

2130 Highway 35

Wall, NJ 08750

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Medical or general office space for lease

PROPERTY HIGHLIGHTS

- Totally renovated 2023
- 1500 SF or 3500 SF available
- 1500 SF - reception area, physician's office, 6 exam rooms, interior bathroom and patient exterior bathroom. storage, and area for breakroom
- 3500 SF - reception, 2 physician's offices, RN office, camera /lab room, flex room can be conference room/tech office or other, 8 exam rooms, versatile open area and extra large office, interior bathroom as well as exterior patient bathroom, interior waiting area as well as exterior waiting area.
- Elevator building
- Great co-tenancy for medical and general office in this office park
- All amenities nearby, including coffee shops, lunch shops, restaurants, grocery stores, shopping including lifestyle center, gyms, home decor, and more

LOCATION DESCRIPTION

Situated in Brook 35 Medical Office Park in an excellent location on Highway 35. Close to all major arteries, including Routes 34, 18, 195 and the Garden State Parkway.

OFFERING SUMMARY

LEASE RATE:	Negotiable
NUMBER OF UNITS:	2
AVAILABLE SF:	±1,500 or ±3,500 SF
BUILDING SIZE:	±15,067 SF

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MEDICAL OFFICE FOR LEASE

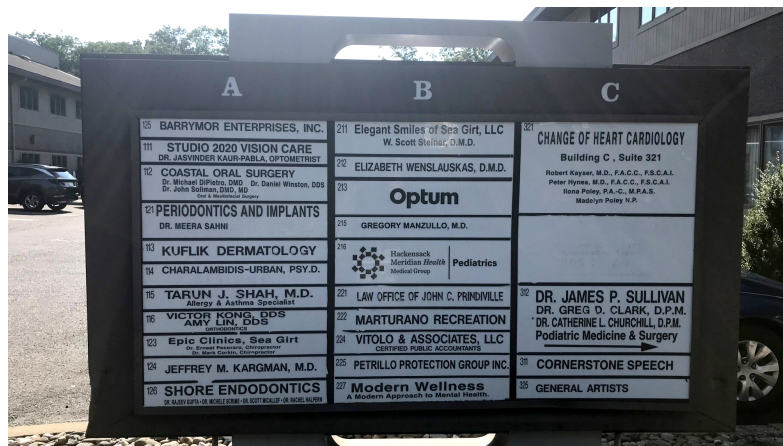
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ADDITIONAL PHOTOS



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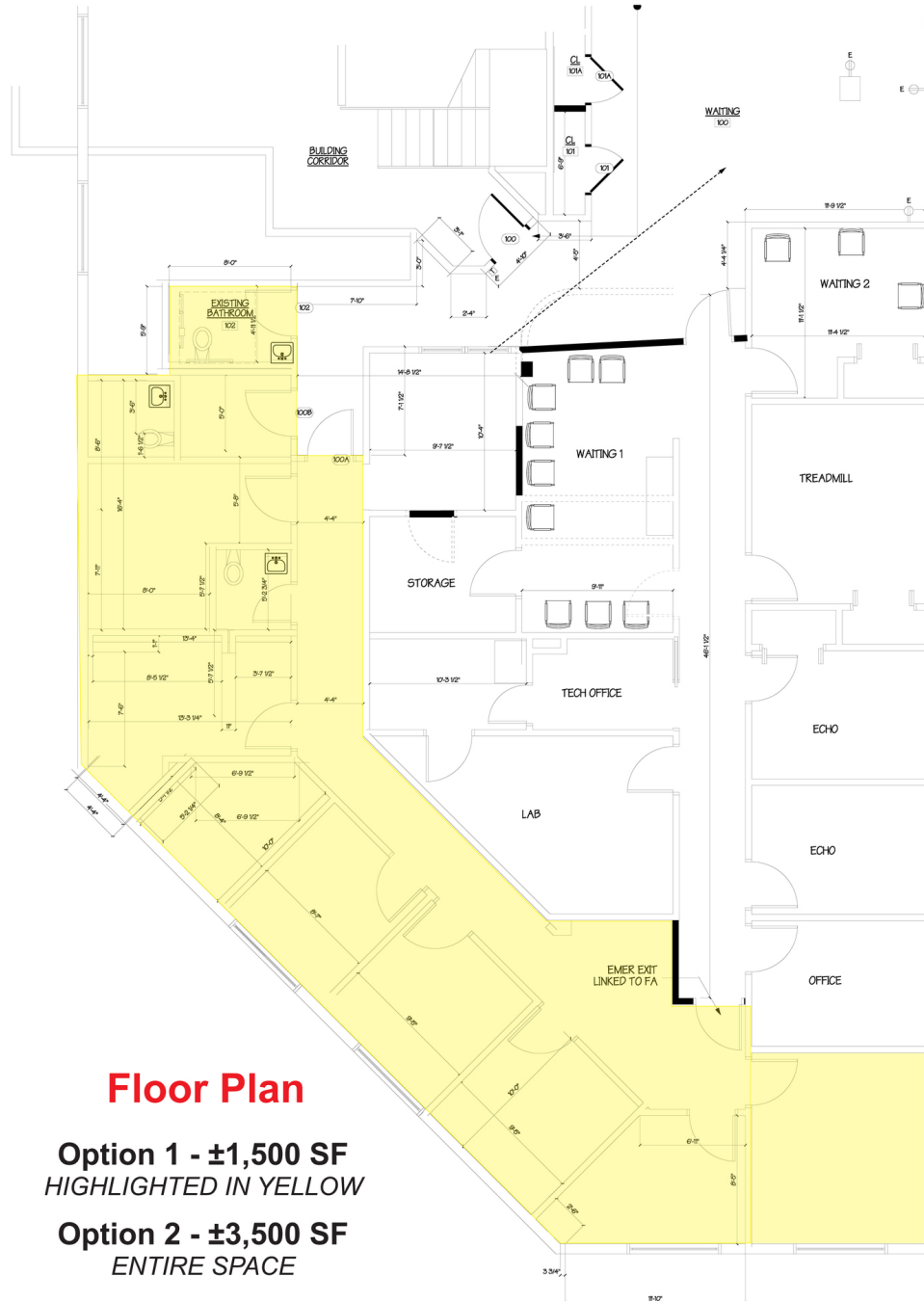
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FLOOR PLAN



