



**ROSETTO  
REALTY GROUP, LLC**  
NJ REAL ESTATE SERVICES

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## **Professional Office Space for Lease**

**5,000 Sq.Ft. New Office Building**  
Divisible - Min. Unit Sizes - 1,250 Sq. Ft. #4 Quads  
**16 Madison Ave, Toms River, NJ**

Occupancy May - June 2006 - *Ready to show*

*Ideal for: Attorney, Appraisal Firm, Insurance,  
Investment Advisor, Mortgage Co. Title Search , etc.*



### **Brand New Twin "Custom Built" Office Buildings**

**Building #1 Fully leased, Building #2 Available**

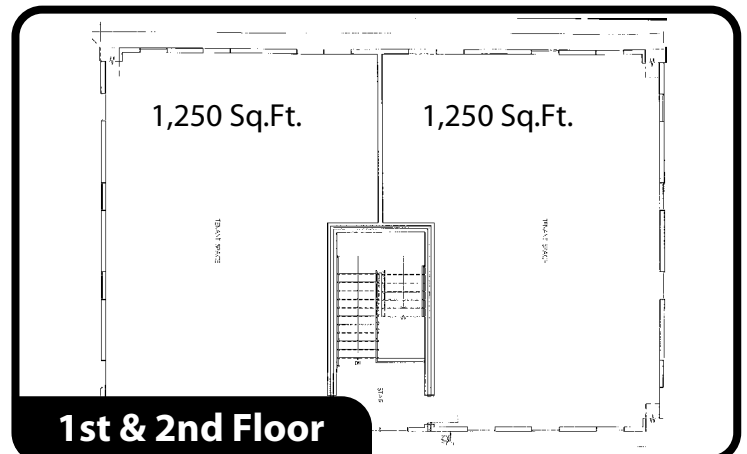
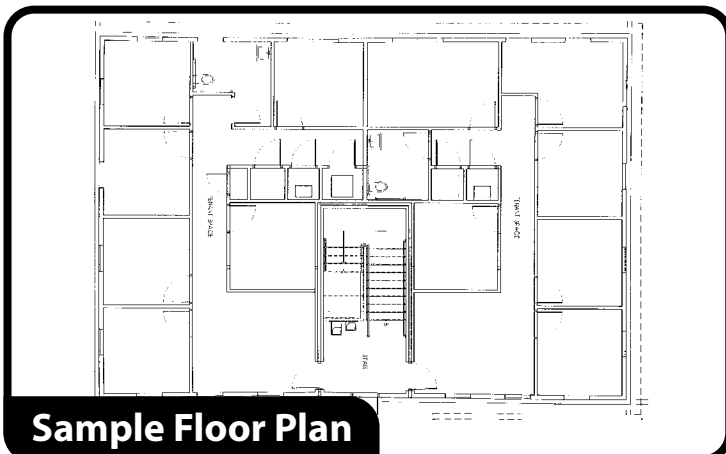
- First Floor: 2,500 Sq. Ft. \$20.00 psf base rent + triple net
- Second Floor: 2,500 Sq. Ft. \$18.00 psf base rent + triple net
- Attic Storage 8' Ceilings (Second Floor) \$4.50 - \$5.00 psf triple net expense estimate

**Each Suite has:** • Janitorial Closet w/Sink • Wired with Fiber Optic  
• High Efficiency Gas Heat & AC • Separate metered electric service  
• Insulated Anderson double hung windows • 8' raised paneled doors

**40 On Site Parking Spaces, additional in parking garage across street**

**Security deposit of 2 months plus 1st months rent**

**Walking distance from Court House / Justice Complex**



**Sample Floor Plan**

**1st & 2nd Floor**