 171,417 |
| # of Persons Per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$94,065 | \$101,951 | \$95,864 |
| Average House Value | \$505,981 | \$405,175 | \$464,044 |

** Demographic data derived from 2010 US Census*

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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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