

Toms River Downtown Corporate Center

**Rent
Reduction!**

**1,500-31,000 SF
Office Space For Lease**

Completely renovated 4-Story Corporate Office Building with lower lobby accessible to offices and basement for file storage.

This Prestigious Property is located in the heart of downtown Toms River (The County Seat) in Ocean County, with panoramic water views from upper floors. This property offers numerous amenities including on-site and nearby off-site parking, walking distance to Town Hall, Municipal Complex, County Justice Complex and the Court House as well as shopping, banking, recreation and more

8 Robbins Street • Toms River, NJ 08753 • www.tomsriverdcc.com



Conference Room



Lobby



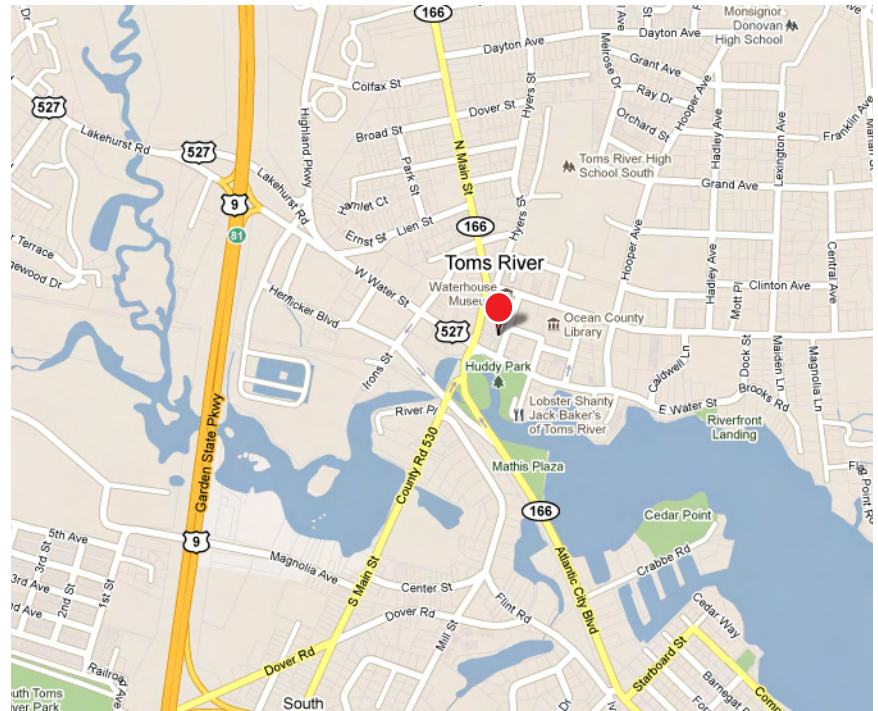
Walk to Court House



Downtown Toms River

Features:

- 1,500 - 31,000 SF available
- 6,200 SF floor plates
- On-site parking for 53. Other parking available in the immediate area - TOTAL 285 AVAILABLE SPACES
- Elevator - 3,500lb capacity
- Walk to Town Hall, Municipal Complex, County Justice Complex, Court House, shopping, banking, bus station, post office and recreation
- River views
- \$14.50 PSF, NNN for First Floor Space
- Triple Net: \$3.95 PSF including Loss Factor
- \$18.45 Gross Rent + Tenant Utilities
- Tenant Fit Up: \$20.00 PSF Allowance
- Broker Commission: 5% Lump Sum paid to Leasing Broker