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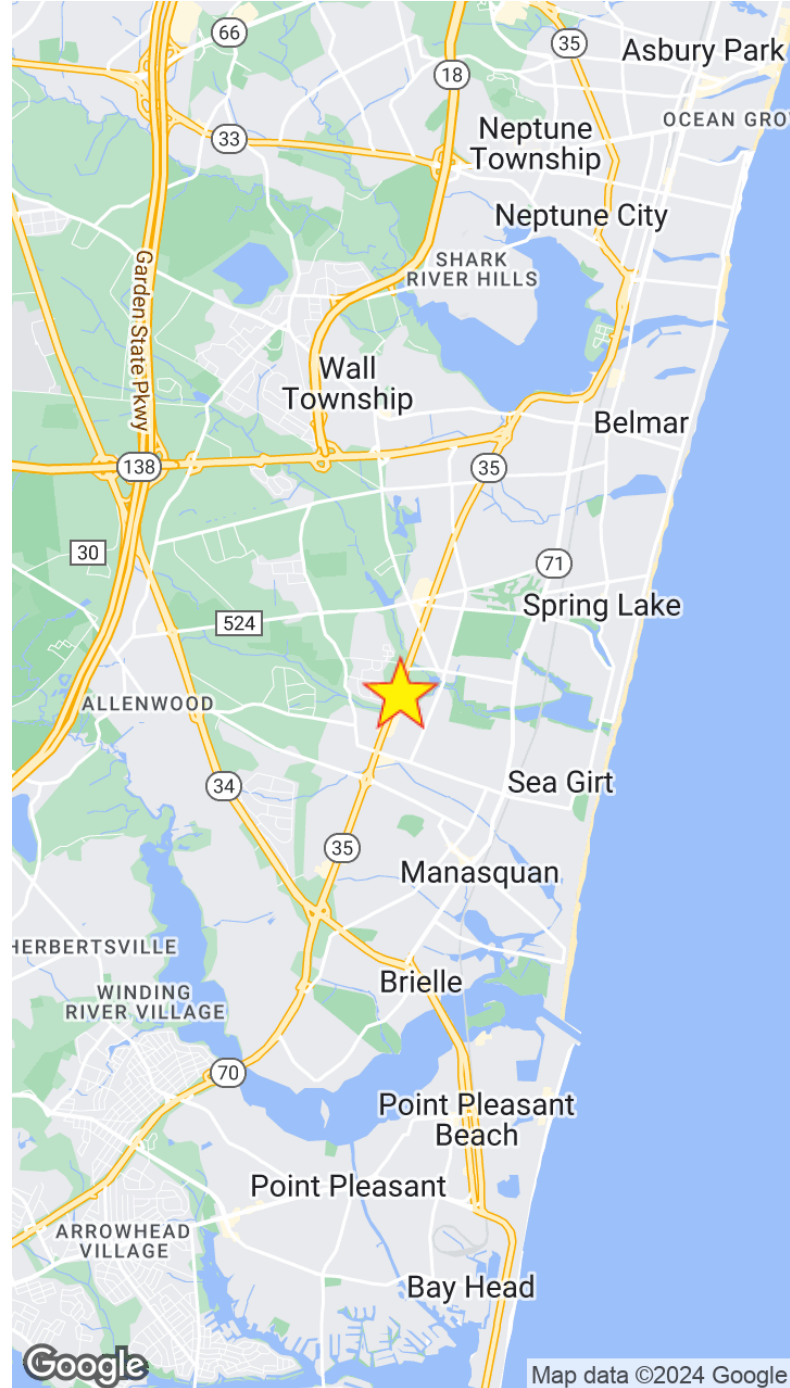
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LOCATION MAP



