

Professional Office Building For Lease

977 NJ-33 | Monroe Township, NJ 08831

**+/-3,430 SF 1st floor office space -
divisible from +/-1,375 SF -
Two current spaces
\$22.00/SF Gross Plus Utilities**

977 Route 33 (State Route 33), Monroe Township, NJ 08831 is well-positioned for professional office users who want visibility, accessibility, and a central location between Central New Jersey's major business markets.

KEY HIGHLIGHTS

- » First-floor and second-floor professional office suites
- » Excellent frontage on Route 33
- » Strong daily vehicle visibility
- » Ample on-site parking
- » Close proximity to Exit 8 of the New Jersey Turnpike
- » Suitable for executive, legal, accounting, insurance, consulting and medical-related office uses (subject to zoning and fit-out)
- » Zoning: HD (Highway Development); permits professional, medical, and general office uses



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PROPERTY OVERVIEW

The building is a two-story professional office building containing approximately **6,600 square feet**, constructed in **1986** on approximately **1.88 acres**. It offers approximately **45 surface parking spaces**, providing an excellent parking ratio for professional office tenants. The property was designed as a multi-tenant office building rather than a converted retail or residential structure.

MONROE TOWNSHIP AT A GLANCE

- » Monroe Township is one of the **fastest-growing municipalities in Middlesex County**, with a population of approximately **50,000 residents**, up significantly from about 39,000 in 2010.
- » The township covers nearly **42 square miles**, making it one of the larger municipalities in Central New Jersey.
- » The median household income is approximately **\$108,000**, reflecting a strong residential base with above-average purchasing power.

Monroe is strategically located between several major employment centers:

- » Approximately 15 minutes to the New Jersey Turnpike (Exit 8)
- » About 20 minutes to Princeton
- » Roughly 30 minutes to New Brunswick
- » About one hour to both New York City and Philadelphia, making it convenient for regional businesses.

This central location is especially attractive for companies serving clients throughout Central New Jersey.

STRONG PROFESSIONAL MARKET

Monroe continues to attract:

- » Law firms
- » Medical practices
- » Accountants and financial advisors
- » Insurance agencies
- » Engineers and consultants
- » Real estate professionals

Many businesses choose Monroe because office rents are generally more affordable than Princeton or New Brunswick while remaining highly accessible.

DIVERSE RESIDENTIAL BASE

One unique aspect of Monroe is its blend of demographics:

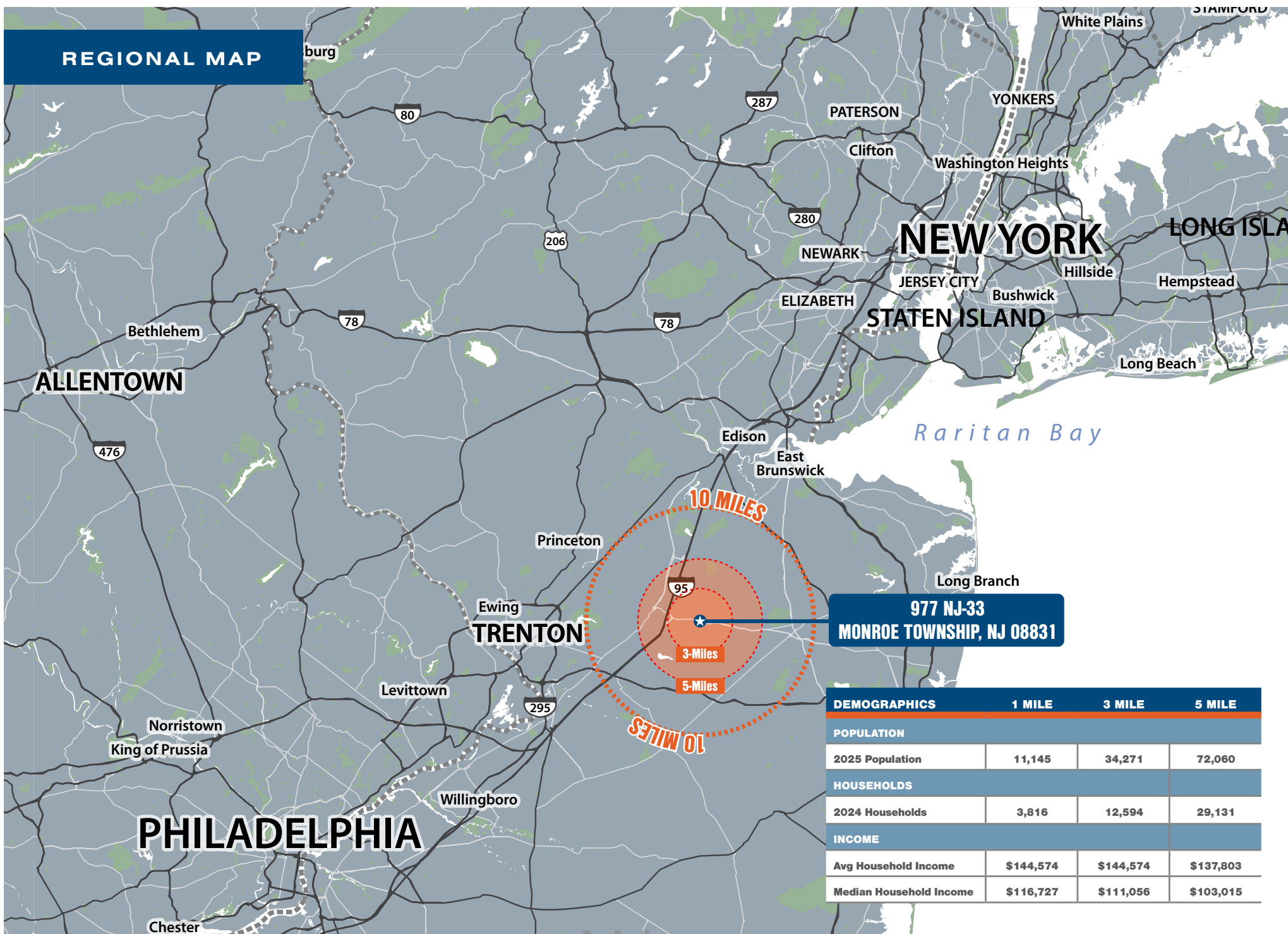
- » Large established neighborhoods
- » Numerous active-adult communities
- » Growing family-oriented developments
- » Increasing professional workforce

This creates demand for a wide variety of professional services, from healthcare and legal services to financial planning and home services.

AERIAL VIEW



REGIONAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2025 Population	11,145	34,271	72,060
HOUSEHOLDS			
2024 Households	3,816	12,594	29,131
INCOME			
Avg Household Income	\$144,574	\$144,574	\$137,803
Median Household Income	\$116,727	\$111,056	\$103,015