

90 MATAWAN ROAD, MATAWAN, NJ

MONMOUTH COUNTY SUBLEASE OPPORTUNITY

61,863 RSF

14,759 RSF TO FULL FLOOR

PLUG-AND-PLAY AVAILABLE

JLL

IMMEDIATE SCALE.
UNMATCHED FLEXIBILITY.

Position your enterprise at 90 Matawan Road with up to 61,863 RSF of prime Monmouth County workspace immediately available for sublease. This offering pairs a commanding 47,104 RSF full-floor presence on the 5th floor with an efficient 14,759 RSF suite on the 2nd floor—both complete with high-spec finishes and plug-and-play furniture. From scalable regional offices to corporate headquarters, move in on day one with zero downtime.

61,863 RSF Available
14,759 RSF 2nd Floor and
47,104 RSF 5th Floor

Signage Opportunity
Building signage visible to
Garden State Parkway

Furnished
Furniture is available

Lease Expiration
June 30, 2028

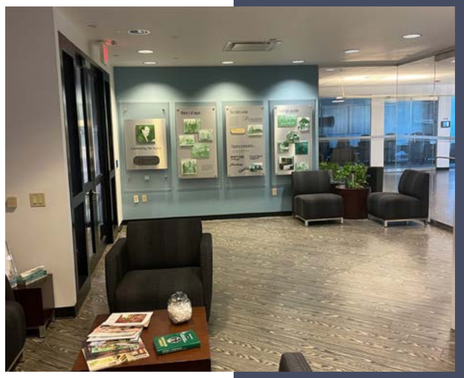
Ceiling Heights
9' finished, 14' slab-to-slab

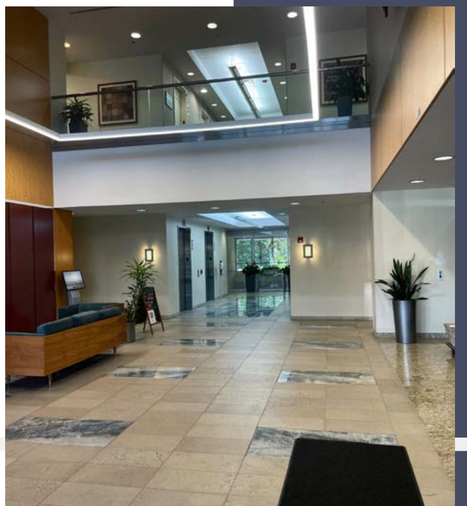
Telecom/Data/Fiber
Optimum/Verizon/Fios/AT&T

Parking
3.16/1,000 SF

Zoning
Office & Medical















A LANDMARK PARKWAY PRESENCE.

Situated directly at Parkway Exit 120, 90 Matawan Road delivers rare, high-profile building signage seen by tens of thousands of commuters every day. Inside, this 225,000 SF Class A landmark sets an exceptional standard for the workday—featuring expansive 9-foot finished ceilings, a full-service café with outdoor dining, a private fitness center, executive covered parking, and attentive on-site management. It is a premier environment built to showcase your business at its absolute best.

Prime Location & Accessibility

- Exit 120 off the Garden State Parkway
- Minutes from Metropark Station along the Northeast Corridor, Downtown Red Bank and Newark Liberty Airport
- Superior branding opportunity with building signage visible to Garden State Parkway

Class A Building with Premium Amenities

- Class A office building spanning 225,000 SF across 5 floors
- On-site fitness center and café offering indoor and outdoor dining, with breakfast and lunch prepared fresh on site and catering services available
- 9› finished ceiling heights throughout
- Covered parking underneath building with elevator access to offices

Safety & Reliability

- Fully code-compliant fire protection systems, with sprinkler and standpipe capacity sufficient for normal office use and above
- 100% wet sprinkler system with Central Station alarm monitoring
- Interior and exterior surveillance cameras provide comprehensive security coverage

Robust, Well-Maintained Building Systems

- Mechanically and electrically redundant systems provide resiliency, with the building noted as well maintained by competent personnel
- 600 tons of cooling capacity with VAV fan-powered, 3-stage heating distribution for consistent year-round comfort
- Sufficient base building electrical capacity for normal office use, with floor-level submetering for transparent tenant billing
- Siemens Apogee Building Automation System delivers centralized, efficient control of building equipment
- Multiple telecom/data/fiber providers available, including Optimum, Verizon Fios, and AT&T
- On-site rooftop solar (PV) system supports sustainability initiatives

Hands-On Management

- Full-time Building Manager, Day Porter, and on-site Ownership ensure responsive, attentive property management



