



CRAWFORD EXCHANGE

791 HOLMDEL ROAD | HOLMDEL, NJ

51,000 SF MEDICAL OUTPATIENT BUILDING FOR LEASE BUILD-TO-SUIT OPPORTUNITY

AT THE INTERSECTION OF ACCESS AND AFFLUENCE.
BUILT FOR WHAT COMES NEXT.



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NAI Global

HEALTHCARE
ADVISORY
GROUP

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

A NAME KNOWN
WORLDWIDE



Memorial Sloan Kettering
Cancer Center

MONMOUTH

3.6 MILES | EXIT 114



**3.6
MILES**

EXIT 114

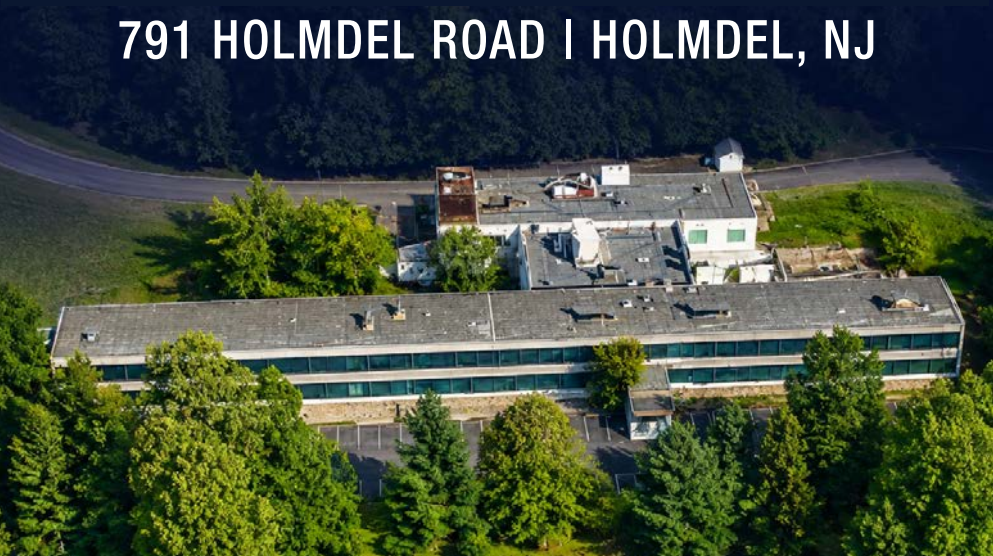
One of the world's most recognized names in cancer care, Memorial Sloan Kettering's Monmouth campus places nationally renowned specialty care just minutes from Crawford Exchange.

ONE ADDRESS
BETWEEN THEM



CRAWFORD EXCHANGE

791 HOLMDEL ROAD | HOLMDEL, NJ



SURROUNDED BY
ESTABLISHED CARE

A NETWORK
KNOWN REGIONALLY



Hackensack
Meridian *Health*
Bayshore Medical Center

BAYSHORE MEDICAL CENTER

1.5 MILES | EXIT 117



**1.5
MILES**

EXIT 117

New Jersey's largest health network maintains a significant Monmouth County presence, with Bayshore Medical Center just minutes from Crawford Exchange and an established network of care across the region.

THE OPPORTUNITY



CRAWFORD EXCHANGE

791 HOLMDEL ROAD | HOLMDEL, NJ

A purpose-built 51,000-square-foot outpatient destination in Monmouth County, among New Jersey's fastest-growing counties.

- Minutes from Hackensack Meridian Bayshore Medical Center
- Minutes from Memorial Sloan Kettering
- Adjacent to Bell Works, the 2-million-SF metroburb
- Affluent, well-insured patient base
- Strong healthcare market fundamentals
- Class A space built to your requirements



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51,000 SF

Across Two Full Floors

\$28.00/SF NNN

Rental Rate

Class A Medical

Build-to-Suit

PROPERTY HIGHLIGHTS



**97% SUBMARKET
OCCUPANCY**

Class A medical space of this scale is unavailable.



