

FOR LEASE

Marlboro Medical Arts Building

Leasing Opportunity for Medical and Professional Offices



Presented by Richel Commercial Brokerage
Steve Richel & John Richel | 732.720.0538 | www.richelcb.com

PROPERTY HIGHLIGHTS

AVAILABLE FOR LEASE

ADDRESS:	479 Newman Springs Road, Marlboro, NJ 07746
LOCATION:	Class-A Professional Office Building, approved for medical. Prominently oriented on Newman Springs Road (Route 520), the office is centrally located between all six Monmouth County hospitals.
EXISTING TENANTS:	CentraState Hospital (6,000 SF) & Immediate Care Medical Walk-In of Marlboro (6,000 SF)
YEAR BUILT:	New construction, breaking ground summer 2016
SITE OVERVIEW:	Building 1 – two-story 24,000 SF medical arts building Building 2 – single-story 11,261 SF There will be 212 total parking spaces for the project.
AVAILABLE SPACE:	Building 1- 12,000 SF on the 2 nd floor Building 2- 11,2610 SF (entire building)
TENANT IMPROVEMENT ALLOWANCE (TI):	Landlord offering \$50.00 per USF tenant improvement allowance toward the build-out of each tenant space. (based on a 10-year lease).
LEASE RATE:	\$24.00 PSF NNN
TENANT EQUITY PARTICIPATION:	As equity partners, physicians and business owners are allowed to share in the benefits of real estate investment without the traditional risks and responsibilities of management. Please call for additional information.
CONTACT:	Steven Richel (cell) 908.472.8489 (office) 732.720.0538 SRichel@Richelcb.com John Richel (cell) 908.477-1110 (office) 732.720.0538 JRichel@Richelcb.com

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BUILDING RENDERINGS

BUILDING 1



BUILDING RENDERINGS

BUILDING 1



BUILDING RENDERINGS

BUILDING 2



FEATURES & AMENITIES

- ❖ Highly visible location on Newman Springs Road (Route 520) in Marlboro
- ❖ Centrally located between all six Monmouth County hospitals (reference page 15)
- ❖ High-end finishes in lobby and common areas
- ❖ Common bathrooms on each floor
- ❖ With 212 total parking spaces the property has an abundance of parking
- ❖ Quality ownership and a superior on-site management team with a commitment to tenant services provide the highest quality maintenance, assuring an outstanding business environment



SUSTAINABLE FACILITIES MANAGEMENT

SFC Enterprises creates greener spaces and reduces the overall impact of the built environment on human health and nature.

The SFC Team focuses on improving efficiency and implementing green practices in the following areas:

- ❖ Environmentally friendly exterior building site maintenance program
- ❖ Significant reductions in water and energy use
- ❖ Environmentally preferred products and practices for cleaning and alterations
- ❖ Sustainable purchasing policies
- ❖ Comprehensive waste stream & recycling management program
- ❖ Ongoing indoor environmental quality



DEVELOPER PROFILE

The Marlboro Medical Arts Building is a collaborative project between the leading local firms with over 60-years of experience in development and general contracting.

SFC Enterprises, Inc. - Developer

Founded in 1998 by Salvatore F. Cannizzaro, an entrepreneur with passion, vision, resources and years of diversified experience. SFC's philosophy is simple and straight forward... we partner with communities, business professionals and individuals to develop, build and bring to market properties of distinction that will endure for generations to come. We approach every project looking to balance the needs and desires of the local community and the environment with those of our affiliates, employees and the clients we serve. We incorporate "green building" technologies and materials wherever possible, and continuously strive to bring value to all our constituents.

