

OFFICE FOR LEASE

Medical Office Space

10 Neptune Boulevard, Neptune, NJ 07753

sitar
Realty Company

Worldwide Real Estate Services Since 1978

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Medical office space available for lease adjacent to Jersey Shore Medical Center

PROPERTY HIGHLIGHTS

- Under new ownership
- Exterior and interior renovations underway
- Pylon signage available
- Public transportation nearby
- Multiple units available
- Municipal complex across the street
- Ample parking
- Units can be combined

LOCATION DESCRIPTION

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

OFFERING SUMMARY

LEASE RATE:	\$23.00 SF/yr (NNN)
AVAILABLE SF:	1,124 - 3,628 SF
LOT SIZE:	1.94 Acres
BUILDING SIZE:	23,649 SF

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Andrew Burachinsky | O: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

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ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS.

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ADDITIONAL PHOTOS



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INTERIOR PHOTOS



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,124 - 3,628 SF	LEASE RATE:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 101	Available	2,957 SF	NNN	\$23.00 SF/yr
Suite 103	Available	1,428 SF	NNN	\$23.00 SF/yr
Suite 104	Available	2,372 SF	NNN	\$23.00 SF/yr
Suite 106	Available	3,628 SF	NNN	\$23.00 SF/yr
Suites 201 and 202	Available	2,646 SF	NNN	\$23.00 SF/yr
Suite 203	Available	1,647 SF	NNN	\$23.00 SF/yr
Suite 204	Available	1,631 SF	NNN	\$23.00 SF/yr
Suite 205	Available	3,130 SF	NNN	\$23.00 SF/yr
Suite 206	Available	1,636 SF	NNN	\$23.00 SF/yr
Suite 207	Available	1,124 SF	NNN	\$23.00 SF/yr

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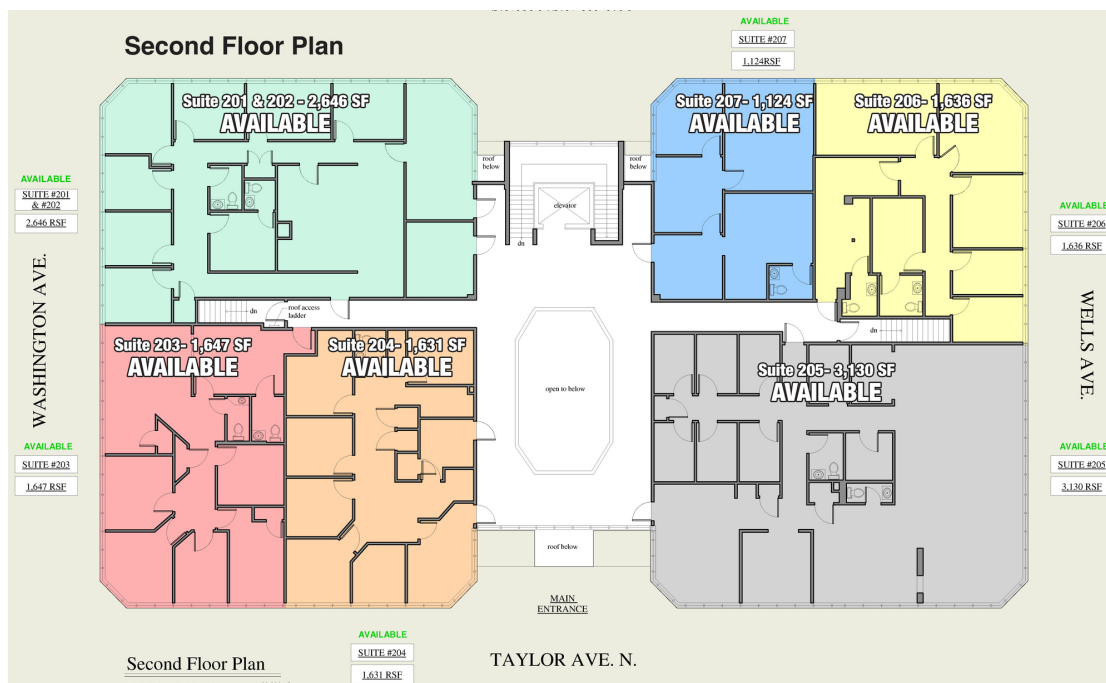
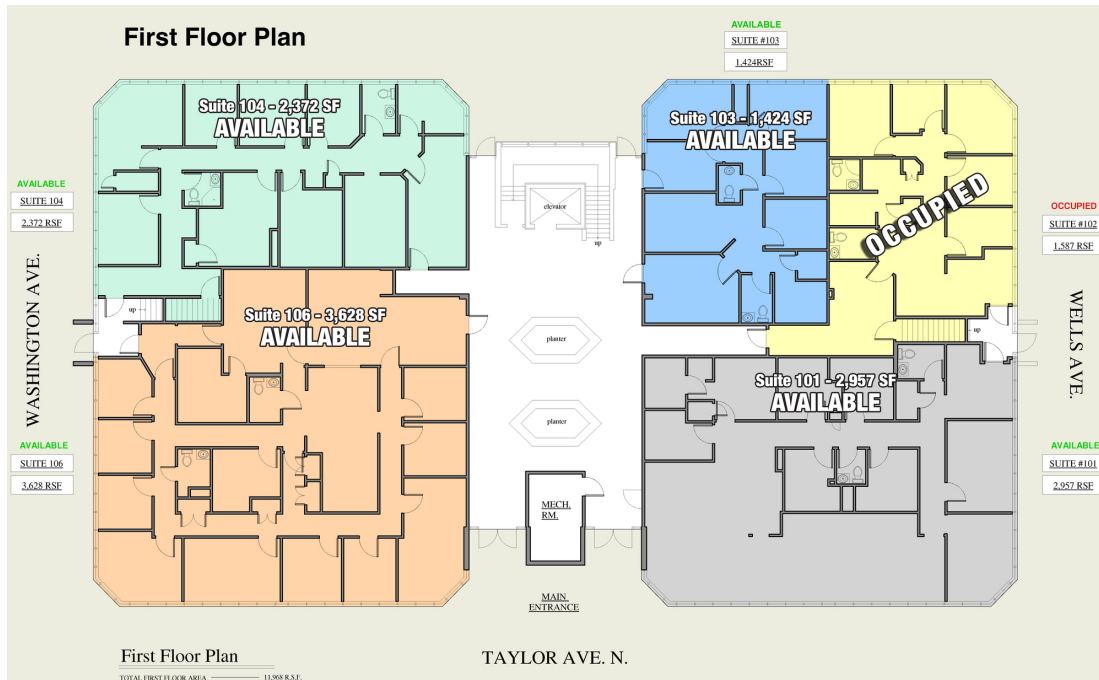
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FLOOR PLANS



