

WELCOME TO TOMS RIVER DOWNTOWN CORPORATE CENTER
(TRDCC)
31,000sf OFFICE SPACE
FOR LEASE
1,500 TO 31,000 sf

Date:

To Whom It May Concern;

In response to your inquiry about our new exciting project in downtown Toms River, the Ocean County Seat, please review the following information and web site:

- The asking rent for this property is \$17.50/sf NNN (Triple Net Expense is approximately \$ 3.50/sf)
- Estimated Occupancy late Fall, early Winter of 2010.

Over the next few months "Toms River Downtown Corporate Center" will complete the "redevelopment" of our 5 Story Corporate Office Building located at 8 Robbins Street, Toms River, (Ocean County) New Jersey.

The Corporate Office Space is unique with water/river views; of the beautiful Toms River water way. In addition to breath taking views of the River, the property also overlooks the Historic Seaport area of our Town.

The project is located in the "heart" of downtown Toms River, directly across from the Town Hall, Municipal Complex, and around the Corner from the County Justice Complex and Court House. Convenient onsite parking is available, as well as both The Township and County parking lots conveniently located across the street from (TRDCC). Additionally, downtown Toms River offers easy access to Restaurants, Coffee Shops, Banks, Ocean County Library, Seaport Area, and Parks, and other area landmarks.

The Toms River Downtown Corporate Center (TRDCC) has nearly completed the redevelopment of the exterior of the building, as of August 2010, and we are now working on the interior of the building.

We are ready to ACCEPT TENANTS and sign leases! We are willing to offer a very reasonable Tenant "Fit Up" package, which will save our tenants money.

We are sensitive to the needs of our tenants in these economic times. We are however, confident that the tides are changing for the better and therefore we will feature flexible suites as small as 1,500 sf, in our total 31,000 sf office building.

We offer, (Flexible Floor Plate Sizes, Tenant Fit Up Available with Allowance, Pre-Wired for Computer/Telephone, Individual High Efficiency A/C & Heating Units per suite with individual thermostats, Central Bathrooms, Onsite Parking, with additional Offsite Parking w/ Decals for overflow, Full time Lobby Area, Professional Local Management, Tinted (Energy Efficient)Windows, New High Speed Elevator 3,500 lb capacity, Fully Sprinkled Building, Belgium Block Curbs, Storage Bins Available in Lower Level of Building).

I wanted to take an opportunity to reiterate that this will be a highly visible project with easy access from Exits 81 & 82 GSP, Route 37, Route 9, and Main Street, located at the busy intersection of Main and Water Streets.

Please take a moment to review the attached documents illustrating the location, aerial map, Rendering of Building, Site Plan, Basic Form LOI with Work Letter attached, and our marketing flyer. Be sure to check out the link to our website www.tomsriverdccc.com

Also, avail yourself to our website, for additional information and other listings: www.rosettorealty.com

BROKERS ARE PROTECTED WITH A FULL 4% COMMISSION PAID TO THE LEASING BROKER!

Thank you kindly.

Very truly yours,

ROSETTO REALTY GROUP LLC

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