**51,000 SF
CONTIGUOUS**

Two full floors available individually or as a single, market-leading block.



**HMH BAYSHORE
MEDICAL CENTER • 1.05 MI**

Full-service Hackensack Meridian hospital and emergency department nearby.



**BUILT TO YOUR
SPECIFICATIONS**

New construction planned around your requirements before lease execution.



**MEMORIAL SLOAN
KETTERING • 3.6 MI**

Established regional oncology campus minutes away.



**SINGLE-USER
IDENTITY**

Full-building occupancy with dedicated signage and address.



**BELL WORKS
ADJACENT**

Two million SF of office, retail, and dining at the landmark Bell Labs campus.

BUILT FOR THE WAY CARE IS DELIVERED NOW



PROMINENT BUILDING IDENTITY

Signage available for a single occupant or multiple tenants.



EFFICIENT FLOOR PLATES

Built for modern healthcare delivery.



IMAGING-READY CEILING HEIGHTS

Built to accommodate modern medical and mechanical systems.



TWO FULL FLOORS

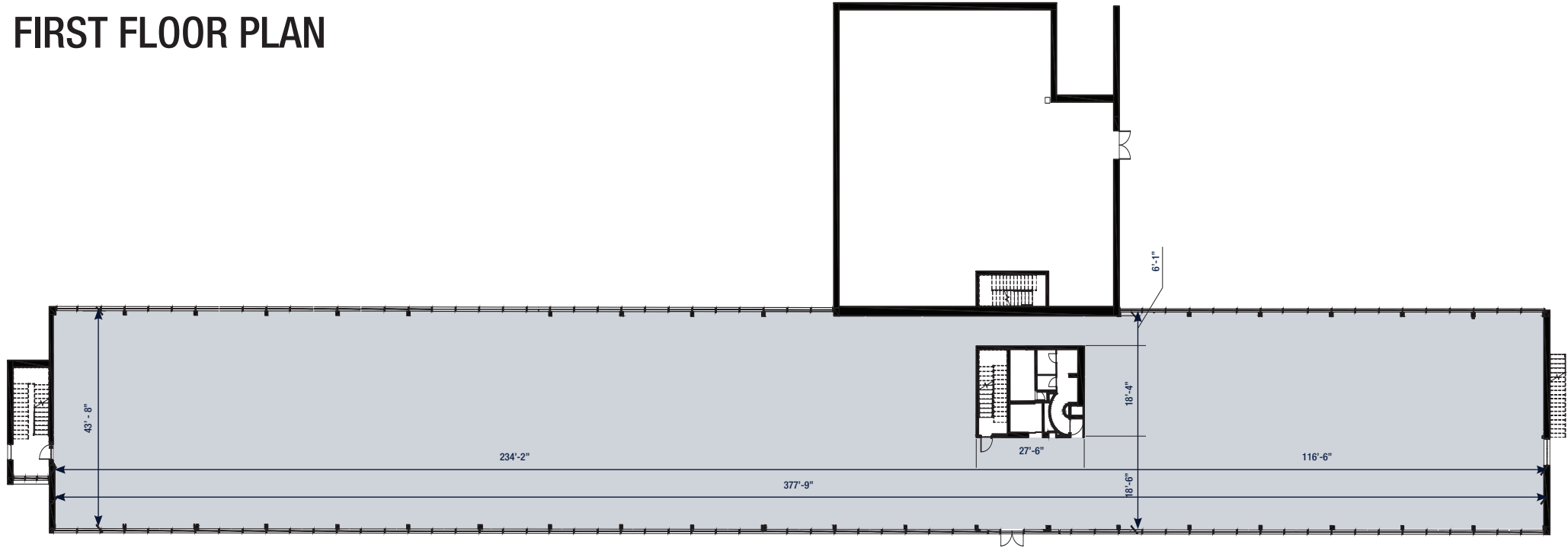
New construction designed around clinical requirements.



