

45 Route 35
OLD BRIDGE, NJ 08857



2ND FLOOR OFFICE SPACE

Lease Highlights:

- Prime Location
- Versatile Professional Layout
- Flexible Use Potential



Jarrad Coletta | Broker/Owner

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Office Space
For Lease



RETAIL | INVESTMENTS | LAND

1101 Richmond Ave, Suite 200, Point Pleasant Beach, NJ 08742 | 196 Moorestown Rd., Wind Gap, PA 18091

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Lease Info

Elevate your business at a landmark Old Bridge location. Unlock premium workspace at 45 State Route 34, a strategically located commercial property in the heart of Old Bridge Township. Offering flexible, professional second-floor space, this site is ideal for businesses seeking high visibility, accessibility, and a modern environment in the bustling Route 34 commercial corridor. Approximately 4,500sf, this office space includes a 1st floor entry and reception, and the second floor consists of three separate office areas, two bathrooms, and a small kitchenette. This versatile space suitable for corporate offices, professional services, medical offices, or light flex use. It is perfectly situated along heavily trafficked Route 35 (~28,000VPD) with easy access to Route 9, Route 287, Garden State Parkway, and the NJ Turnpike.



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