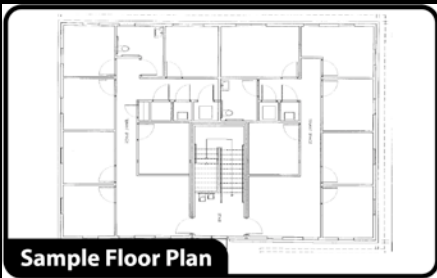
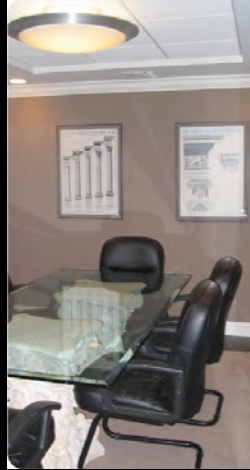


Professional Office Suites

1,250 SF to 2,500 SF FOR LEASE



Sample Floor Plan



1st & 2nd Floor

- 16 Madison Avenue is now 100% Leased! HOWEVER, We have more Office Suites Available (Same Floor Plan) Same Complex!
- Office Suite Available at 9 Grand Avenue Associates, LLC - Occupancy Immediate
- 2,500 SF AVAILABLE or 1,250 SF AVAILABLE Divisible
- The following is a breakdown of the pricing for office space located at 9 Grand Ave. The following terms and conditions apply for 1,250 to 10,000 square feet:
- 9 Grand Ave. (walking distance to Ocean County Courthouse Complex)
- 39 parking spaces available on site (adjacent to county parking garage)
- Professional design services included to meet tenant's needs

9 Grande Ave • Toms River, NJ 08753

Features:

- REDUCED RENT FOR 1st YEAR !!
- Rent & Tenant fit-up \$16.50
- NNN/Cam Charge - \$4.50
- Total Rent \$21.00 sq ft Gross Rent
- Tenant responsibilities: gas, electric, IT, water and sewer (all utilities)
- 2 month security deposit required
- 5 year lease minimum with two (2) five year options
- Escalation clause – See lease agreement attached
- \$20.00 per square foot Tenant Fit-up allowance