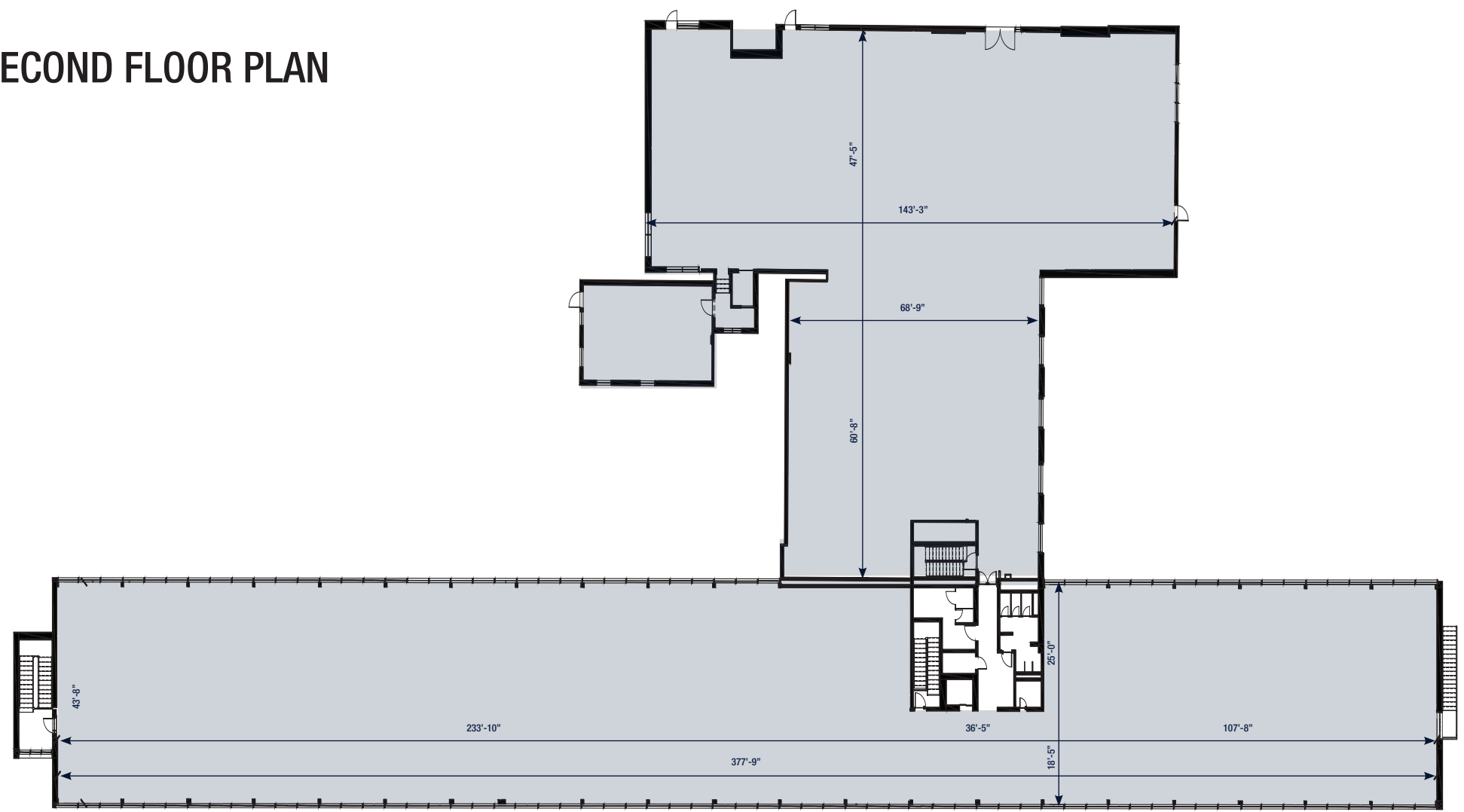
CLINICAL-SCALE PARKING

Capacity designed for higher patient and staff volumes.

