



**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

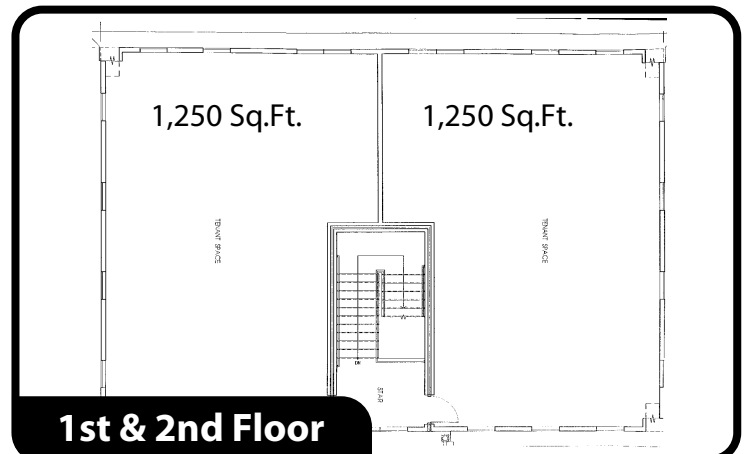
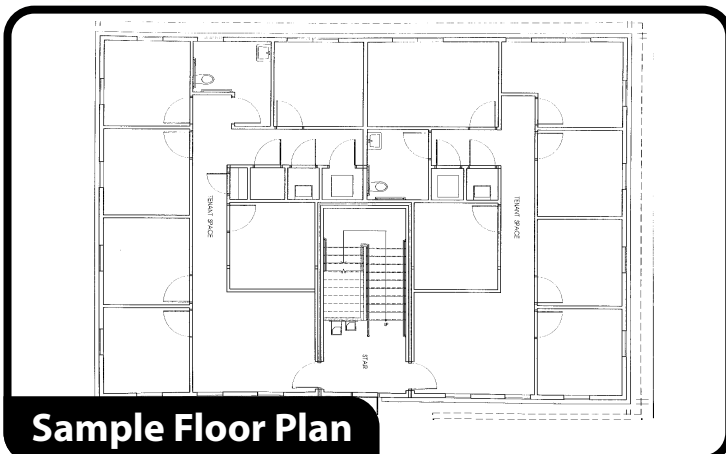
- First Floor: 2,500 Sq. Ft. \$20.00 psf base rent + triple net
- Second Floor: 2,500 Sq. Ft. \$18.00 psf base rent + triple net
- Attic Storage 8' Ceilings \$4.50 - \$5.00 psf triple net
(Second Floor) expense estimate

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