

KROLL

COMMERCIAL REALTY L.L.C.

AVAILABLE: TURN-KEY MEDICAL OFFICE

LAYOUT IS CONDUCIVE TO POST COVID-19 GUIDELINES

**MAJOR HIGHWAY EXPOSURE (ROUTE 18)
EAST BRUNSWICK/OLD BRIDGE BORDER, NJ**

Close Proximity to Hackensack Meridian Health Raritan Bay Hospital

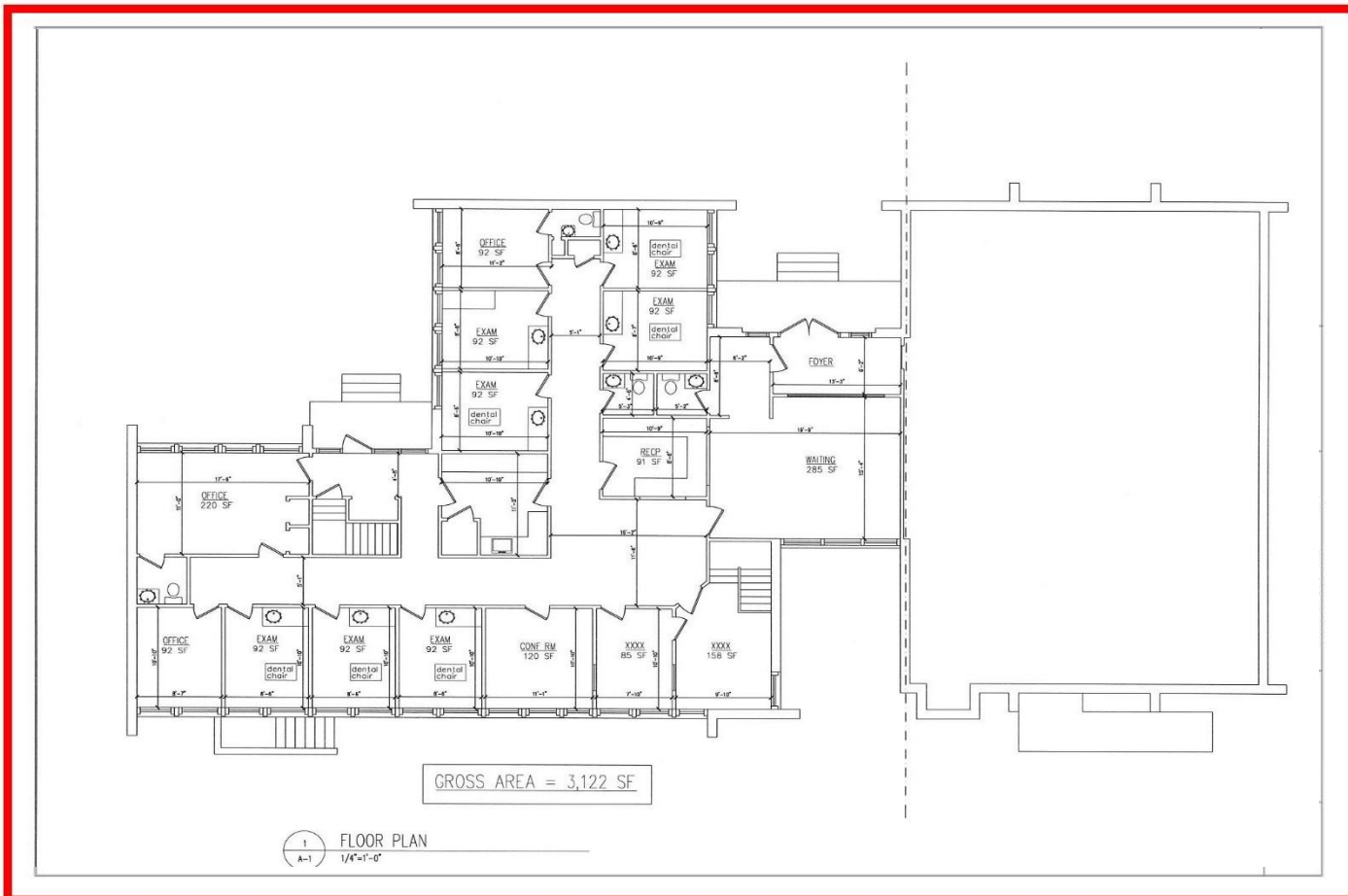
- **Very visible pylon & awning sign from Route 18 with 60,000+ cars passing this site daily**
- **Close Proximity to Hackensack Meridian Health Raritan Bay Hospital**
- **Brick Building w/ new LED lighting throughout**
- **7 Private Patient Rooms**
- **4 Private Bathrooms**
- **3 Private Offices**
- **2 Entrances with a Private Entrance**
- **Consultation Room and Laboratory**
- **Spacious waiting area—allowing for social distancing**
- **Ample on-site parking**
- **All Furniture, Fixtures, and Equipment Remain for New User**



CALL FOR MORE INFORMATION AND A LINK TO A PRIVATE VIRTUAL TOUR
Adrian Kroll : 732-613-8100 ext.16 or 732-735-1313

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 thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

AVAILABLE SPACE DETAILS



UPPER LEVEL (Layout of Available Space)

- 7 Exam Rooms.
- 3 Private Offices.
- Reception Area.
- Waiting Room.
- Two Entrances, including Private Doctor's Entrance.
- 4 Bathrooms.
- Kitchenette.
- Conference Room.

LOWER LEVEL (Layout of Available Space)

- Kitchenette/Break Room.
- Bathroom.
- Additional Private Offices.
- Open Area.
- Large Storage Area.
- 3 Forms of Ingress and Egress, Including Outside Entrance and Parking Lot Access.

KROLL

COMMERCIAL REALTY L.L.C.

Demographics for 30 Route 18, Old Bridge

	1 Mile	3 Miles	5 Miles
2019 Total Population: Adult	8,717	77,274	171,959
2019 Total Employees	220	2,803	6,393
2019 Household Income: Average	\$108,441	\$102,943	\$111,690



CALL FOR PRICING & APPOINTMENT

Adrian Kroll @732-613-8100 ext.16
akroll@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 thereof and same is submitted subject to errors, omissions, change of price, rental or withdrawal without notice. Reference to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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.