FIRST FLOOR PLAN



SECOND FLOOR PLAN



CONCEPTUAL RENDERING



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THE PATIENTS ARE HERE

INCREASING HIGH INCOME POWER

Affluence continues to strengthen, with households earning \$200,000+ representing the largest and fastest-growing income segment.

AGING INTO CARE

The market is aging into peak healthcare utilization, with the 65+ population growing at four times the overall rate.

COMMERCIALLY INSURED

A strong commercial payer mix, led by employer-sponsored coverage.

BUILT FOR THIS

3% medical outpatient building vacancy. Crawford Exchange brings 51,000 SF of purpose-built outpatient space to one of the market's most supply-constrained healthcare corridors.

TRADE AREA DEMOGRAPHICS 3 MILE RADIUS

*Source: Revista MD demographic data, 2024.

139,952

Total Population



420

Physicians



\$144,192

Median Household Income



875

Providers

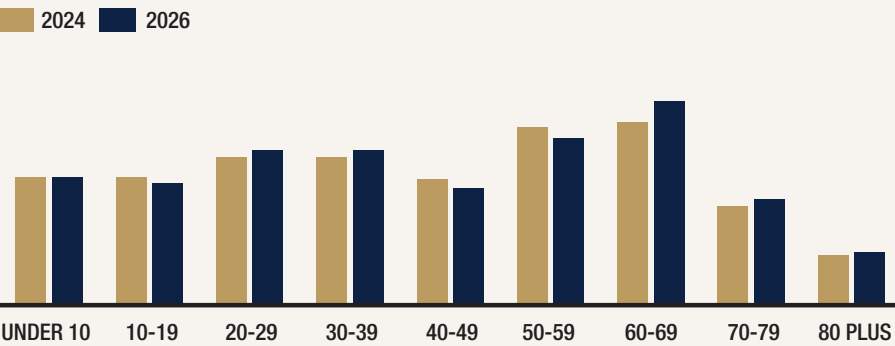


24,144

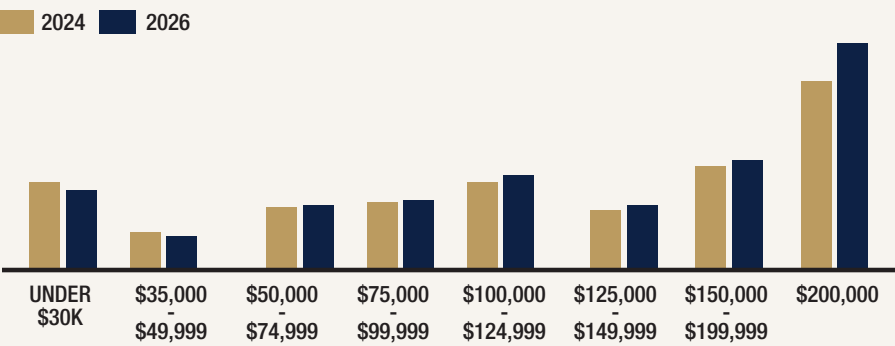
Population 65+



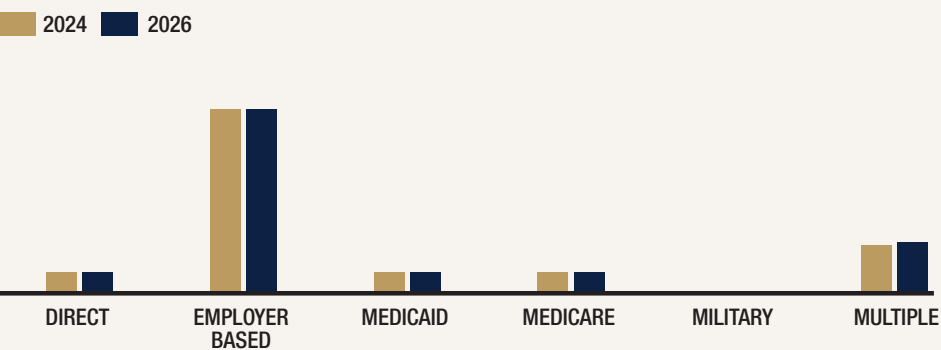
AGE DISTRIBUTION



INCOME DISTRIBUTION



INSURANCE MIX



ACCESS AND AFFLUENCE

Crawford Exchange is strategically positioned along the Garden State Parkway, with direct access to North and Central Jersey, the New York metro, and convenient rail and ferry connections to Manhattan.

