



OFFICE / MEDICAL SPACE FOR LEASE

1959 STATE ROUTE 34
WALL, NJ

ALLENWOOD CORPORATE PARK

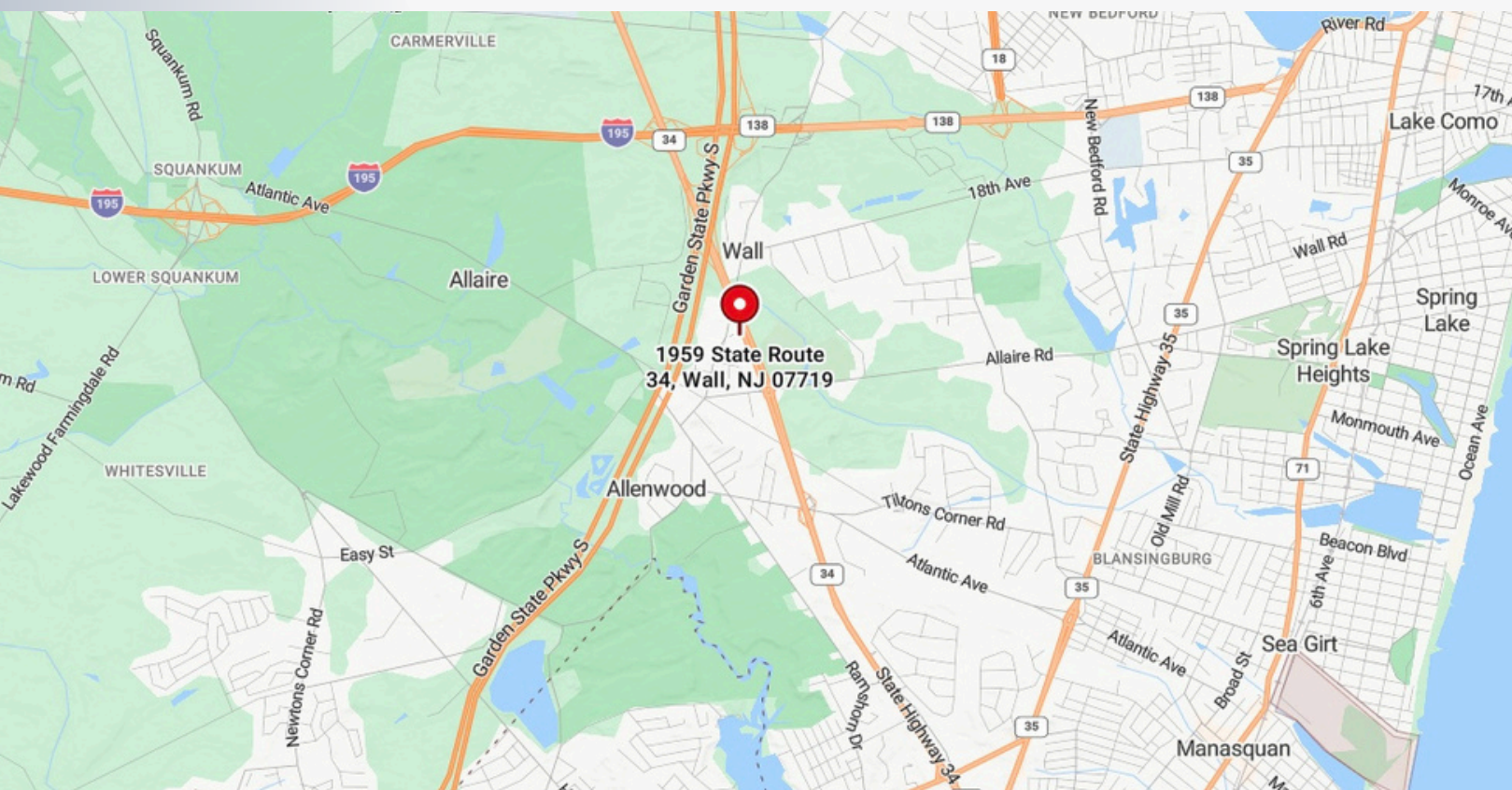


PROPERTY HIGHLIGHTS:

