

****Class A Medical Office Space****
Available for Lease
In the Heart of Old Bridge!

**42 & 50 Throckmorton Ln
Old Bridge, NJ**

Space Available:

Approx. 3,500 SF (42 Throckmorton Ln)

Approx. 1,650 SF (50 Throckmorton Ln)

Close to Rt. 9, Rt. 516, & Rt. 18!



42
MEDICAL ASSOCIATES OF MARLBORO, P.C.
Cardiology & Internal Medicine
S. CHAUDHRY, M.D., FACC BABAR MIRZA, M.D.
RAVINDRA PATEL, M.D., FACC RANA JAFRI, M.D.
JAYENDRA PATEL, M.D., FACC CRAIG PRICE, M.D., FACP
V. BHATNAGAR, M.D., FACC SEEMA VARMA, M.D.
ENDO - SURGI CENTER AT OLD BRIDGE
JFK Diagnostic Cardiology Center

- Abundant Parking
- Pylon Signage
- Easy Access
- Strong Demographics
- Maximum Exposure



42
MEDICAL ASSOCIATES OF MARLBORO, P.C.
Cardiology & Internal Medicine
S. CHAUDHRY, M.D., FACC BABAR MIRZA, M.D.
RAVINDRA PATEL, M.D., FACC RANA JAFRI, M.D.
JAYENDRA PATEL, M.D., FACC CRAIG PRICE, M.D., FACP
V. BHATNAGAR, M.D., FACC SEEMA VARMA, M.D.
• ENDO - SURGI CENTER AT OLD BRIDGE
JFK Diagnostic Cardiology Center

KROLL
COMMERCIAL REALTY_{L.L.C.}

Eric Starker@732-613-8100 ext.16
estarker@krollcommercial.com

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable but no warranty or representation is made as to the accuracy there of and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice.

KROLL

COMMERCIAL REALTY_{LLC}

Confidentiality & Disclaimer

All material and information received or derived from Kroll Commercial Realty, LLC and/or any affiliated individual/party are provided without warranty or guarantee as to completeness or accuracy, compliance or lack of compliance with applicable governmental requirements, developability, condition, or suitability, past, current, projected financial performance of the property, intended use or any and all other matters. Information furnished by Kroll Commercial Realty, LLC, including affiliated individuals, is not a substitute for a party's active conduct of its own due diligence.

All individuals, parties, and/or entity are urged to verify all information and to conduct their own research and/or inspections including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by consulting appropriate independent professionals. Kroll Commercial Realty, LLC, and/or any affiliated individual/party do not serve as a financial advisor of any nature. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may not reflect actual performance. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

All matters, including but not limited to; legal, tax, title, insurance, financial, should be discussed with a legitimate professional in the relevant field. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with the following, but not limited to; appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Kroll Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.

Each party shall conduct its own independent investigation and due diligence.