



434 Route 18

Upon Request

Office Space Available – Prime Location Above a Major Retailer

Private offices and co-working spaces available for rent on the second floor (no elevator) directly above LensCrafters, offering excellent visibility, easy access off U.S. Highway 18 and Old Bridge Turnpike, and all the advantages of a high-traffic retail location. The offices are also approved for retail use, providing flexibility for a variety of business types.

This...

- **Visibility & Access:** High-traffic retail location with easy access off U.S. Highway 18 and Old Bridge Turnpike.
- **Prime Location:** Second-floor location above a well-known national retailer in a freestanding location.
- **Large Retail Presence:** Offers the exposure and advantages of a high-traffic retail center.
- **Signage:** Lighted pylon sign with highway visibility, space to advertise your business.
- **Use Flexibility:** Offices are approved for retail use.



Rental Rate: Upon Request

Min. Divisible: 120 SF

Property Type: Office

Building Class: B

Rentable Building Area: 10,500 SF

Year Built: 1989

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: Upon Request

2nd Floor Ste 202 A

1

Space Available	120 - 900 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Offices are around the perimeter of the space. Private individual spaces available for lease.

2nd Floor Ste 202B

2

Space Available	600 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	TBD
Built Out As	Standard Office
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Option to lease entire space or individual office, call for more information.

2nd Floor Ste 203A

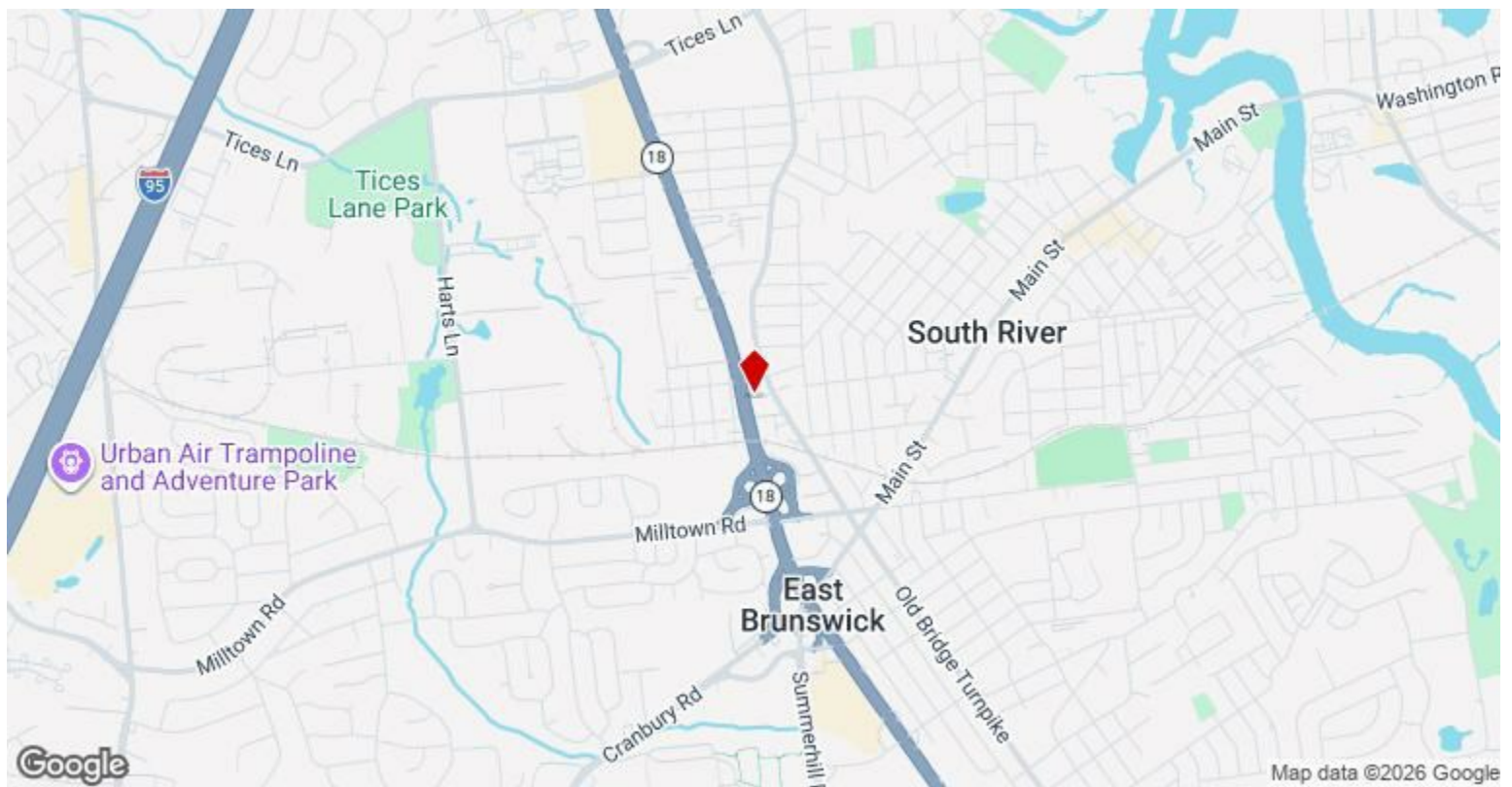
3

Space Available	140 - 1,045 SF
Rental Rate	Upon Request
Date Available	60 Days
Service Type	Negotiable
Built Out As	Law Firm
Space Type	Relet
Space Use	Office/Retail
Lease Term	3 - 5 Years

