

FOR LEASE | OFFICE

# 10 NEPTUNE BOULEVARD

10 Neptune Boulevard | Neptune, NJ 07753



## PROPERTY SUMMARY

<b>Available SF:</b>	1,111 - 3,108 SF
<b>Lease Rate:</b>	\$16.50 SF/yr (NNN)
<b>Building Size:</b>	23,649 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1985
<b>Cross Streets:</b>	Wells Avenue & Neptune Boulevard

## PROPERTY OVERVIEW

Medical Office Space Available for Lease in Close Proximity to Jersey Shore Medical Center

## LOCATION OVERVIEW

Close proximity to Jersey Shore Medical Center. One block north of Route 33 and one mile from Route 18. Close to Garden State Parkway.

## PROPERTY HIGHLIGHTS

- Substantial renovations underway, including upgraded common areas and landscaping.
- Pylon signage available
- Public transportation nearby
- Multiple units available

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR LEASE | OFFICE

# 10 NEPTUNE BOULEVARD



10 Neptune Boulevard | Neptune, NJ 07753

**Lease Rate:** \$16.50 SF/YR (NNN)      **Total Space** 12,040 SF  
**Lease Type:** NNN      **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 101	Medical	\$16.50 SF/YR	NNN	± 2,941 SF	Negotiable	
Suite 203	Medical	\$16.50 SF/YR	NNN	± 1,641 SF	Negotiable	
Suite 204	Medical	\$16.50 SF/YR	NNN	± 1,615 SF	Negotiable	
Suite 205	Medical	\$16.50 SF/YR	NNN	± 3,108 SF	Negotiable	
Suite 206	Medical	\$16.50 SF/YR	NNN	± 1,624 SF	Negotiable	
Suite 207	Medical	\$16.50 SF/YR	NNN	± 1,111 SF	Negotiable	

FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
**Andrew Burachinsky** | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR LEASE | OFFICE

# 10 NEPTUNE BOULEVARD

10 Neptune Boulevard | Neptune, NJ 07753



FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**Andrew Burachinsky** | P: 732.623.5616 | C: 973.462.7098 | [burachinsky@sitarcompany.com](mailto:burachinsky@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

