

CREATE.
PRODUCE.
SCALE.

EIGHTY ONE
CORBETT WAY

EATONTOWN, NEW JERSEY 07724



PROPERTY OVERVIEW - 30,268 SF (DIVISIBLE)

INTERIOR FEATURES

LARGE CONFERENCE ROOM | SERVER ROOM | LARGE KITCHEN | MAIL ROOM | MENS & WOMENS BATHROOMS

27
PRIVATE
OFFICES

65-75
WORKSTATIONS
(in place / space for)

6
TECH LABS

3
HUDDLE
ROOMS

2
SMALL
CONFERENCE
ROOMS

2
PRIVATE
BATHROOMS

ADDITIONAL FEATURES

WAREHOUSE, 18-FOOT CEILING | 1 GRADE LEVEL, 12-FOOT DOOR | 2 POTENTIAL LOADING DOCKS

100
PARKING
SPACES

1
EV CHARGER

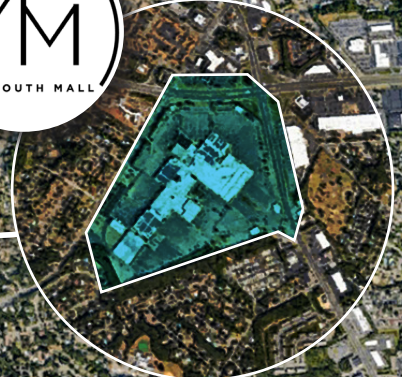
100 kW
STANDBY
KOHLER
GENERATOR

AERIAL VIEW / MAP

NETFLIX
STUDIOS
FORT MONMOUTH



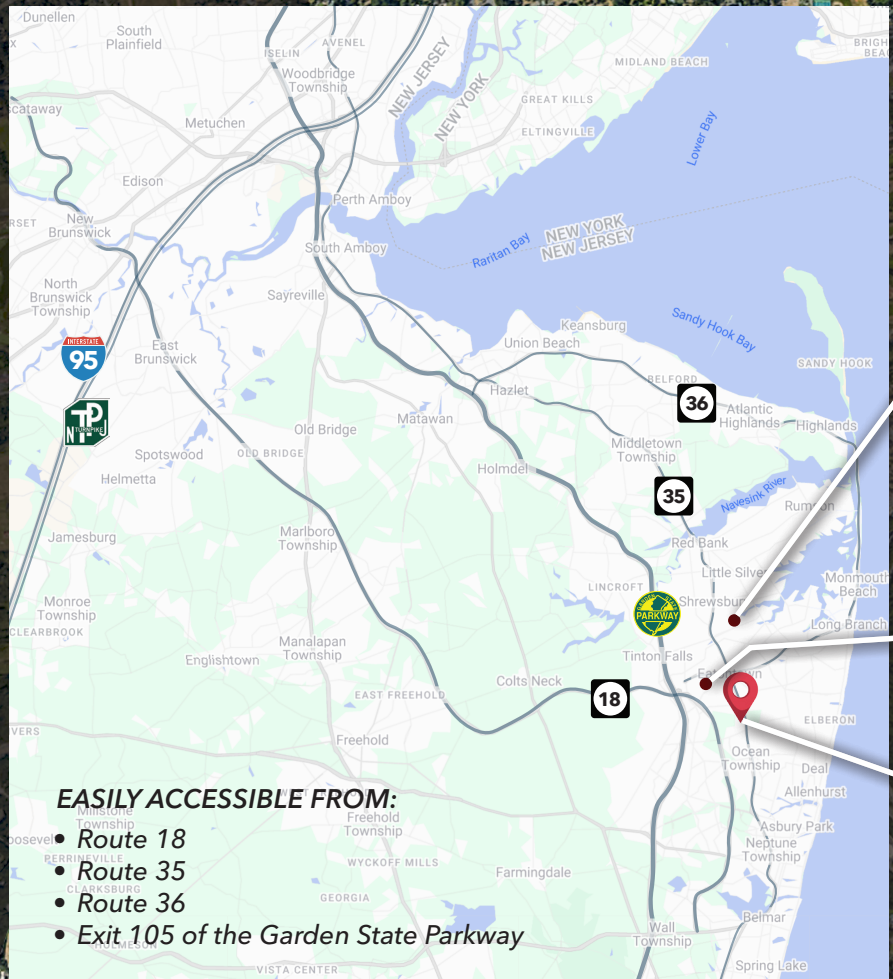
MM
MONMOUTH MALL



81
CORBETT
WAY

MONMOUTH MALL
1.25 miles / 5 minutes

NETFLIX STUDIOS
3.5 miles / 15 minutes



EASILY ACCESSIBLE FROM:

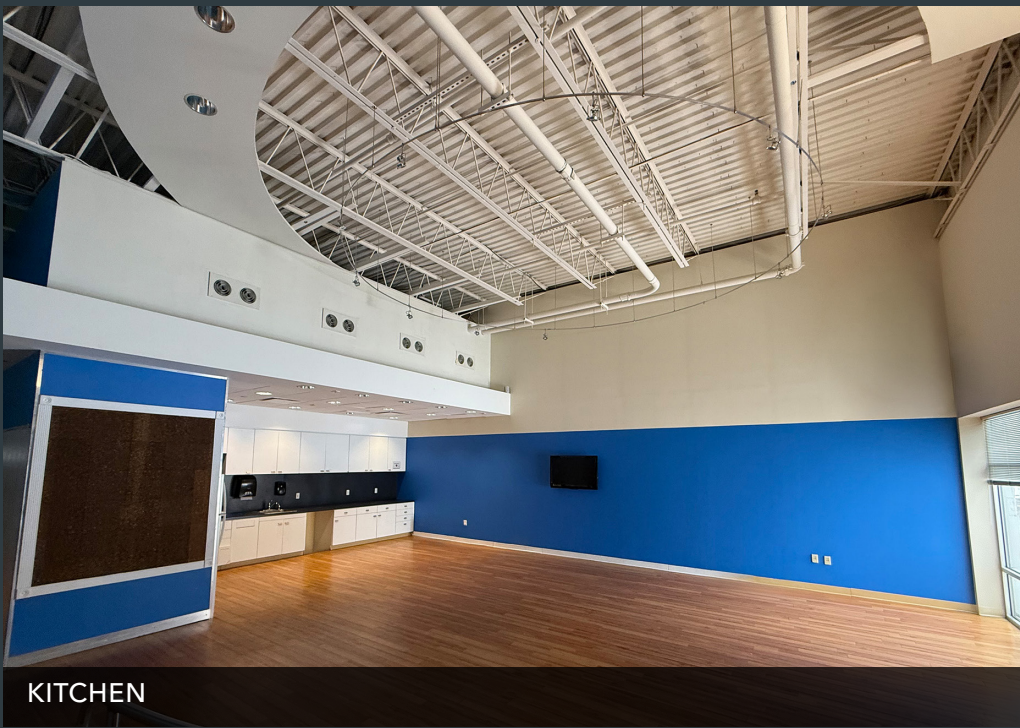
- Route 18
- Route 35
- Route 36
- Exit 105 of the Garden State Parkway



PRIVATE OFFICE



WORKSTATIONS



KITCHEN



OPEN OFFICE AREA

UNIQUE, HI-TECH, FLEX BUILDING WITHIN 15 MINUTES FROM NETFLIX STUDIOS

EXCLUSIVE BROKERS:

MARK FOWLER, SIOR
Senior Managing Director
(732) 996-2966
mark.fowler@lee-associates.com

ISA FOWLER
Associate
(732) 233-5785
isa.fowler@lee-associates.com



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