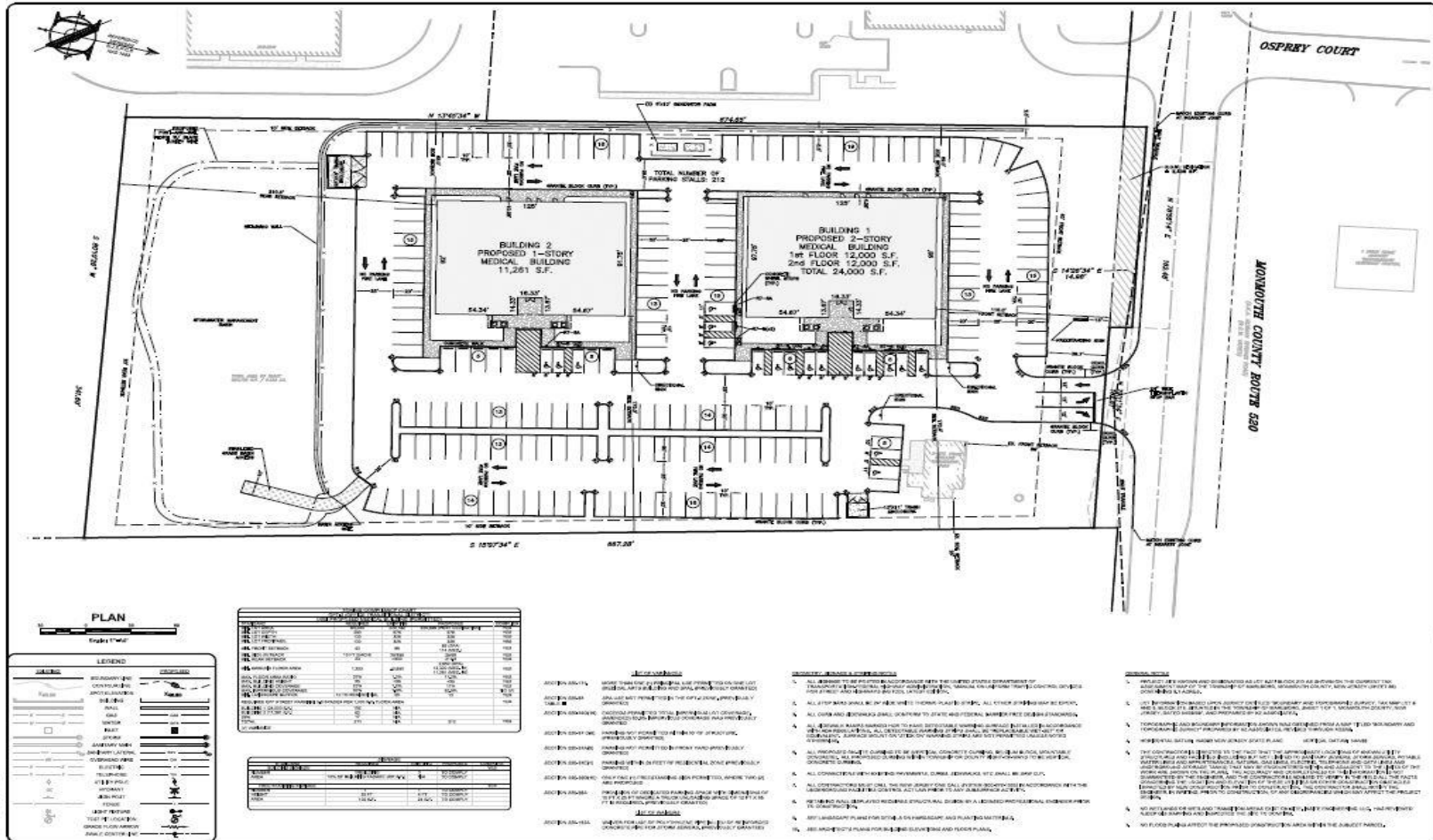


M. Gordon Construction Company- General Contractor

For over 50 years, Gordon has specialized in the development and construction of medical office facilities in partnership with physicians and hospitals. Since 1992, Gordon has delivered over 1.5 million square feet of medical office space in partnership with New Jersey's, New York's and Pennsylvania's most successful healthcare providers, from solo-practitioners to large radiology groups and regional hospital systems.



SITE SURVEY



PROJECT INFORMATION

MARLBORO MEDICAL ARTS BUILDING

1000 MARLBORO AVENUE, SUITE 100
MARLBORO, MASSACHUSETTS 01501

DATE: 10/10/2010

BY: [Signature]

FOR: [Signature]

APPLICANT'S PROFESSIONAL

ARCHITECT

JOHN J. COUGHLIN, ARCHITECT, INC.
1000 MARLBORO AVENUE, SUITE 100
MARLBORO, MASSACHUSETTS 01501

ENGINEER

JOHN J. COUGHLIN, ENGINEER, INC.
1000 MARLBORO AVENUE, SUITE 100
MARLBORO, MASSACHUSETTS 01501

REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/2010	PRELIMINARY & FINAL MAJOR SITE PLAN

