

FREEHOLD **OFFICE SPACE** FOR LEASE



ADDRESS: Pond View Professional Park
320 Professional View Drive, Building 300
Freehold, NJ

SPACE: 1,778 rentable (+-) square feet located on the second floor.

This is a corner office space with wrap around windows located in a newly constructed Class A medical/professional office building.

There are two common area lavatories and an elevator conveniently located in the lobby of the second floor.

Close to Route 18, Route 33, Route 9 & downtown Freehold.

This information is provided for informal discussion purposes only and is subject to error, modification and withdrawal without notice. All information should be independently confirmed.

EXCLUSIVELY PRESENTED BY :

CHARLES J. FRANK

LICENSED REAL ESTATE BROKER

BROTHERS COMMERCIAL BROKERAGE, INC.

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Set upon 12 parklike acres this property is located in close proximity to CentraState Medical Center, a general medical and surgical hospital in Freehold, NJ, with 283 beds. Survey data for the latest year available shows that 65,875 patients visited the hospital's emergency room. The hospital had a total of 14,444 admissions. Its physicians performed 3,108 inpatient and 4,231 outpatient surgeries

HVAC: Independently controlled and metered gas forced hot air, central a/c, and separately metered electric.

RENTAL RATE: \$24, NNN per square foot plus gas, electric, interior janitorial, operating expenses, and percentage increase over base year taxes.

CONDITION & TI: Space needs to be built out, Tenant Improvement Allowance to be negotiated.



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