

STATE OF THE ART OFFICE SPACE FOR LEASE



OFFERING SUMMARY

Building Size:	56,400 SF
Available Space:	2,269-19,124 SF
Lease Rate:	Negotiable
Availability:	Immediate
Lot Size:	5.08 Acres
Year Built:	2007
Parking:	316 parking spaces (5.6 per 1,000 sf)

PROPERTY OVERVIEW

Move-In Ready (for 2,269 - 4,657 sf suites)
Fully Furnished
Multiple Office Suites Ranging from: 2,269 – 19,124 sf
New Ownership
Plans for Lobby Upgrade Underway

LOCATION OVERVIEW

The Property has a prime location less than one mile from Exit 100 of the Garden State Parkway and two miles north of Interstate 195 in Wall Township, New Jersey. The Property is located in the Monmouth Shores Corporate Park and adjacent to a 113-room Courtyard by Marriott Hotel. It is conveniently located at the intersection of Routes 33 and 34, in close proximity to several major highways including the Garden State Parkway Exits 98 - 105, I-195 and Route 18.

The building is located along the Route 33/34 corridor in close proximity to the Monmouth Executive Airport, Jersey Shore Premium Outlets and numerous restaurants and shopping centers.



SHELDON GROSS REALTY, INC.

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FLOOR PLAN

4814 OUTLOOK DR. WALL TOWNSHIP NJ: 1st Floor 4,657 gross sf (could be divided into units of 2,269 or 2,388 SF)



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