PLAN INFORMATION

AMENDED PRELIMINARY & FINAL MAJOR SITE PLAN

C300

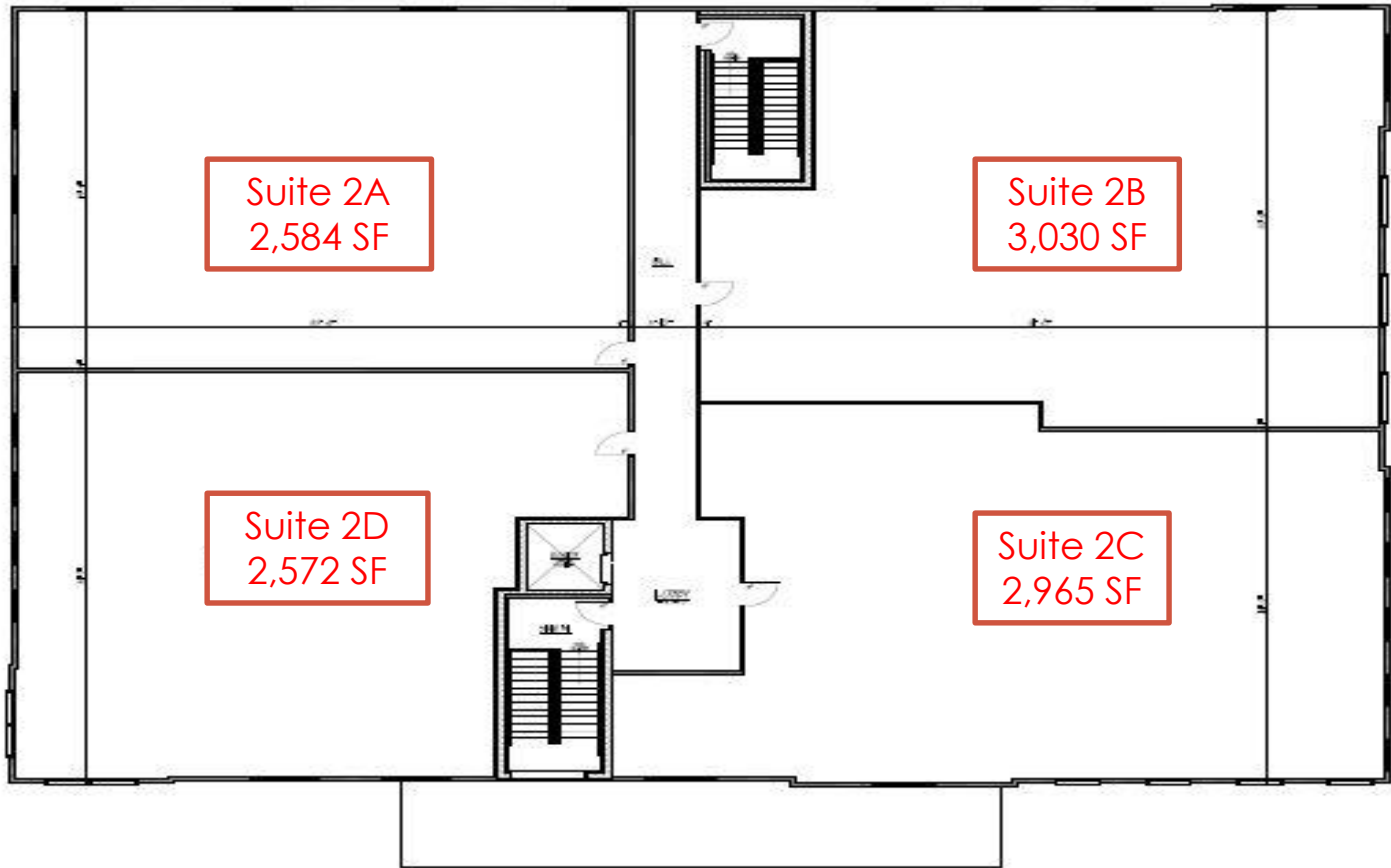
FIRST FLOOR



BUILDING 1

FLOOR PLAN

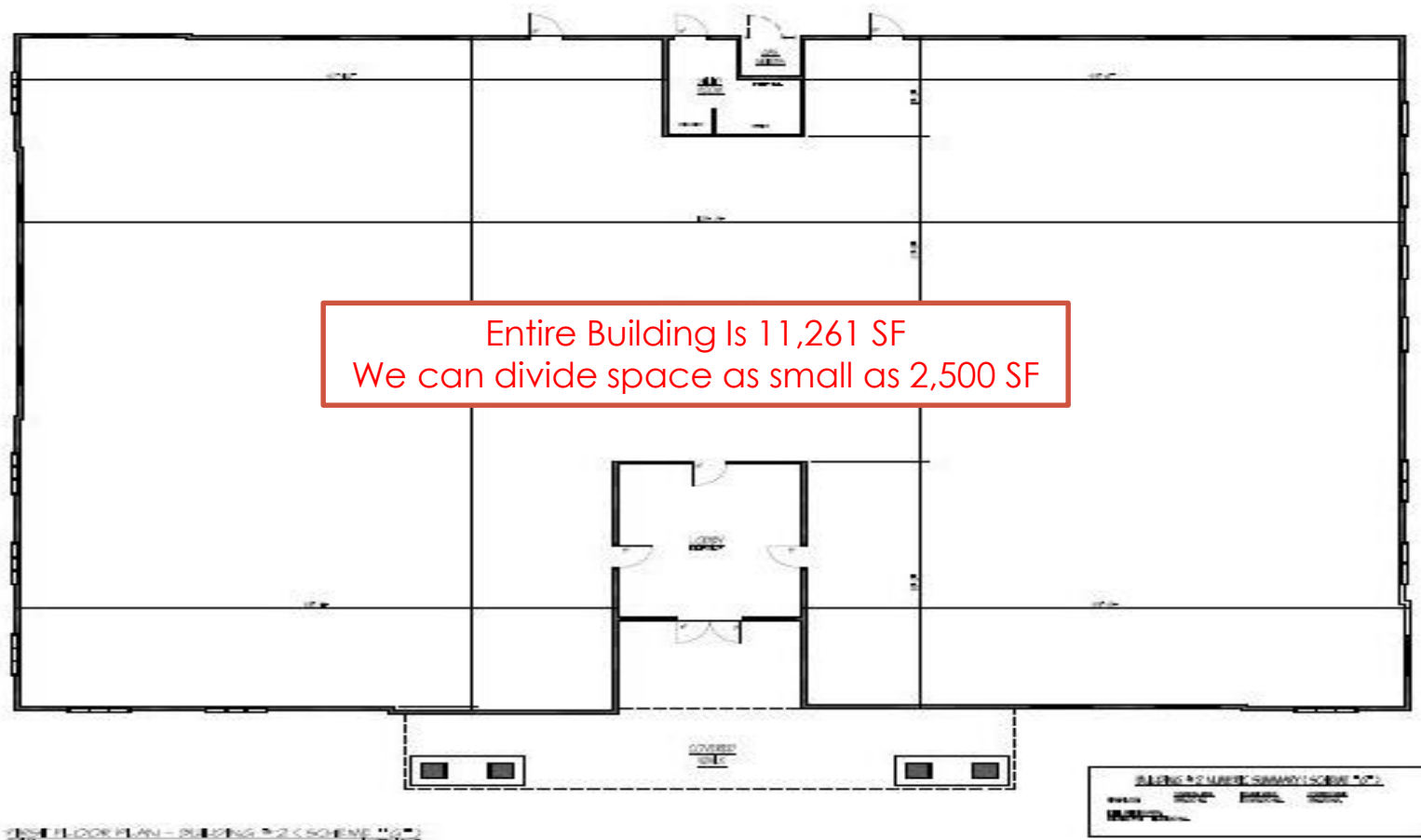
SECOND FLOOR



SECOND FLOOR PLAN - BUILDING 1 - SCHEME 1001

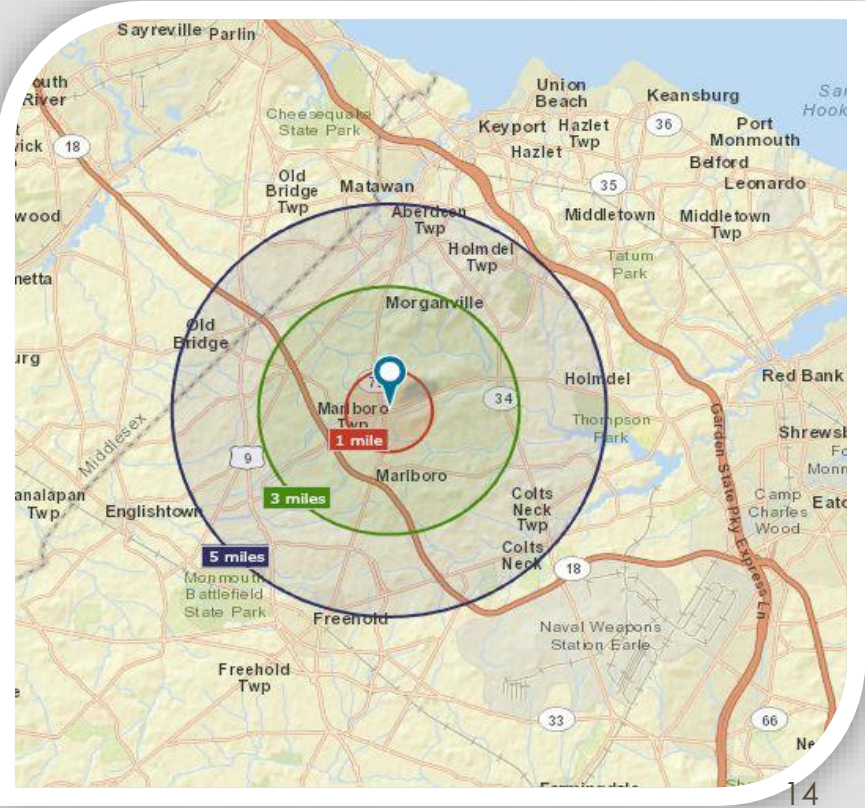
BUILDING 2

FLOOR PLAN



MARLBORO LOCATION

Marlboro Township is characterized as “a sustainable, livable and healthy community where social, economic, and environmental interests are balanced, active lifestyles are promoted, and a diverse culture and local heritage are celebrated.”