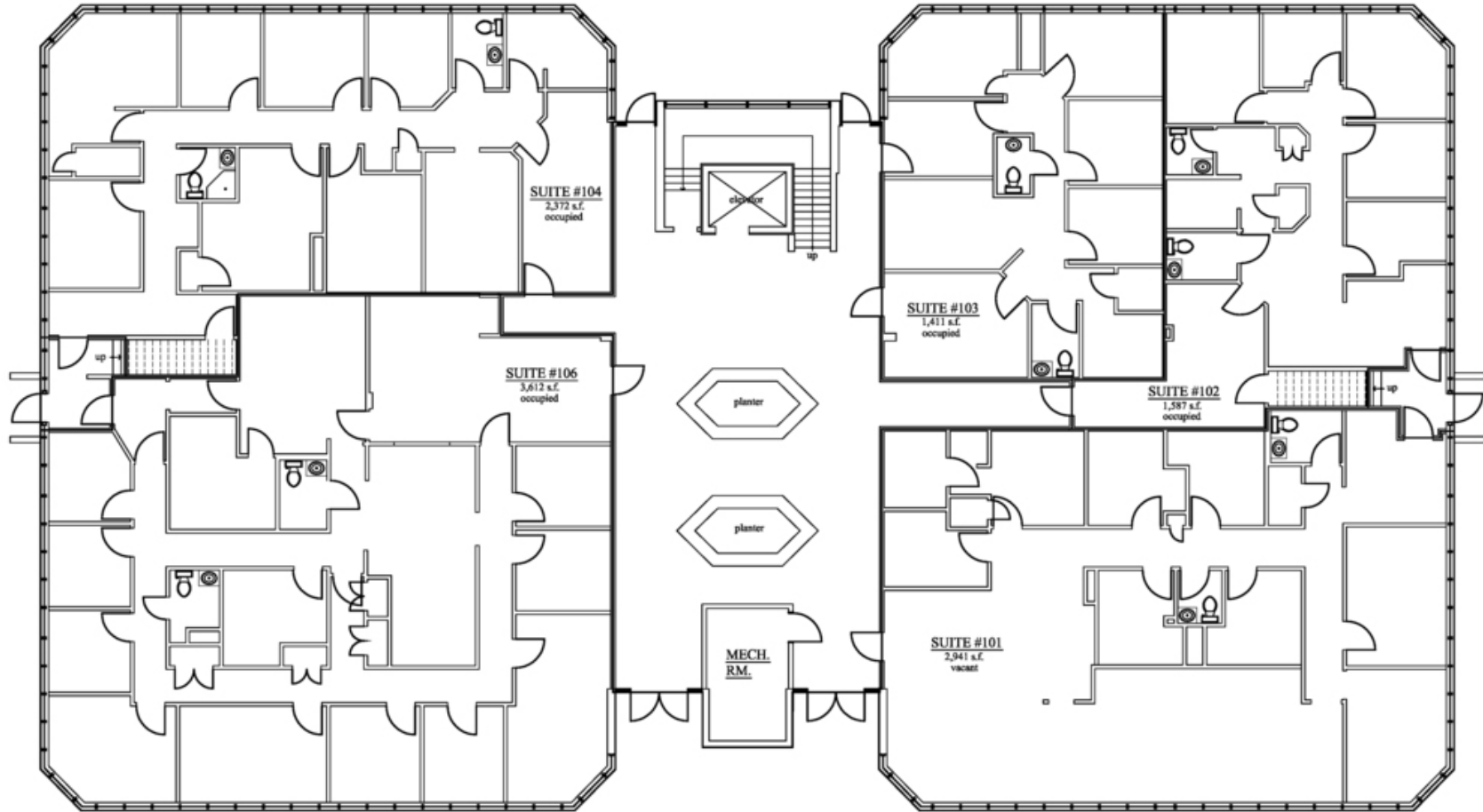


Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | OFFICE

# 10 NEPTUNE BOULEVARD

10 Neptune Boulevard | Neptune, NJ 07753



## First Floor Plan

Scale: 1/4" = 1'-0"

TOTAL FIRST FLOOR AREA  11,923 s.f.

OFFICE BUILDING  
10 NEPTUNE BLVD.  
NEPTUNE, N.J.

