

CLASS A MEDICAL BUILDING FOR LEASE 3,003 SF FIRST FLOOR SPACE AVAILABLE



1912 Route 35 Oakhurst/Ocean Township, NJ

RARE AVAILABILITY TO JOIN:



First time availability to join regionally recognized/specialty practices medical tenants with diverse, complimentary uses. 1912 RT 35 is located on the RT 35 medical/retail corridor at the corner of West Park Avenue offering immediate access to Route 18. The robust demographics of Ocean Township offers a medium family income of \$123,000 and is among the state's fastest growing and affluent areas.

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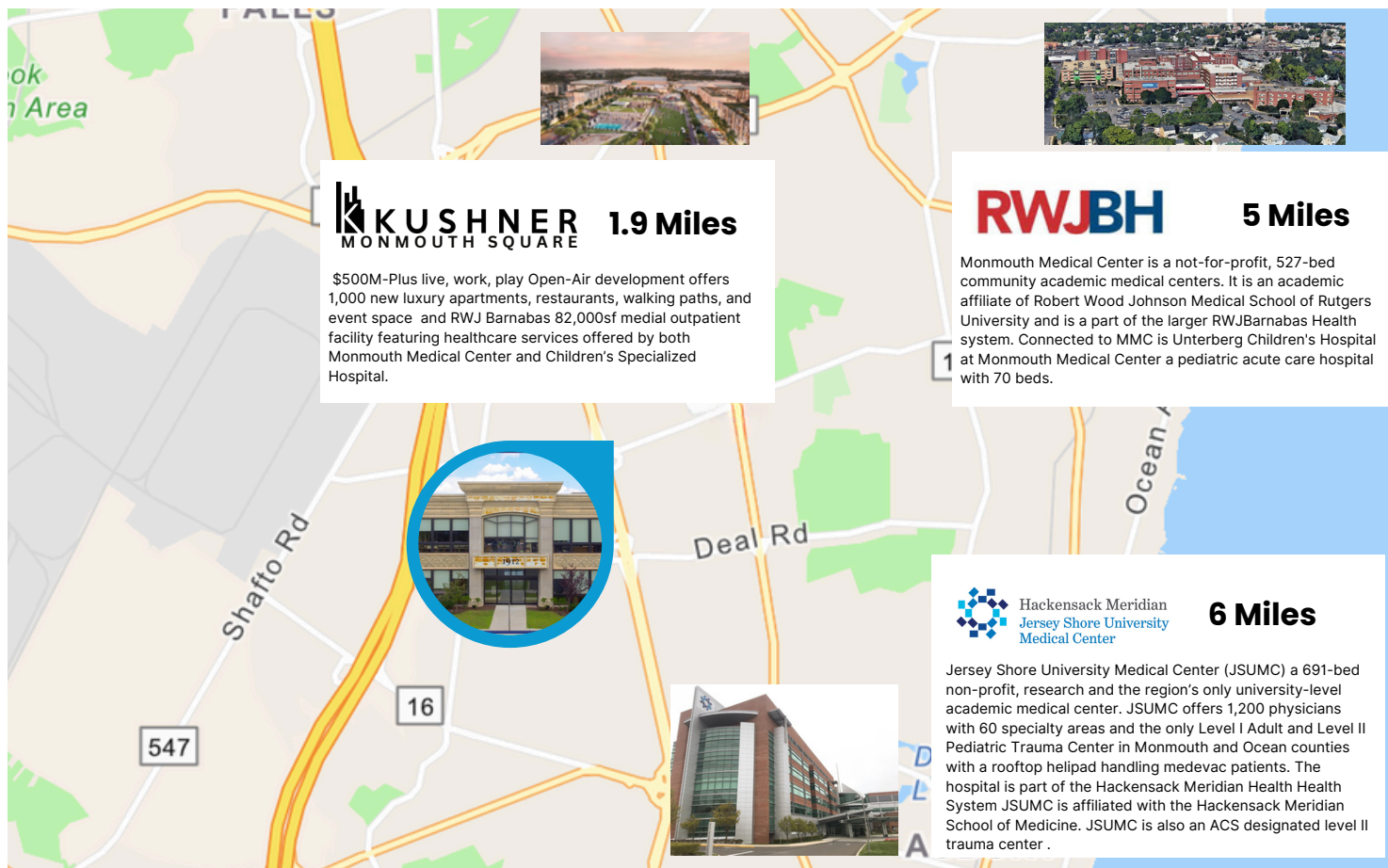
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Wolf Commercial Real Estate
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1912 Route 35 sits in monmouth County with a population of 643,615 and a few miles from nationally recognized healthcare facilities retail destinations