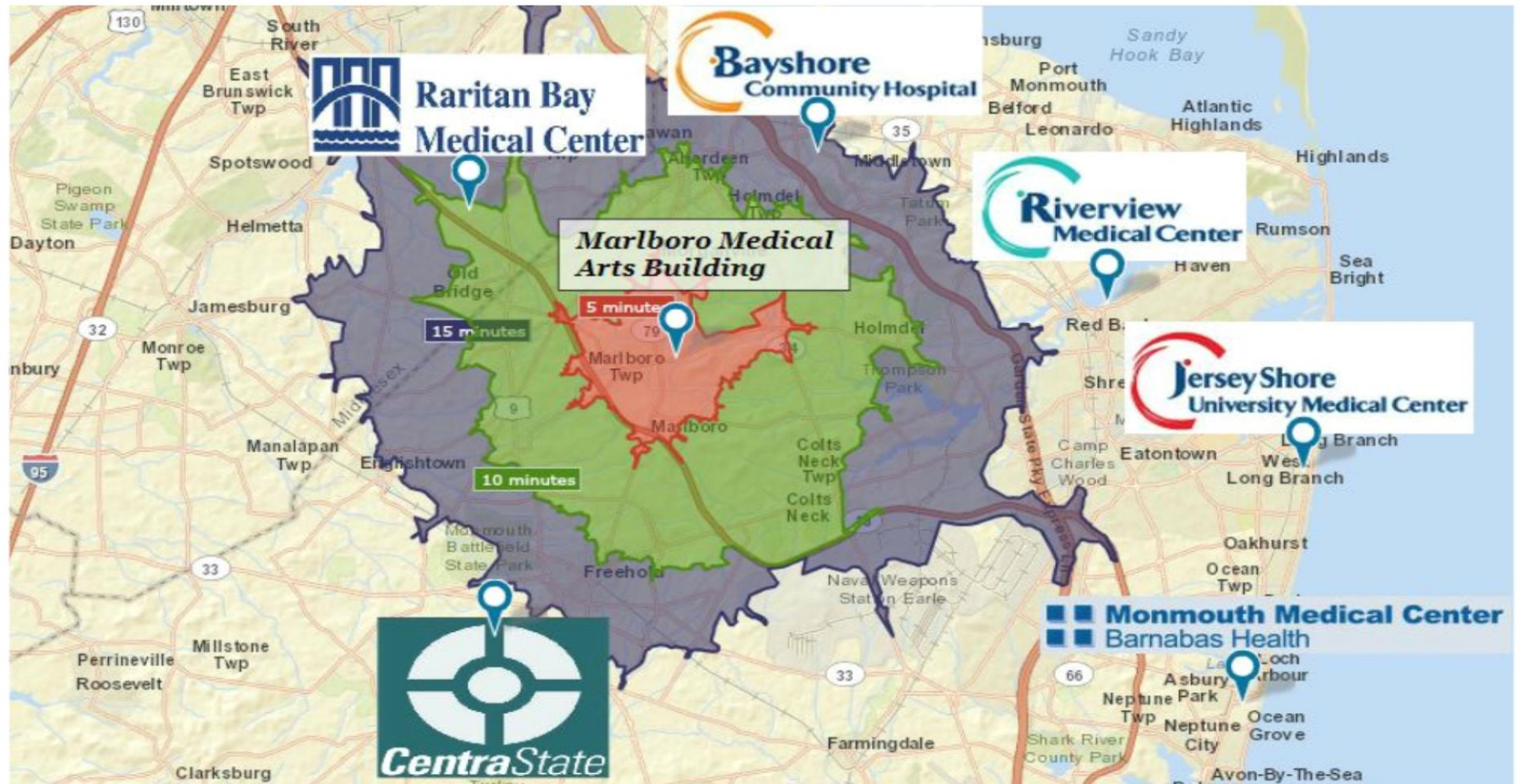


CENTER OF MONMOUTH COUNTY'S HOSPITAL HUB

The Marlboro Medical Arts Building is centrally located, 25-minutes or less, to six major hospitals in Monmouth County and is accessible to all major roads.