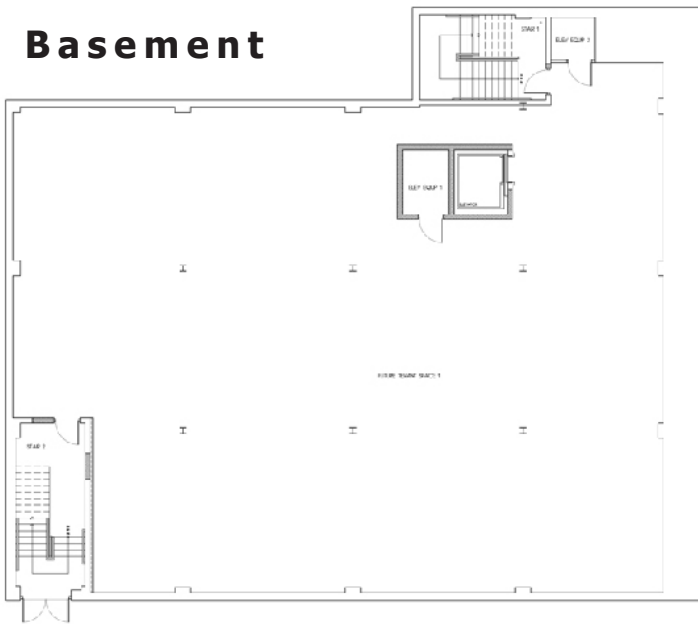
Rosetto
Realty
Group, LLC



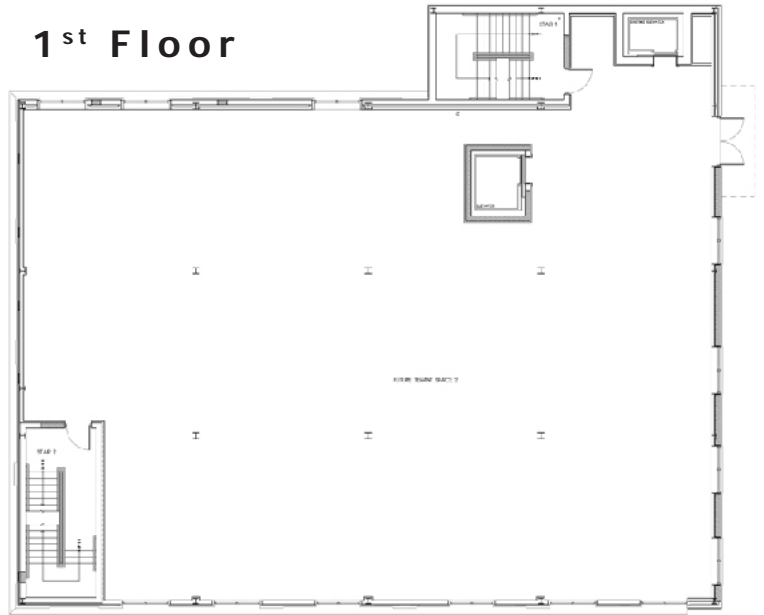
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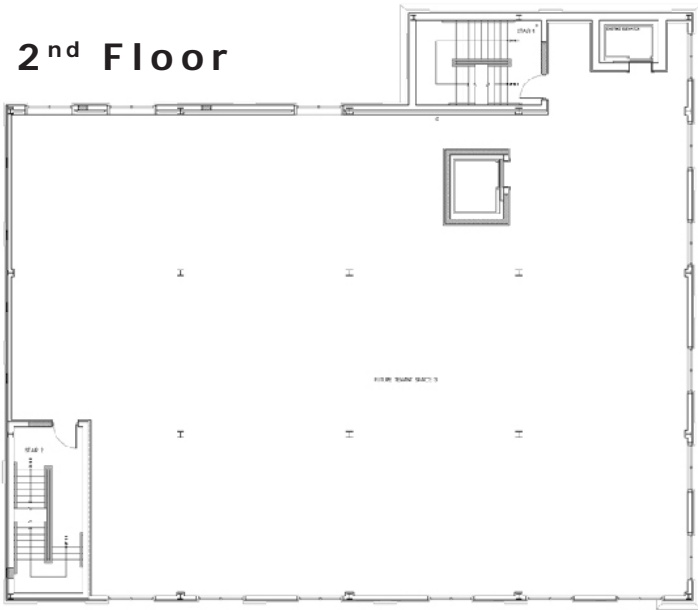
Basement



