



**401 New Road (Route 9)  
 Linwood, NJ 08221**

**Asking \$4,750,000.00**



SJSRMLS

### 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 eye-catching 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.

### PROPERTY DETAILS

|                        |  |   |   |
|------------------------|--|---|---|
| Exterior<br>Brick      | OutsideFeatures<br>Security Light/System<br>Sign | ParkingGarage<br>11 or More Spaces<br>Off Street<br>Paved | InteriorFeatures<br>Restroom<br>Security System<br>Smoke/Fire Alarm |
| Heating<br>Gas-Natural | Cooling<br>Central                               | Water<br>Public   | Sewer<br>Public Sewer   |



Ask for Tara Crusser-Moss  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to: tcm@bergerrealty.com

