

Old Bridge Professional Plaza | 300 Perrine Road | Old Bridge, NJ 08857

**FOR SALE OR LEASE**

**909 - 2,875 SF NEW FINISHED PROFESSIONAL OFFICE SUITES**



### PROPERTY DESCRIPTION

Newly finished, contiguous professional office suites located on the first floor of Building 300 at Old Bridge Professional Plaza, a 100,000 SF business and medical park situated on Routes 9 and 34.

### PROPERTY HIGHLIGHTS

- **Availability:** Suites are available for sale or lease individually or in combination, providing flexibility for a wide range of occupancy requirements
- **Suite Layout:** Three glass-front private offices, a large bullpen/open work area, kitchenette, and a large ADA-compliant restroom within the unit
- **Parking:** Ample parking with a ratio of 6 spaces per 1,000 SF, including one reserved parking space per unit
- **Prime Location:** Convenient access to Route 9, minutes from the Garden State Parkway, close to area hospitals, and within minutes of NJ Transit bus and rail service to NYC
- **Occupants:** Consultants, architects, dentists, primary care physicians, and medical specialists
- **Building Features:**
  - Energy-efficient aluminum paneling
  - High-quality electrical, HVAC, fire protection, and security systems
  - Modern communications infrastructure, including business cable and FiOS
  - Well-maintained lobby with elevator access and marble floors

### OFFERING SUMMARY

<b>Sale Price:</b>	\$825,000 (\$275,000/Suite)
<b>Lease Rate:</b>	\$2,750/month per suite, MG plus utilities

### AVAILABLE SUITES:

Suite 308:	999 SF
Suite 309:	967 SF
Suite 310:	909 SF
<b>Total Contiguous SF:</b>	<b>2,875 SF</b>



**MATTHEW LOBOCCHIARO**

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# INTERIOR PHOTOS



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# FLOOR PLAN



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# LOCATION MAPS



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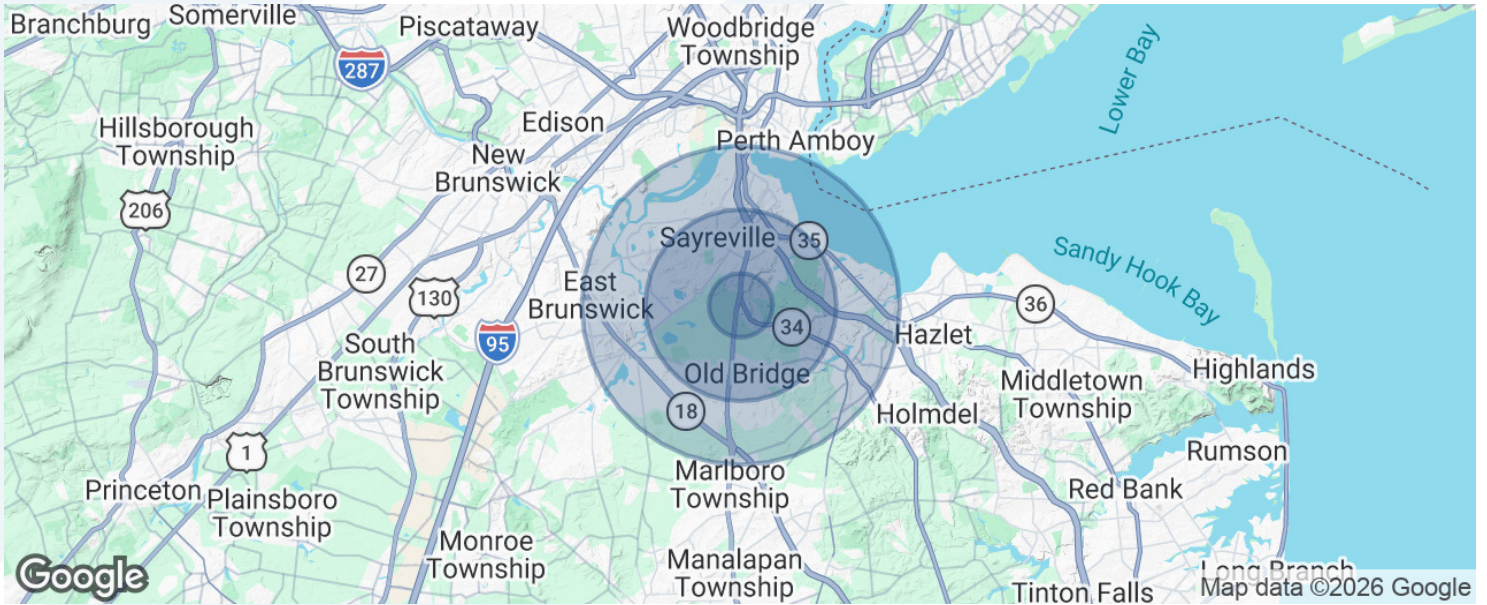
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# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,154	68,926	170,454
Median age	38.9	38.7	39.0
Median age (Male)	39.4	38.5	38.4
Median age (Female)	37.8	38.7	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,454	25,699	61,647
# of persons per HH	2.6	2.6	2.8
Average HH income	\$93,792	\$100,645	\$104,202
Average house value	\$345,044	\$376,077	\$386,479

\* Demographic data derived from 2020 ACS - US Census

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