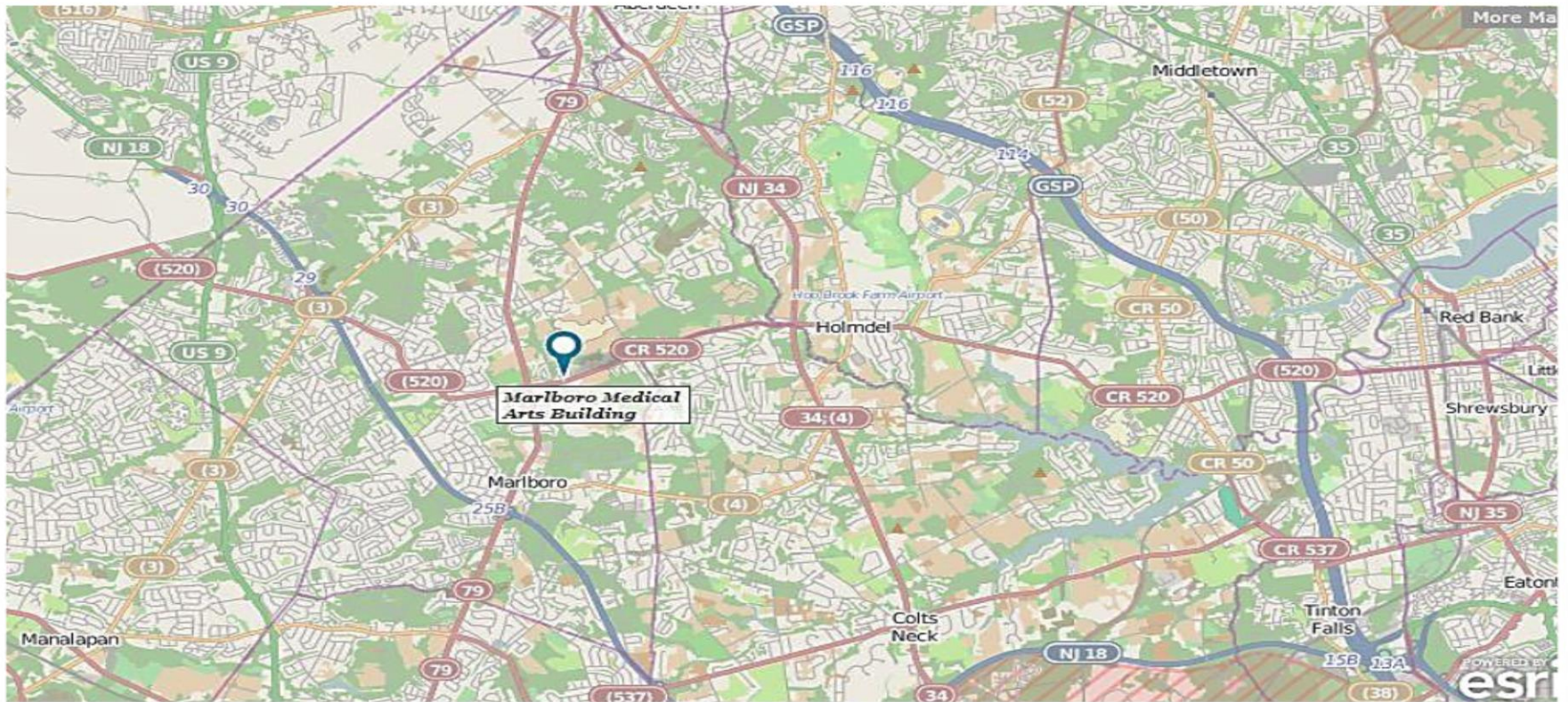


CREATES AN EXPANSIVE MEDICAL CONSUMER TRADE AREA



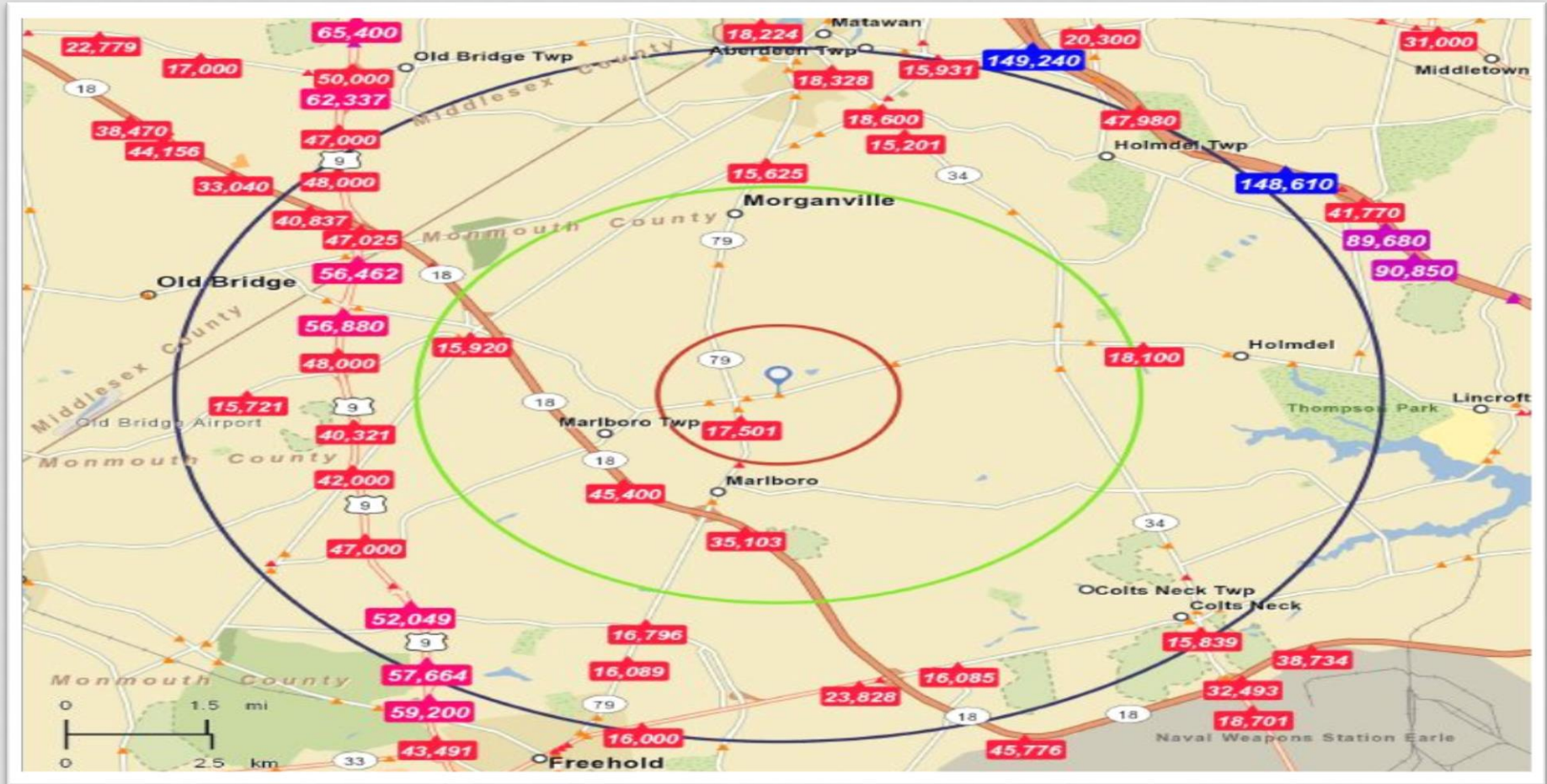
EASY ACCESS TO KEY LINKAGES

Newman Springs Road (Route 520) travels east and