REGIONAL ACCESS

HEALTHCARE ECOSYSTEM

- HMH Bayshore Medical Center - 1.5 miles
- Memorial Sloan Kettering - 3.6 miles
- HMH Riverview - 9.1 miles
- Vogel Medical Campus (Opening Early 2027) - 9.5 miles
- CentraState Healthcare System - 14.8 miles
- Monmouth Medical Center - 16.4 miles
- HMH Metropark - 16.4 miles

ACCESS & CONNECTIVITY

GARDEN STATE PARKWAY

- Exit 117 - 1.5 miles
- Exit 114 - 3.6 miles

NJ TRANSIT - North Jersey Coast Line

- Hazlet Station - 2 miles
- Middletown Station - 5.2 miles
- Red Bank Station - 8.5 miles

SEASTREAK - High Speed Ferry to Manhattan

- Belford Terminal - 8.6 miles
- Atlantic Highlands Terminal - 10.8 miles
- Highlands Terminal - 12.9 miles



HEALTHCARE ECOSYSTEM



HMH Hackensack Meridian Health
BAYSHORE MEDICAL CENTER

HACKENSACK MERIDIAN BAYSHORE MEDICAL CENTER Holmdel
1.5 MILES

- 225 licensed beds, positioned directly off the Garden State Parkway
- A robotic surgery program advancing same-day and short-stay procedures
- Dedicated centers for wound healing, sleep medicine, bariatrics, and rehabilitation
- Part of Hackensack Meridian Health, New Jersey’s largest health network



Memorial Sloan Kettering Cancer Center

MEMORIAL SLOAN KETTERING CANCER CENTER MONMOUTH Middletown
3.6 MILES

- 120,000 square feet devoted entirely to cancer care, under a name recognized worldwide
- Surgery, chemotherapy, radiation, and immunotherapy, all on site
- Rehabilitation, genetic counseling, pain management, and lymphedema therapy



HMH Hackensack Meridian Health
RIVERVIEW MEDICAL CENTER

HACKENSACK MERIDIAN RIVERVIEW MEDICAL CENTER Red Bank
7 MILES

- 450 licensed beds, serving Monmouth County for nearly a century
- CyberKnife and linear accelerators for precision cancer therapy
- Robotic surgical systems supporting minimally invasive procedures
- Magnet recognized, with \$48.5 million committed to a new emergency care center

MONMOUTH COUNTY A REGION IN MOTION



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RWJBarnabas Health Monmouth Medical Center
VOGEL CANCER/MEDICAL CENTER

RWJBARNABAS HEALTH VOGEL MEDICAL CAMPUS Tinton Falls
13 MILES

- A 36-acre campus rising at Fort Monmouth
- 150,000 square feet of specialty and cancer care opening in early 2027
- Oncology with Rutgers Cancer Institute, the state’s only NCI-designated Comprehensive Cancer Center

REGIONAL INVESTMENT + GROWTH



Bell Works

BELL WORKS Holmdel
3.2 MILES

Landmark 2 million SF mixed-use destination combining office, retail, dining, entertainment, and community amenities just minutes from 791 Holmdel Road.



NETFLIX

NETFLIX Fort Monmouth
13 MILES

Transformational \$900M+ redevelopment anchored by Netflix’s East Coast production campus, driving major investment, employment, and economic growth.



MONMOUTH SQUARE

MONMOUTH SQUARE Fort Monmouth
16 MILES

1 million SF redevelopment transforming the former mall into a vibrant mixed-use destination with residences, retail, dining, entertainment, and public spaces.

NEW SPACE. GROWING DEMAND. LIMITED COMPETITION.



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