- +/- 6,250 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), immediate access to Routes 34, 138, 195, 35 & 18
- Modern Building Design — Two-story brick professional buildings with covered entry, ample surface parking, and high-quality common-area finishes
- 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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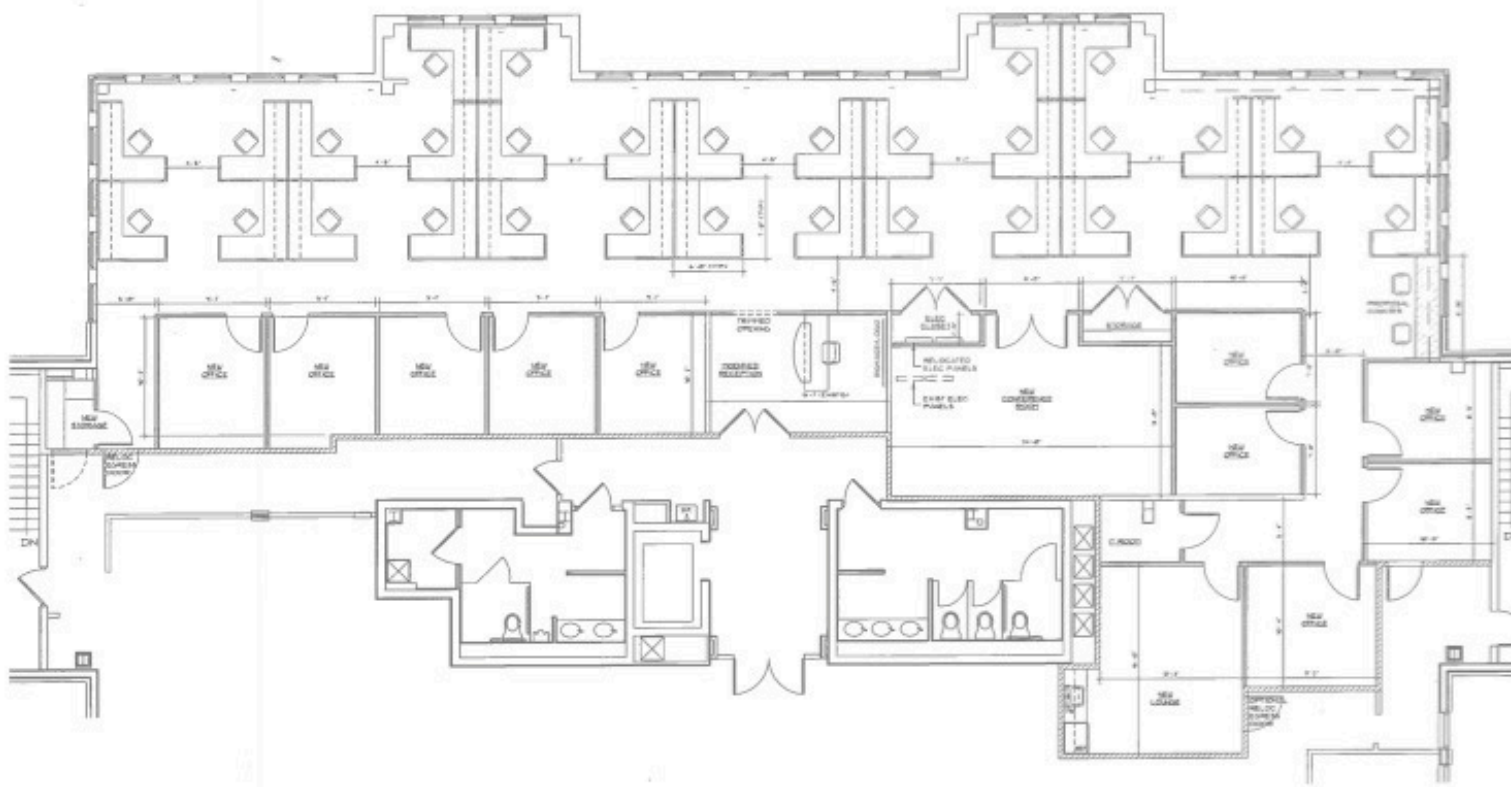
**EXCELLENT REGIONAL ACCESS — DIRECT CONNECTIVITY TO GARDEN STATE PARKWAY
(EXIT 98), IMMEDIATE ACCESS TO ROUTES 34, 138, 195, 35 & 18**



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FLOOR PLAN



FOR MORE INFORMATION, PLEASE CONTACT: 732.720.0538

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EXCLUSIVE BROKER

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