Tenant controls HVAC. The unit is three years new and have-fresh air intake. Office or retail use. LED lighting All doors are solid Birch w/stainless steel hardware. Sky Lights in all offices and reception area. Carpet throughout. Building doors locked for security.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
LensCrafters Inc	-	June 2030



434 Route 18, East Brunswick, NJ 08816

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This all-steel and concrete building provides outstanding safety, comfort, and efficiency. It is fully sprinklered and features two secured outside entrance doors leading to the second-floor hallway on both sides of the building. The second floor also includes locked men's and women's restrooms for tenant use. The building is accessible 24/7 for your convenience.

The property offers ample parking on all four sides of the building, ensuring convenient access for tenants and visitors, and includes space on a lighted pylon sign with excellent highway visibility to advertise your business. Energy efficiency is built into every detail — from high-performance glass to a new, tenant-controlled HVAC system with outside air economizers.

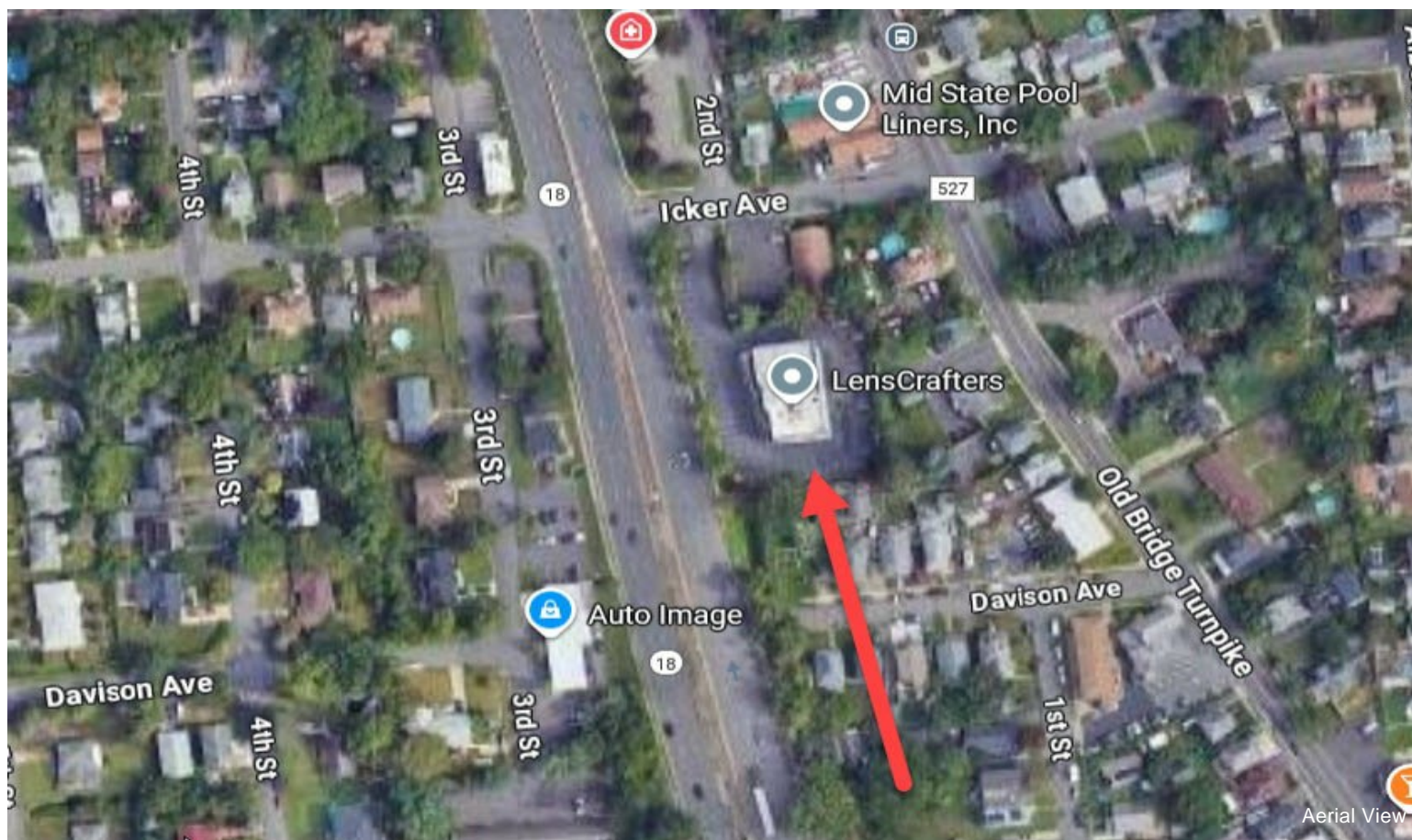
Recent improvements (2024) include a newly paved parking lot, fresh exterior paint, and a new roof.

Contact us today for details or to schedule a tour.

Property Photos



Property Photos



Property Photos



Suite 202B



Suite 203A

Property Photos



Suite 203B



Suite 203B