



Office #1



Office #2



Office #3



Office #4

FOR SALE OR LEASE 400 Perrine Rd.
 Suite 409, 2nd Floor
 Old Bridge, NJ

AVAILABLE:

1,136 SF

Join RJ Brunelli, Apollonia Family Dental, NJ Vision & Dry Eye Center, Ambulatory Surgery Center, Nowline Management/Elliott Loeb, and Comprehensive Dental Associates at 400 Perrine.

Prime Location: In the Old Bridge Professional Plaza, a corner view suite with abundant natural light.

Versatile Space: 1,136 square feet of customizable space, ideal for various professional needs. Four offices, generous common area, private rest room, equipment/storage closet, and elevator access.

Connectivity: located on Perrine Road, with connections to Route 9 and Route 34.

8 minutes away from Garden State Parkway.

Transport Links: Convenient access to Routes 18, 35, and the NJ Turnpike.

Sale - Asking \$300,000

Demographics

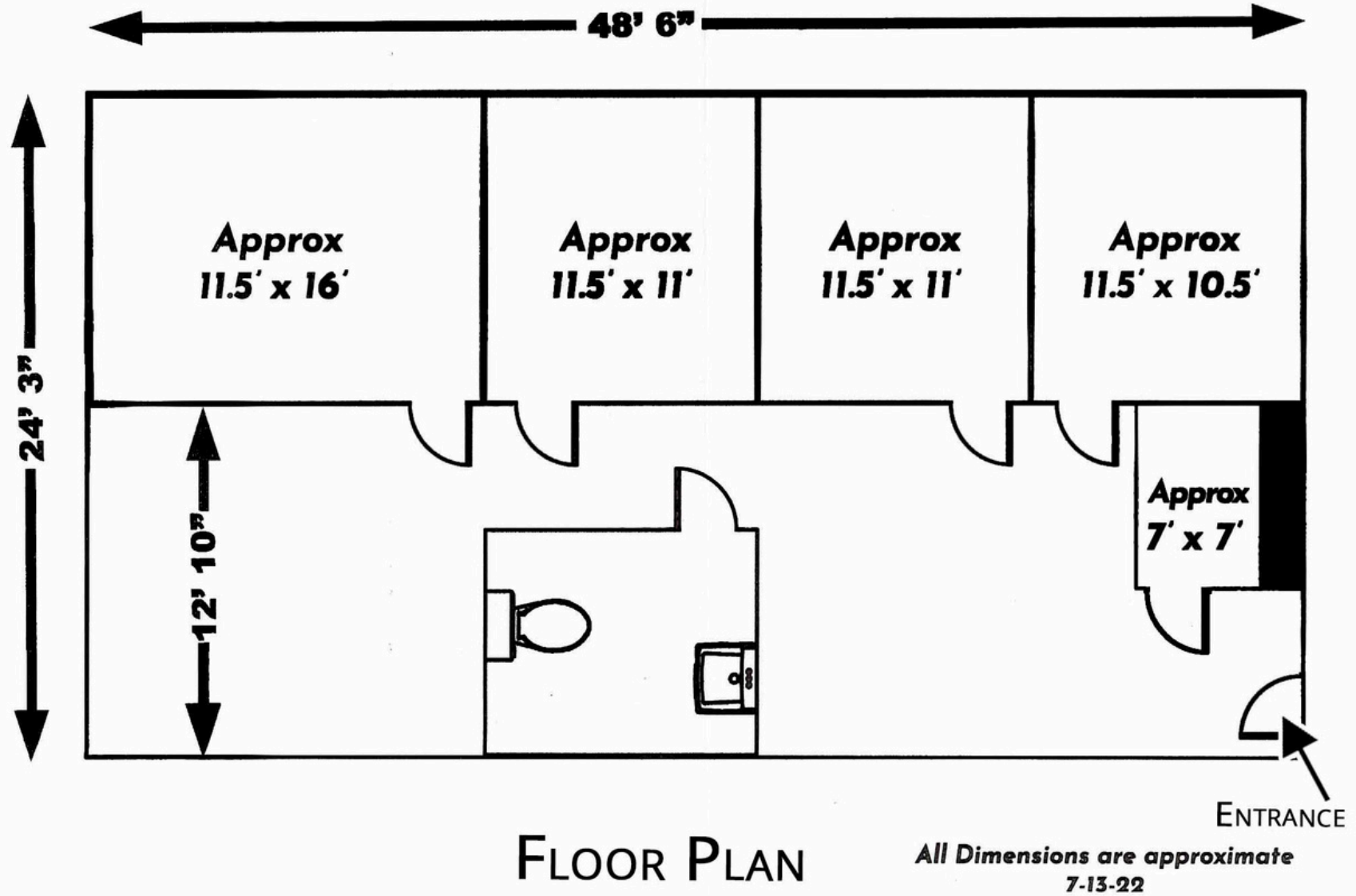
	1 Mile	3 Miles	5 Miles
Population:	6,299	69,568	180,054
HH Income:	\$110,300	\$107,459	\$119,420
Daytime Pop	4,467	51,795	141,498

Total GLA

1,136 SF

Traffic Counts

Route 35	16,926 Cars Per Day
Route 9	78,492 Cars Per Day







400 Perrine Rd.

AVAILABLE FOR SALE OR LEASE

CONNECT WITH US TODAY



JOHN LENAZ

jlenaz@rjbrunelli.com

c: 732-690-2800



R.J. Brunelli & Co., LLC,
400 Perrine Rd, Ste 405 Old Bridge, NJ 08857

732-721-5800 www.rjbrunelli.com

All information is from sources believed reliable and has not been independently verified. No representation is made to the accuracy of information herein, which is subject to errors, omissions and modifications. Licensed in NY, NJ, CT, & PA.

7/14/26