5TH FLOOR

47,104 RSF



Available for Sublease

Leased







2ND FLOOR

14,759 RSF



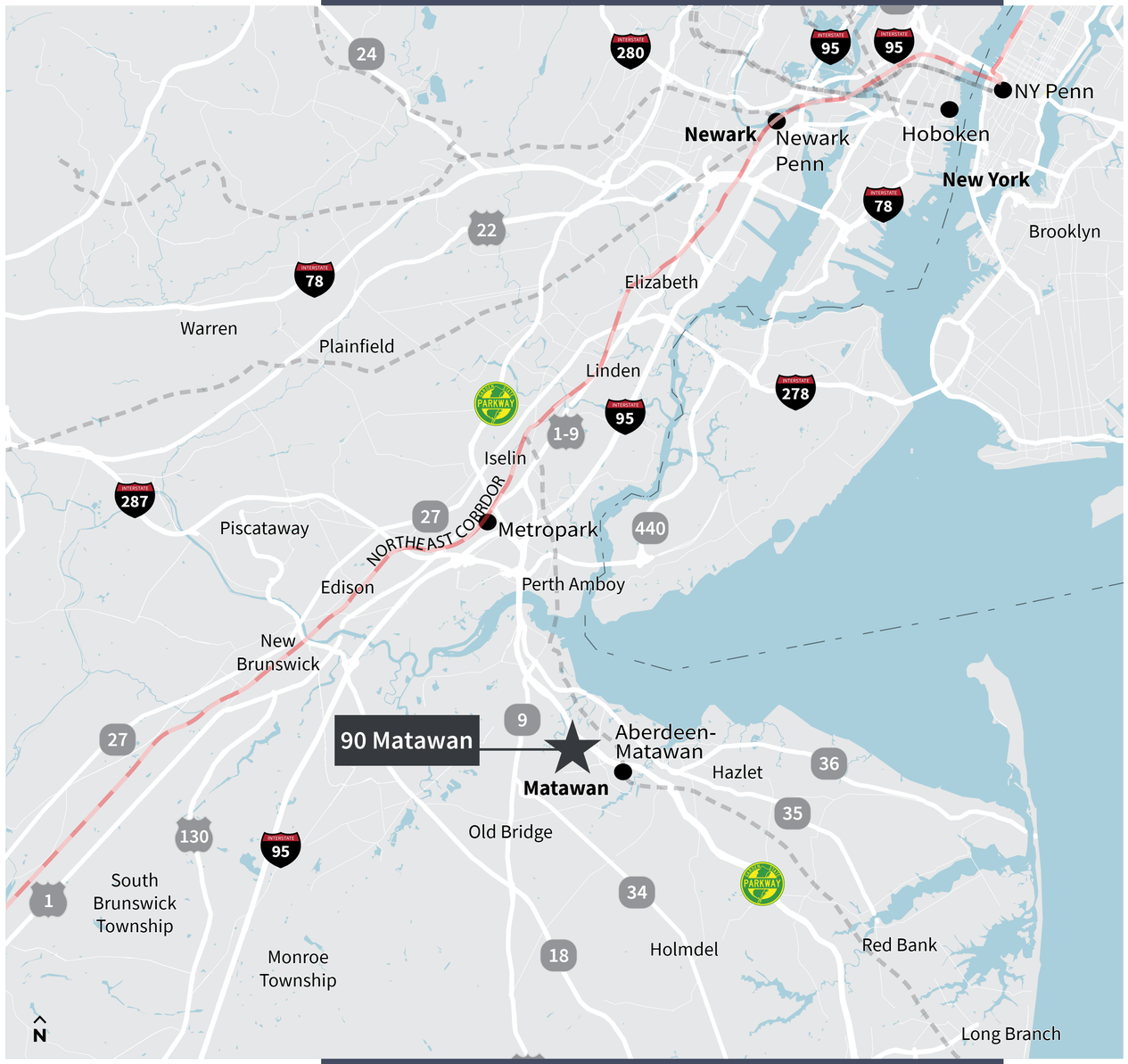
Available for Sublease

Leased









CONNECTED TO WHAT MATTERS.

Leave cross-bridge delays behind.

Anchor your office along the Jersey Shore corridor and reclaim valuable time every day. Located right at Parkway Exit 120, 90 Matawan Road blends coastal convenience with seamless connectivity—reach Newark Airport in 30 minutes, take rail into Manhattan, or access Metropark in 10 minutes. Surrounded by leading regional medical systems, it offers a complete ecosystem for workforce wellness and business growth.

The workday extends effortlessly into premier local amenities. Positioned minutes from downtown Red Bank's acclaimed waterfront dining, arts, and boutique shopping, the property also offers immediate access to the amenity-rich retail, dining, and service corridors along Routes 9, 18, 34, and 35. From client lunches to everyday conveniences, your team enjoys an unmatched lifestyle both on and off the clock.

