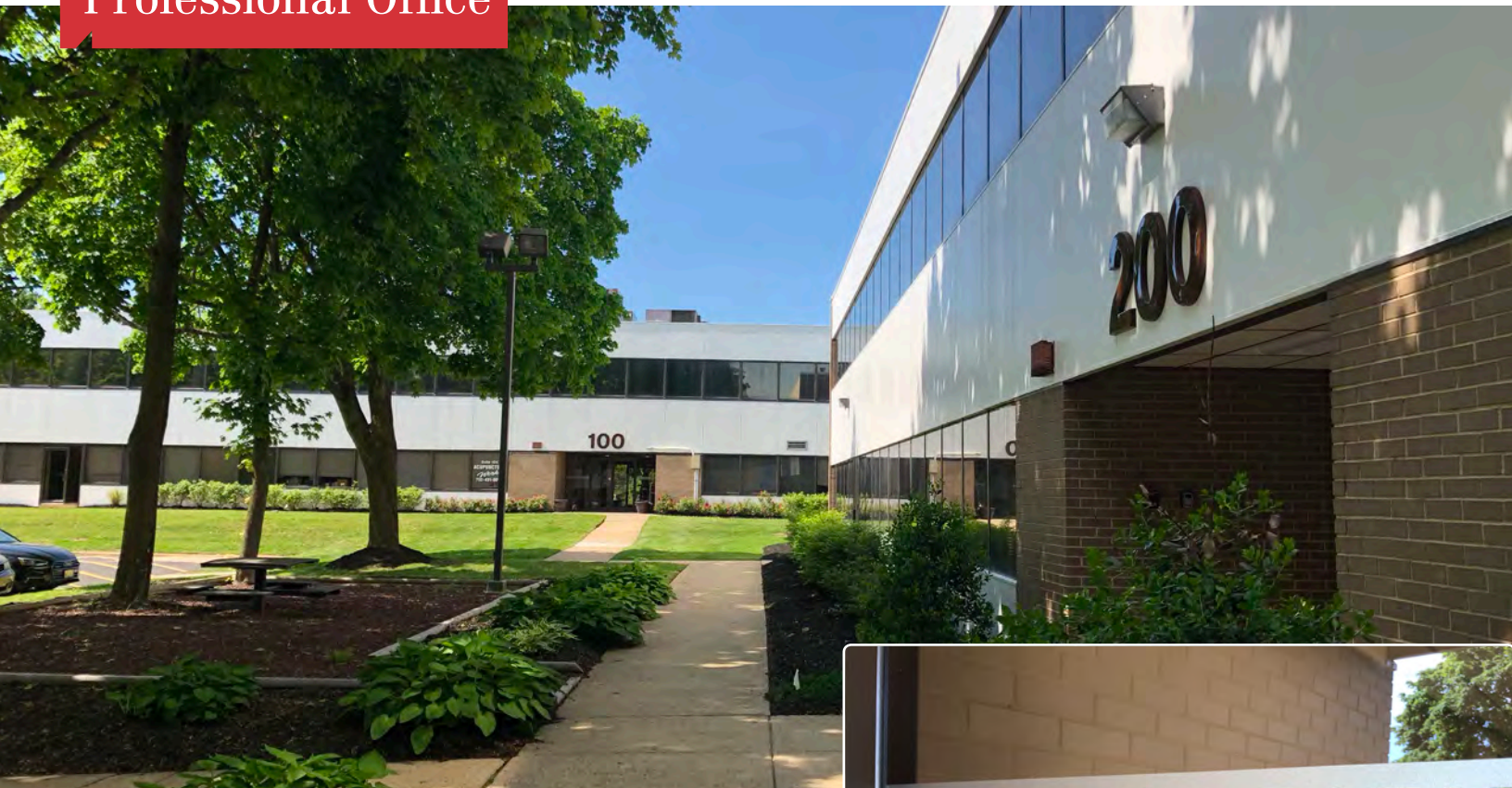


AVAILABLE FOR LEASE  
**Professional Office**

**Naimertz**

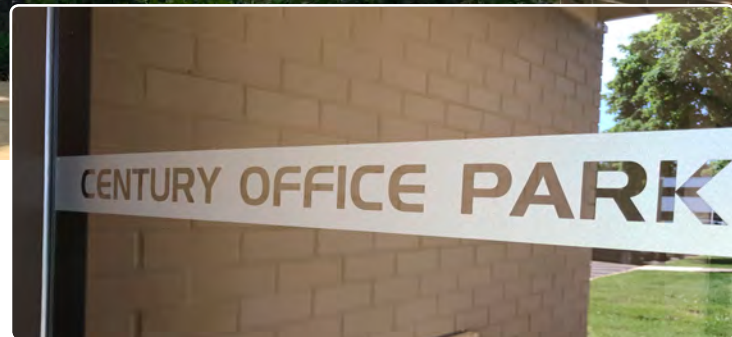


## Century Office Park

100-300 Craig Road, Manalapan, NJ 07726

### Property Description

- 77,373± SF comprising of three buildings
- Newly renovated lobby
- Two-story office buildings
- Built 1977
- Zoned Office Park (OP-3)
- Elevator served
- Men's and women's restrooms on each floor
- 300+ car parking
- Plenty of nearby amenities
- Located a short walk from Craig Road Park & Ride bus stop
- Directly off Route 9
- Minutes from the New Jersey Turnpike