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

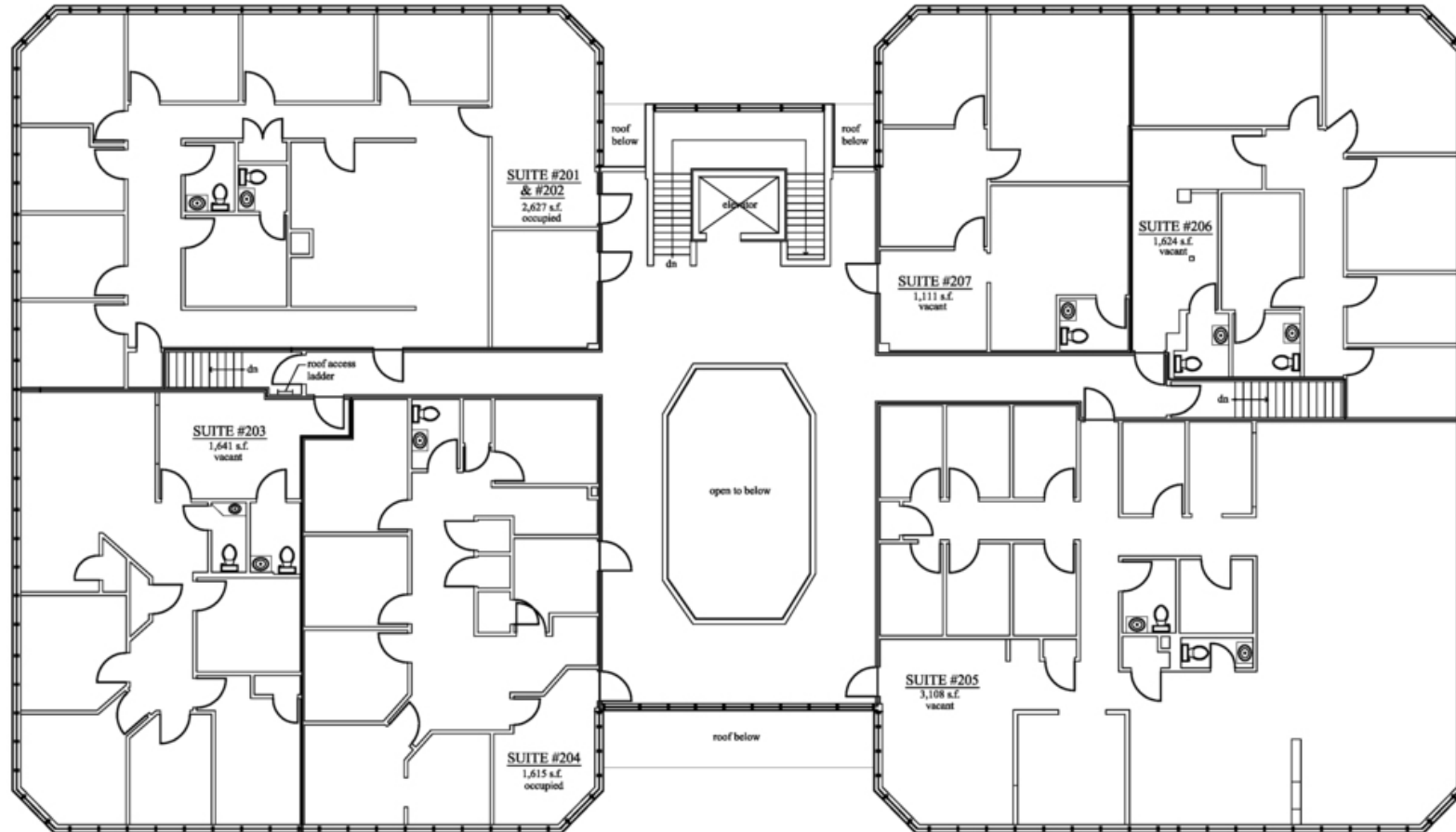
1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR LEASE | OFFICE

# 10 NEPTUNE BOULEVARD

10 Neptune Boulevard | Neptune, NJ 07753



## Second Floor Plan

Scale: 1/4" = 1'-0"

TOTAL SECOND FLOOR AREA — 11,726 s.f.

OFFICE BUILDING  
10 NEPTUNE BLVD.  
NEPTUNE, N.J.