west across Monmouth County conveniently linking to Routes: 9, 18, 34, 35, 79, 95, 537, and GSP.



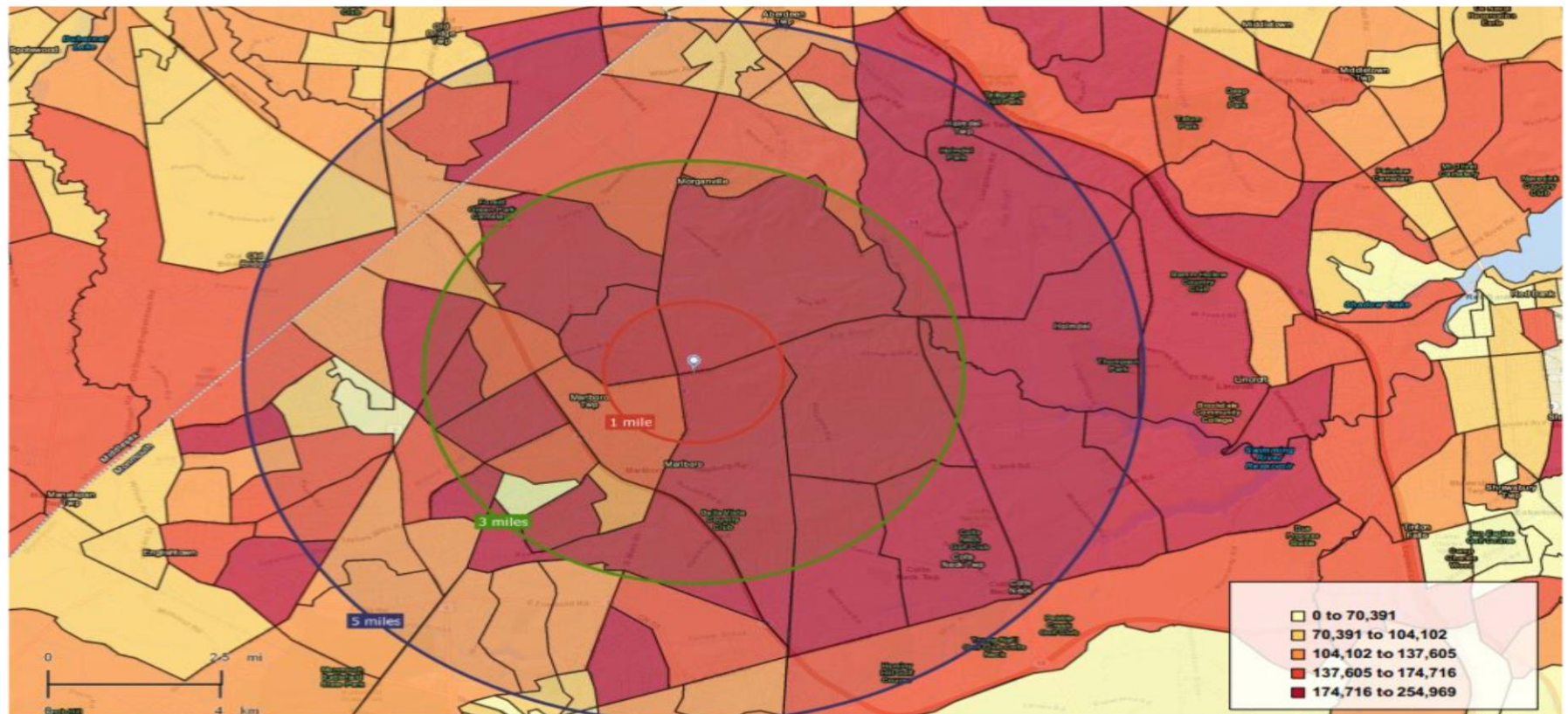
TRAFFIC COUNT MAP

The average daily traffic count is 17,501 vehicles.