PROPERTY DESCRIPTION

Location: 1912 Route 35 Oakhurst
Ocean Township, NJ 07755

Size/SF: First Floor/Lobby: 3,003 SF

Lease Price: \$27.50 NNN

RBA: 23,186 SF

Parking: 46 Parking Spaces

Stories: 2

Year Built: 2015

Tenancy: Multi/Four Tenants

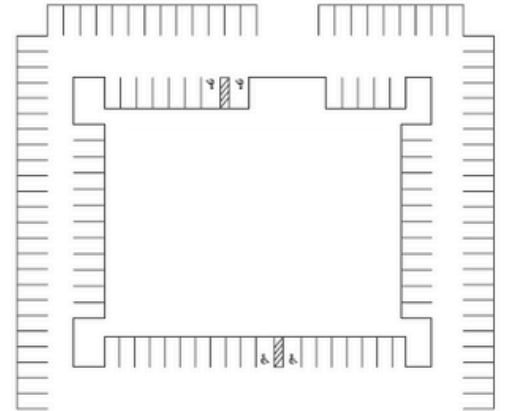
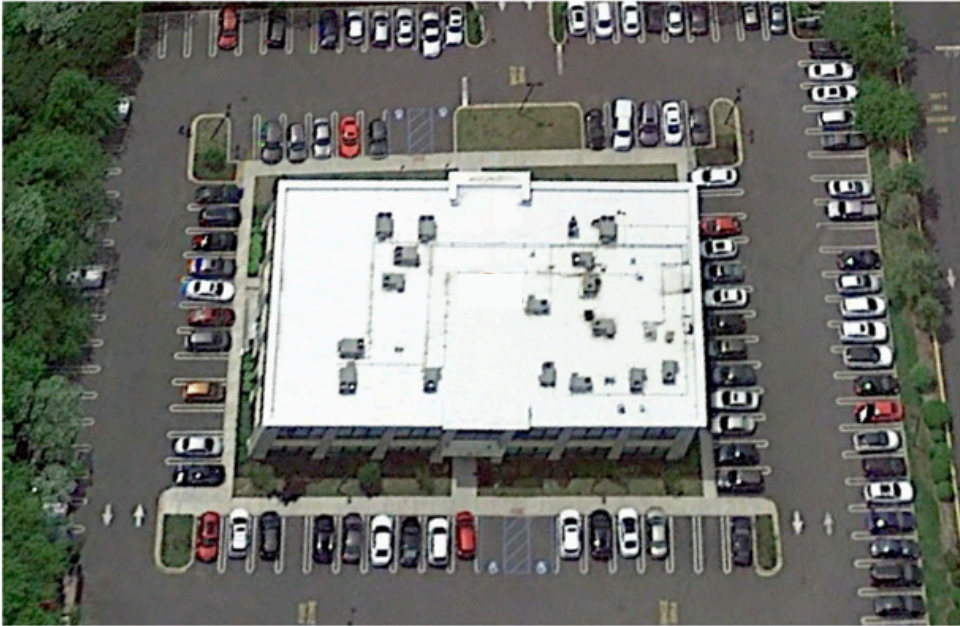
Occupancy: 93%

PROPERTY HIGHLIGHTS

- First floor space Class 'A' Medical Out Patient Building (MOB) NNN for lease
- Join regionally recognized/specialty practice medical tenants offering diverse, complimentary uses ID Care, Monmouth Gastroenterology, Genesis Lab
- Sits equal distance from nationally recognized healthcare facilities; Robert Wood Johnson and Hackensack Meridian and Monmouth Square
- Less then two miles from pedestrian-friendly "live, work and play" Kushner development "Monmouth Square."

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SITE PLAN



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INTERIOR FEATURES



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