

APA HOTEL & OFFICE PARK

120 WOOD AVENUE SOUTH | ISELIN, NJ



American Properties
REALTY INC.

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BUILDING INFORMATION

Landlord: 120 Wood Avenue So., LLC

Building Age: renovated 2017

Building Size: 468,000 sft with 120,000 sft dedicated to office

Floors: 3-6 dedicated to office

Amenities: Onsite engineers; 3 restaurants; coffee bar; event & meeting rooms; hotel guest rooms; fitness center

Office Building Hours: 8 am—6 pm, Mon thru Fri; 9 am—1 pm, Sat; 24/7 keycard access

Construction Type: steel/concrete

Column Spacing: 30' x 30'

Height: 14' slab to slab; 9' finished

Parking: Ample parking

Telecom Service: Comcast; Verizon

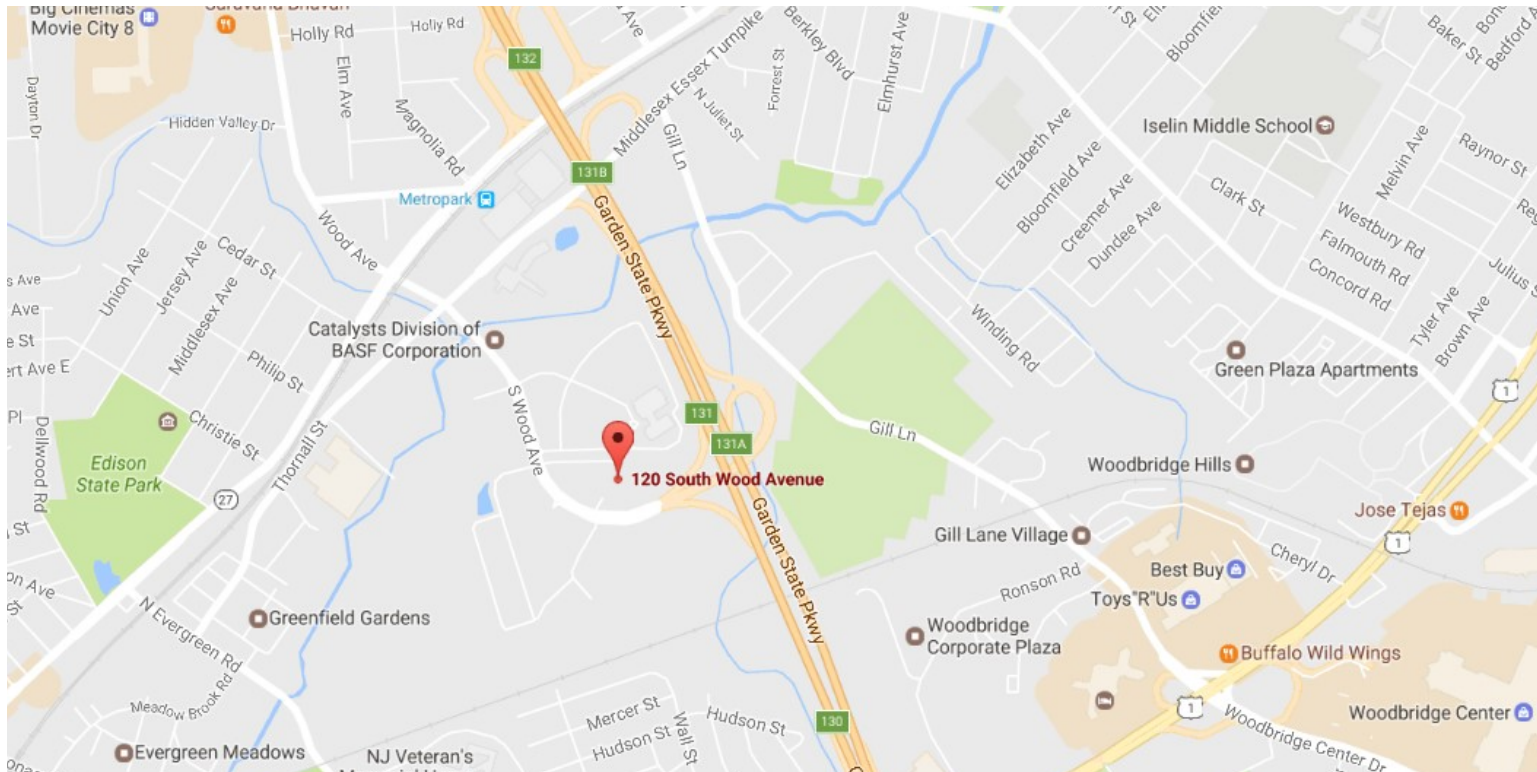
Additional: Office building pays 25.6% of property real estate taxes; no operating expense pass throughs

The logo for American Properties Realty Inc. features the words "American Properties" in a large, dark blue serif font. Above the letter "i" in "American" is a small red star with a wavy line above it. Below "American Properties" is the word "REALTY INC." in a smaller, red, all-caps sans-serif font.

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LOCATION



Easy access to major highways: Garden State Parkway, Route 1, Route 9, NJ Turnpike
Walking distance to Metro Park train

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AERIAL



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CONTACT

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EXCLUSIVE BROKER | AMERICAN PROPERTIES REALTY, INC.

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The logo for American Properties Realty Inc. features the company name in a serif font. 'American Properties' is in dark blue, and 'REALTY INC.' is in red. A small red star is positioned above the 'i' in 'Properties', and a red wavy line is above the 'A' in 'American'.

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