

# 312 APPLGARTH RD.

MONROE TOWNSHIP, NJ

**OFFICE SPACE FOR LEASE**



## RENAISSANCE CROSSING MEDICAL ARTS BUILDING

### Building Features

- › 45,000 SF two-story Class A office building
- › Well-maintained and -managed property
- › Great for medical or professional offices
- › Two elevators
- › Part of a mixed-use park and adjacent to a Chase Bank, Rite Aid and Dunkin Donuts
- › 5/1,000 SF parking
- › Signage available

### Space Features

- › Rental Rate \$24.50/SF Triple Net
  - › 1,242 SF Suite 110 (Relet)
  - › 3,721 SF Suite 205 (Relet)
  - › 6,400 SF Suite 208 (Raw)
  - › 2,107 SF Suite 209 (Relet)
- › Extensive buildouts in place for medical uses in Suites 110, 205 & 209
- › Quick occupancy
- › Work letter provided



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MONROE TOWNSHIP, NJ



- > Accessible from the east side of Exit 8A of the NJ Turnpike and Routes 33 & 130 in Monroe Township.
- > Access to abundant and well-educated labor pool as well as retail amenities.
- > In the midst of one of the most affluent US markets.
- > Boston, New York, Philadelphia, Baltimore and Washington are all within a 4 hour drive.
- > Convenient to many adult communities and amenities in Monroe.
- > Convenient to several regional hospital systems.



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