



Ocean 17 1670 Boardwalk Ocean City, NJ 08226 609-391-0500



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3133 Fire Egg Harbor Township, NJ 08234

Asking \$4,000,000.00



## **COMMENTS**

At the heart of any commercial venture is a professional space, something that speaks to success and professionalism. Something with all the amenities so employees can do their best work in a space that they truly enjoy coming to every day. That's what this office building has to offer. It's got everything you need for your business- from scalable conference rooms with state-of-the art technology, private offices large enough for team collaboration, and a complete CAT 5 cabling system (totaling around 25 miles) throughout the building which will help ensure seamless connectivity. The building is backed up by a diesel powered generator, and all lighting has been converted to LED. The pride in ownership is shown throughout this single tenant building. This building can remain for single tenant use or be divided into multiple units with its 112 parking spaces, multiple server rooms, and 19 HVAC units. It is currently available for sale or for lease.

## PROPERTY DETAILS

OutsideFeatures ParkingGarage InteriorFeatures Heating
Security Light/System Off Street Handicap Features Forced Air
Other (See Remarks) Gas-Natural

Paved

Cooling HotWater Water Sewer

Control Gas Public Public Sewer

Ask for Christopher Malinowski Berger Realty Inc 1670 Boardwalk, Ocean City Call: 609-391-0500 Email to: cma@bergerrealty.com

