



OFFICE SPACE FOR LEASE

1720 STATE ROUTE 34
WALL, NJ



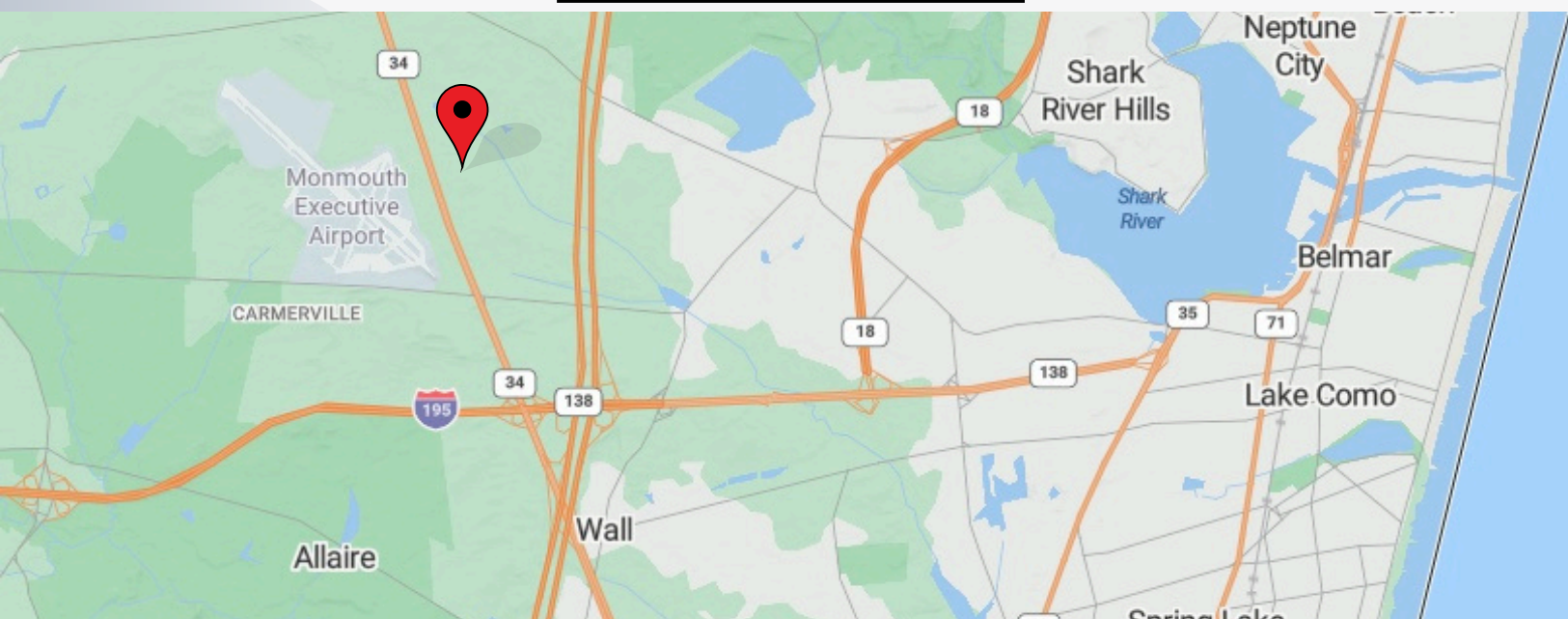
PROPERTY HIGHLIGHTS:

- +/- 4,100 SF second-floor professional office suite with a functional layout, excellent window line, and abundant natural light.
- Prime Route 34 Frontage — Highly visible location with strong signage opportunities and steady traffic counts
- Excellent Regional Access — Direct connectivity to Garden State Parkway (Exit 98), Route 33, and Route 18
- Modern Building Design — Glass curtainwall façade with attractive atrium providing abundant natural light
- Well-Suited For — Professional offices, medical practices, and a wide range of commercial users seeking visibility and accessibility in Monmouth County



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FOR MORE INFORMATION, PLEASE CONTACT: 732.720.0538

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EXCLUSIVE BROKER

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