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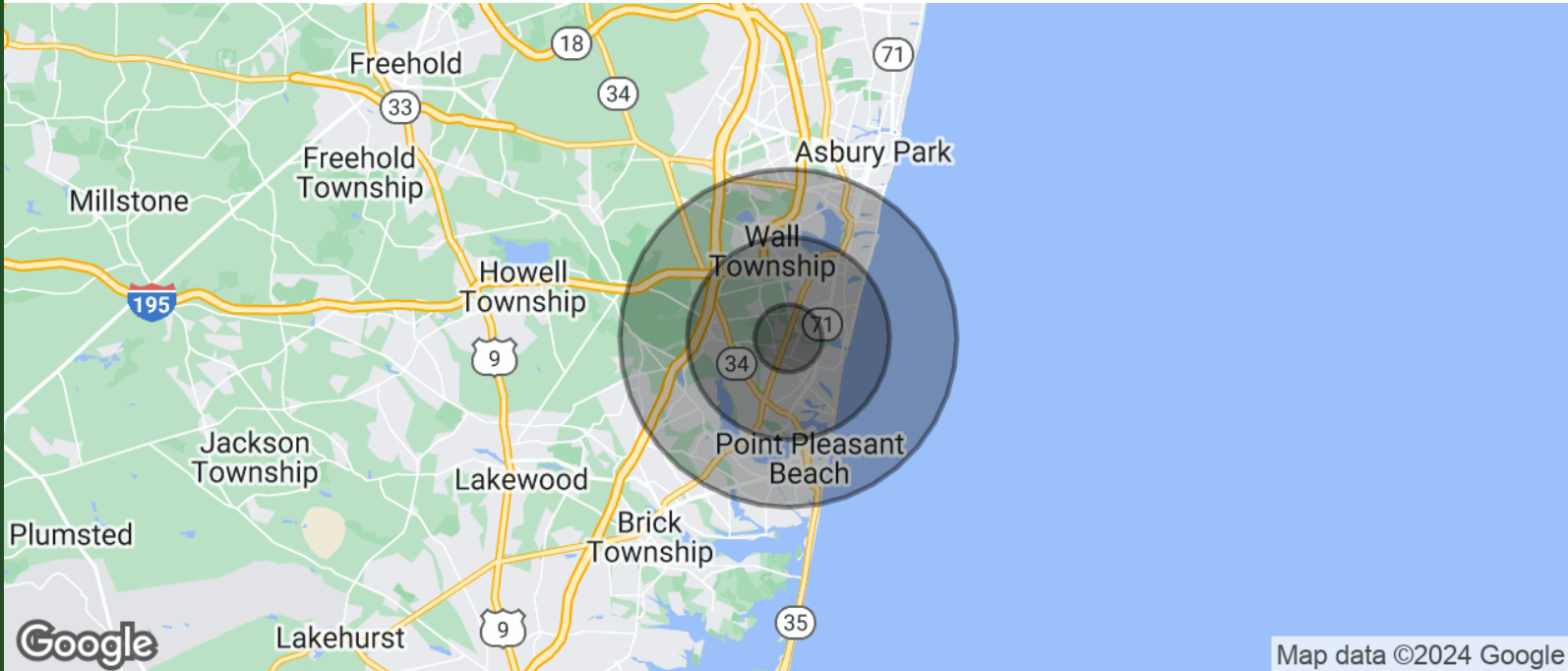
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,459	44,895	120,730
AVERAGE AGE	50	47	45
AVERAGE AGE (MALE)	48	46	44
AVERAGE AGE (FEMALE)	52	49	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,232	18,766	49,820
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	\$160,704	\$181,335	\$153,985
AVERAGE HOUSE VALUE	\$833,057	\$929,771	\$741,535

Demographics data derived from AlphaMap

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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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