±15 MIN
Metropark Station

±20 MIN
Downtown Red Bank

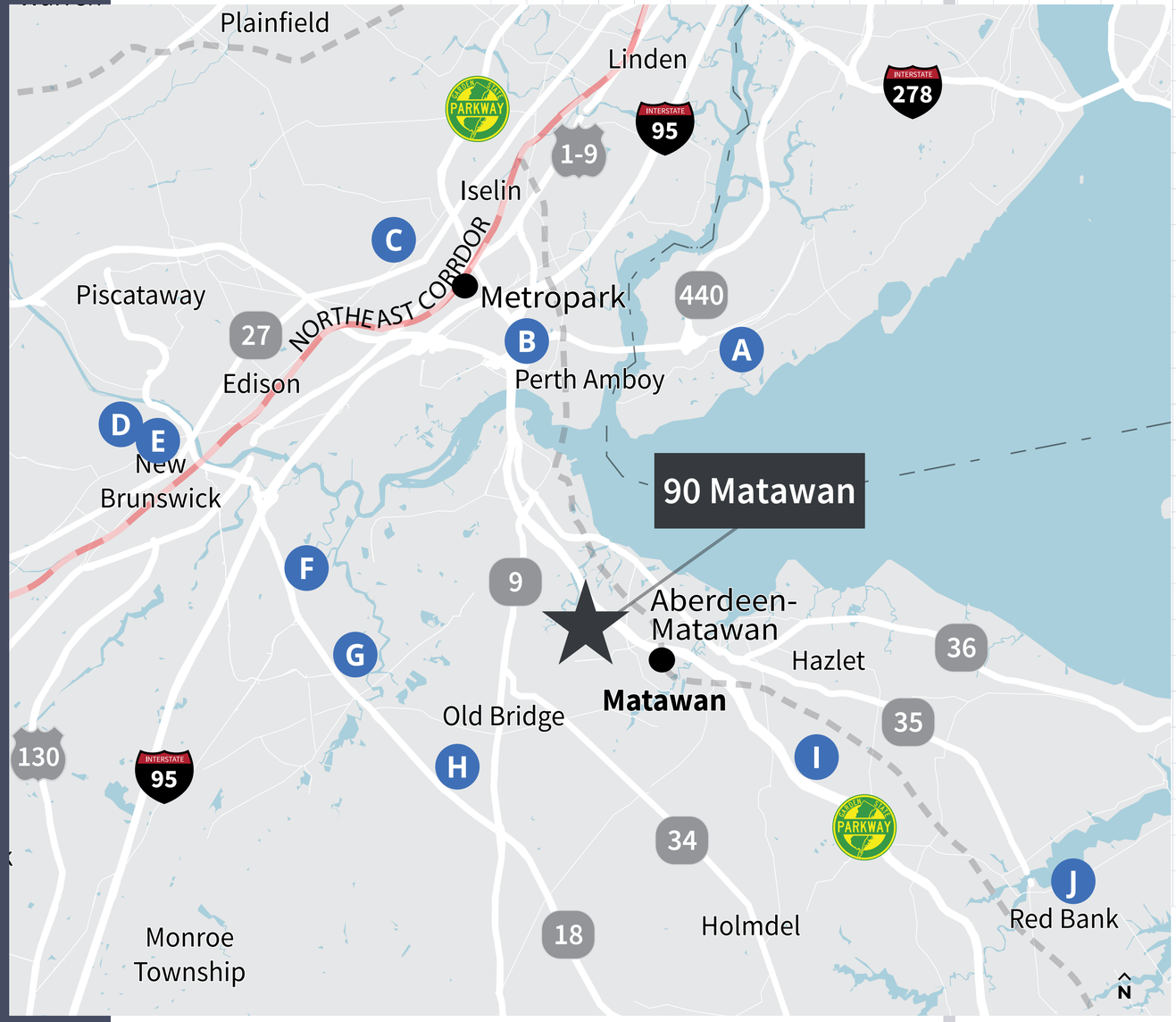
±30 MIN
Newark Liberty Int'l Airport

±58 MIN
New York Penn Station
(direct from Aberdeen/Matawan Station)

ANCHORED IN A REGIONAL HEALTHCARE ECOSYSTEM

Position your organization at the center of Central New Jersey's most robust healthcare ecosystem. 90 Matawan Road offers rapid, seamless access to the region's premier medical networks, including **Hackensack Meridian Health (HMH) Bayshore Medical Center, Riverview Medical Center, and Old Bridge Medical Center**, along with leading specialized clinical facilities. Whether your business directly supports the healthcare sector or benefits from proximity to its vast provider networks, this location places you minutes from the institutions driving regional wellness and economic growth.

A. Staten Island University Hospital - South Campus
B. HMH Raritan Bay Medical Center
C. HMH JFK University Medical Center
D. St. Peter's University Hospital
E. Robert Wood Johnson University Hospital
F. North East Medical Center
G. Children's Specialized Hospital - Outpatient Center - East
H. HMH Old Bridge Medical Center
I. HMH Bayshore Medical Center
J. HMH Riverview Medical Center





READY ON DAY ONE. SCALED FOR WHAT'S NEXT.

Contact us for more information or to arrange a tour of this Monmouth County sublease opportunity.

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