#### Building 100:

- Suites from 500± SF up to 4,473± SF

#### Building 200:

- Suites from 784± SF up to 9,654± SF

#### Building 300:

- Suites from 436± SF up to 2,900± SF

Lease Rate

**\$17.50 PSF + electric**

For more information:

**Jonathan Klear**

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**Fred Meyer, SIOR**

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21 Roland Avenue  
Mount Laurel NJ 08054  
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[naimertz.com](http://naimertz.com)

Available Suites

Building 100:

- Suite 101            500± SF<sup>1</sup>
- Suite 102            3,973± SF<sup>1</sup>
- Suite 107B          1,084± SF
- Suite 110            750± SF
- Suite 203            1,104± SF
- Suite 205            1,352± SF<sup>2</sup>
- Suite 206            1,536± SF<sup>2</sup>
- Suite 207            879± SF<sup>2</sup>

<sup>1</sup>Can be combined for a total of 4,473±SF

<sup>2</sup>Can be combined for a total of 3,767±SF

Building 200:

- Suite 101            1,015± SF<sup>1</sup>
- Suite 102            999± SF<sup>1</sup>
- Suite 104            1,002± SF
- Suite 109            1,490± SF
- Suite 201            8,219± SF<sup>2</sup>
- Suite 202            1,435± SF<sup>2</sup>
- Suite 204            784± SF<sup>3</sup>
- Suite 205            1,467± SF<sup>3</sup>
- Suite 207            879± SF<sup>3</sup>

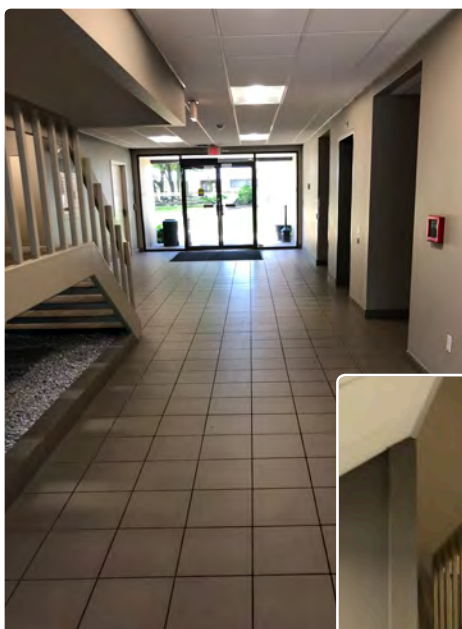
<sup>1</sup>Can be combined for a total of 2,014±SF

<sup>2</sup>Can be combined for a total of 9,654±SF

<sup>3</sup>Can be combined for a total of 3,130±SF

Building 300:

- Suite 202            506± SF
- Suite 206            2,900± SF
- Suite 211            436± SF



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### Location Information

- Located just off Route 9
- Easily accessible by both Exit 22 and 25 of Route 18
- Minutes from Freehold Mall
- Less than a 10 minute walk from Craig Road Park & Ride bus stop.

### Driving Distances to:

New York City	49.1 miles
New Jersey Turnpike (Exit 8)	14.2 miles
Garden State Parkway (Exit 109)	15.9 miles
Interstate 195 (Exit 28)	9.3 miles
Pennsylvania Turnpike	40 miles
Center City Philadelphia	62.8 miles
Philadelphia International Airport	70.6 miles
Port of Philadelphia - Packer Ave Terminal	64.4 miles
Port of NY/NJ - Newark-Elizabeth Terminal	37.6 miles

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Demographics	1 Mile	3 Miles	5 Miles
Population	6,136	53,918	114,340
Households	1,755	18,170	38,597
Med. Household Income	\$117,409	\$100,712	\$111,639

**Craig Road Park & Ride Bus Stop Lines**

- 63 Lakewood-Jersey City-Weehawken Express
- 64 Lakewood-Jersey City-Weehawken
- 67 Toms River-Lakewood-Newark
- 130 Lakewood-New York union Hill Express
- 132 Lakewood-New York Gordons Corner Express
- 139 Lakewood-New York

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