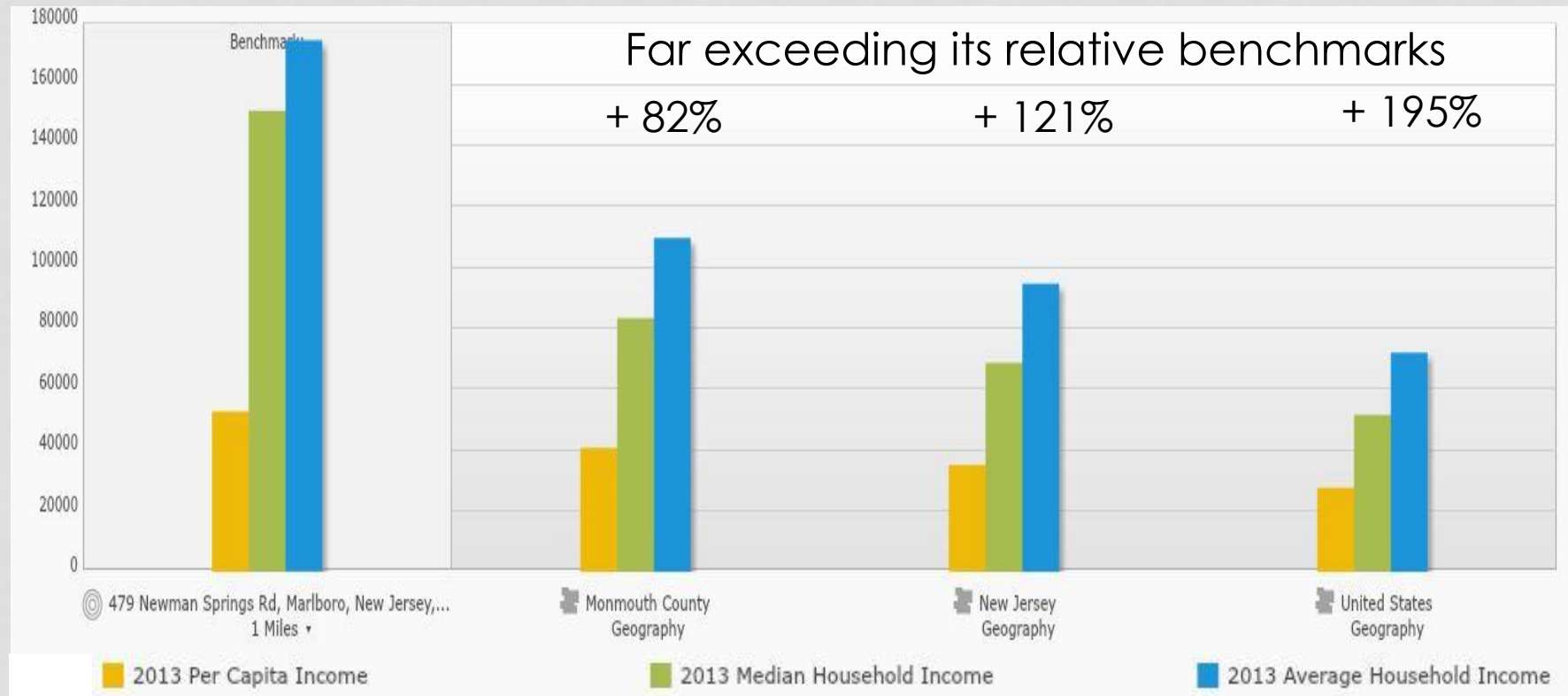
HOUSEHOLD INCOME MAP OF TRADE AREA

The Trade Area around the Marlboro Medical Arts Building has some of the largest concentrations of wealth in the United States, as defined by the percentage of households with an income of \$200,000 or more.



HOUSEHOLD INCOME CHART OF TRADE AREA

2015 median household income in the one-mile trade area surrounding the Marlboro Medical Arts Building is also in the highest income decile of the United States.



DEMOGRAPHICS

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$154,580	\$146,683	\$124,296
2018 Median Household Income	\$160,350	\$156,808	\$137,443
2013-2018 Annual Rate	0.74%	1.34%	2.03%
Average Household Income			
2013 Average Household Income	\$179,046	\$172,036	\$151,767
2018 Average Household Income	\$208,906	\$204,958	\$180,428
2013-2018 Annual Rate	3.13%	3.56%	3.52%
Per Capita Income			
2013 Per Capita Income	\$53,438	\$54,823	\$50,603
2018 Per Capita Income	\$62,429	\$65,427	\$60,214
2013-2018 Annual Rate	3.16%	3.60%	3.54%
	1 mile	3 miles	5 miles
Population			
2000 Population	1,629	28,342	89,228
2010 Population	1,926	30,461	95,196
2013 Population	1,993	31,252	97,192
2018 Population	2,041	31,737	98,791
2000-2010 Annual Rate	1.69%	0.72%	0.65%
2010-2013 Annual Rate	1.06%	0.79%	0.64%
2013-2018 Annual Rate	0.48%	0.31%	0.33%
2013 Male Population	49.9%	49.1%	48.9%
2013 Female Population	50.1%	50.9%	51.1%
2013 Median Age	42.3	43.7	43.7