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LOCATION MAP



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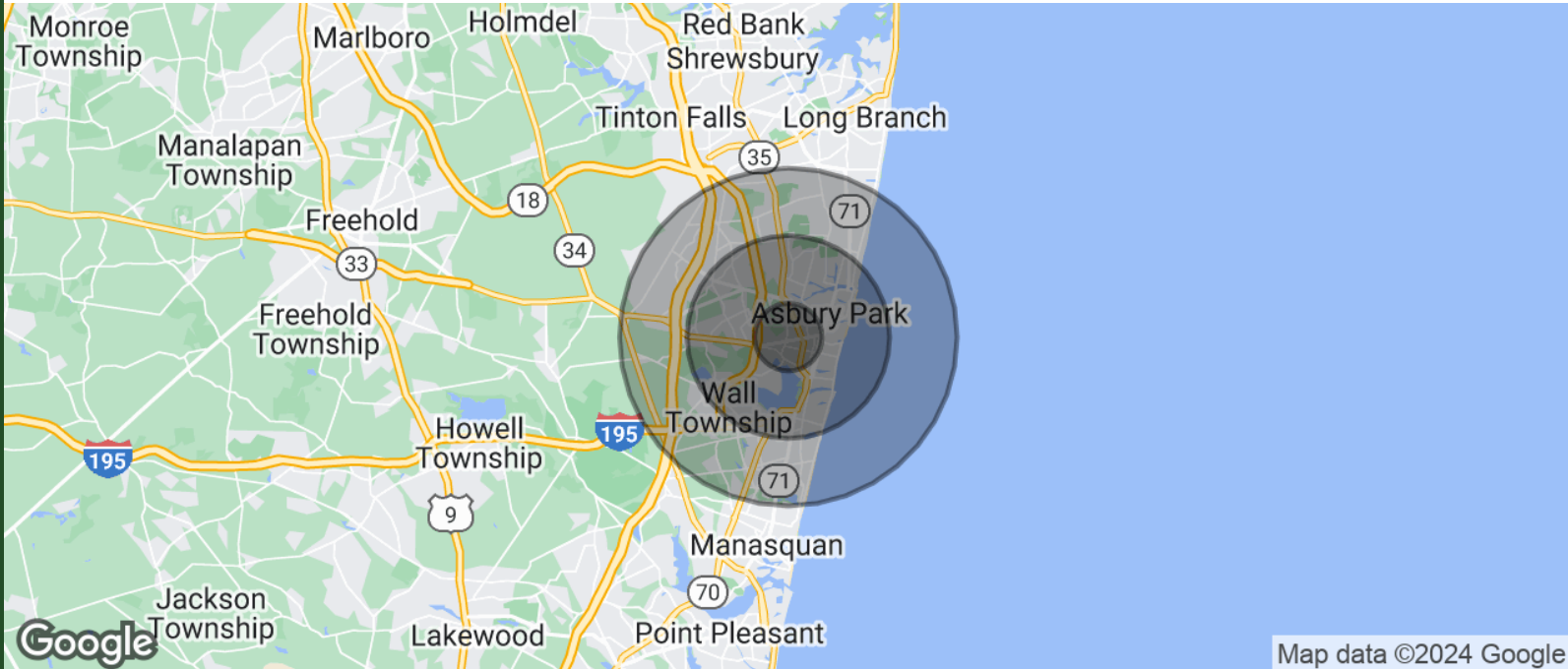
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	17,141	81,486	125,201
AVERAGE AGE	40.2	43.5	44.5
AVERAGE AGE (MALE)	38.9	42.1	43.1
AVERAGE AGE (FEMALE)	43.3	46.5	46.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	7,377	41,875	63,354
# OF PERSONS PER HH	2.3	1.9	2.0
AVERAGE HH INCOME	\$74,828	\$91,552	\$96,412
AVERAGE HOUSE VALUE	\$240,141	\$431,719	\$473,744

2020 American Community Survey (ACS)

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OUR SERVICES

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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