1st Floor



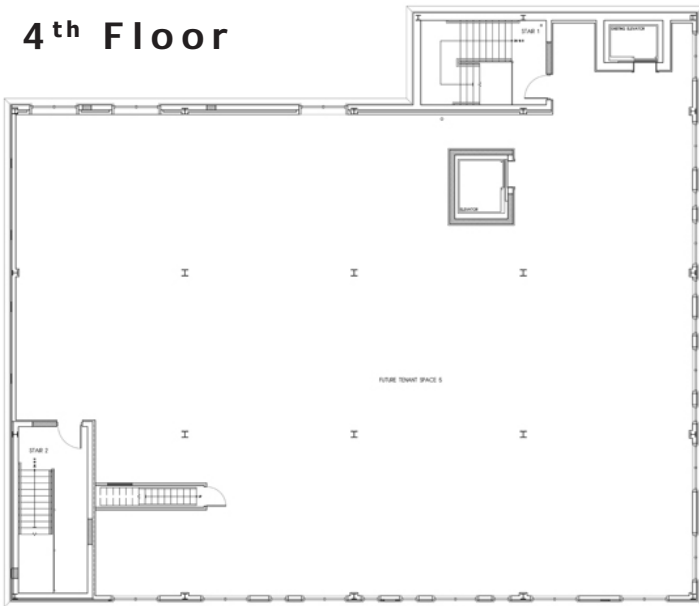
2nd Floor



3rd Floor

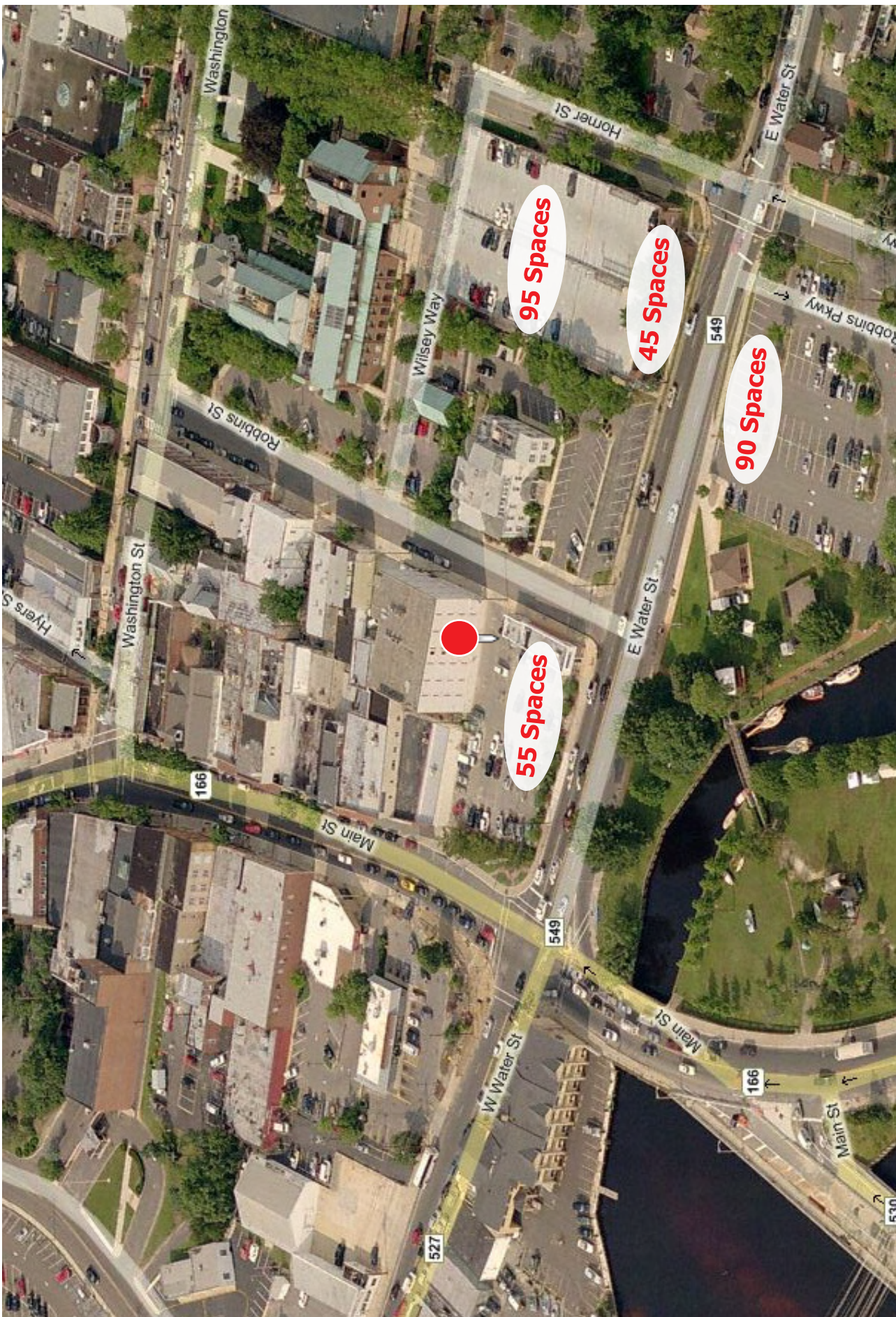


4th Floor



Demographics:

	1 mile	5 miles	10 miles
Pop:	6,800	65,000	135,000
Housing Units:	3,500	42,000	70,000 +
Avg. HH Income:	\$68,000.	\$67,377.	\$68,522.



- 52 on-site parking spaces at office building
- 3 metered parking spaces in front of building
- Parking garage across street: 45 spaces lower level, 95 spaces upper level
- Parking across the street at Water Street Grille: 90 spaces with 6 hour limit
- **TOTAL OF 285 PARKING SPACES WITHIN A 1/2 BLOCK RADIUS**