



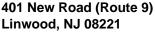
Berger Realty, Inc. 55th & Haven Avenue Ocean City, NJ 08226 609-399-0040

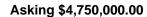


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COMMENTS

Did you ever want to own a Trophy Class A office building? Make your mark with this standout property! Revel in this Class A Office Building which comes with stunning architecture, and over 20,000 SF! Almost fully occupied, it boasts five reputable tenants and sits on a major highway, a mere 15 minutes from sought-after coastal spots. It offers unmatched exposure, thanks to its eyecatching signage and ample parking with over 98 spots. Plus, the convenience of dual entries on either side of the building. The current roster of tenants features prominent national brands, credit tenants, and thriving local enterprises, positioning this property as a hub for growth. Equipped with an elevator and a state-of-the-art security system, it promises both safety and allure.

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THOSE ENTREES							
Exterior	OutsideFeatures	ParkingGarage	InteriorFeatures				
Brick	Security Light/System	11 or More Spaces	Restroom				
	Sign	Off Street	Security System				
		Paved	Smoke/Fire Alarm				

Heating Cooling Water Sewer Gas-Natural Central Public **Public Sewer**



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