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

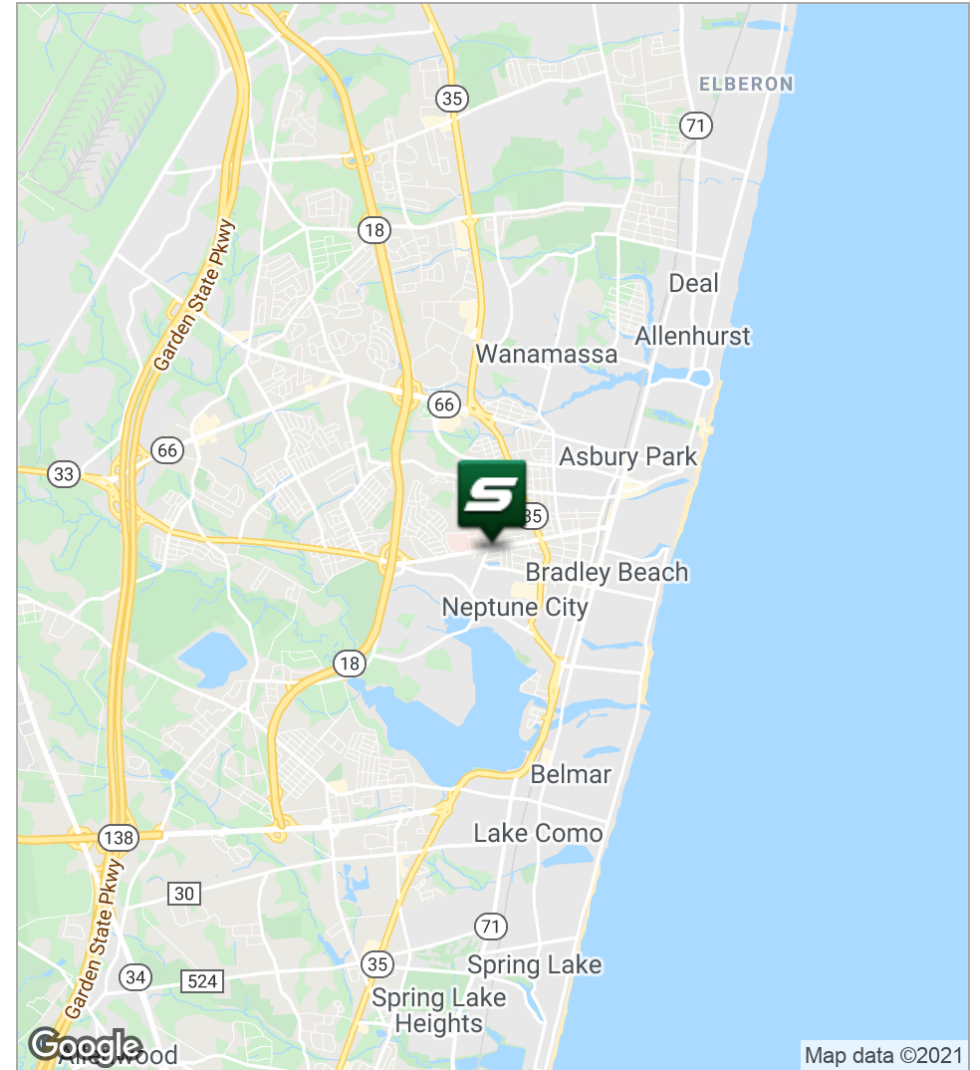
1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



FOR LEASE | OFFICE

# 10 NEPTUNE BOULEVARD

10 Neptune Boulevard | Neptune, NJ 07753



FOR MORE INFORMATION, PLEASE CONTACT:

**William Sitar Jr.** | P: 732.623.2155 | C: 973.202.9119 | [bsitarlaw@sitarcompany.com](mailto:bsitarlaw@sitarcompany.com)  
**Andrew Burachinsky** | P: 732.623.5616 | C: 973.462.7098 | [burachinsky@sitarcompany.com](mailto:burachinsky@sitarcompany.com)

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)



Disclaimer: ALL INFORMATION FURNISHED REGARDING PROPERTY FOR SALE, RENTAL OR FINANCING IS FROM SOURCES DEEMED RELIABLE, BUT NO WARRANTY OR REPRESENTATION IS MADE AS TO THE ACCURACY THEREOF AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGES OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING OR WITHDRAWAL WITHOUT NOTICE.

FOR LEASE | OFFICE

# 10 NEPTUNE BOULEVARD



10 Neptune Boulevard | Neptune, NJ 07753



	1 Mile	3 Miles	5 Miles
Total Population	15,155	96,124	153,792
Population Density	4,824	3,400	1,958
Median Age	37.0	39.8	41.4
Median Age (Male)	30.7	37.4	39.2
Median Age (Female)	40.3	41.3	42.9
Total Households	5,942	40,597	64,060
# of Persons Per HH	2.6	2.4	2.4
Average HH Income	\$57,157	\$74,468	\$85,186
Average House Value	\$298,140	\$387,223	\$462,696

\* Demographic data derived from 2010 US Census

FOR MORE INFORMATION, PLEASE CONTACT:

William Sitar Jr. | P: 732.623.2155 | C: 973.202.9119 | bsitarlaw@sitarcompany.com  
Andrew Burachinsky | P: 732.623.5616 | C: 973.462.7098 | burachinsky@sitarcompany.com

1481 Oak Tree Road  
Iselin, NJ 08830  
T: 732.283.9000 | F: 732.283.3103  
[www.sitarcompany.com](http://www.sitarcompany.com)

