

**Class A Office / Medical Property
5,000 SF Available for Lease**



THE STEELMAN at MONMOUTH

215 BROAD STREET, EATONTOWN, NJ

At the Center
of Monmouth's
Transformation

AI Enhanced

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



THE STEELMAN at MONMOUTH

215 BROAD STREET, EATONTOWN, NJ

5,000 SF AVAILABLE | TWO ±2,500 SF FLOORS
OFFICE & MEDICAL PROPERTY

Historic. Connected Reimagined.

Positioned at the intersection of adaptive reuse, healthcare expansion, creative industry growth, and transformative regional investment, **The Steelman at Monmouth**—a historic 1908 landmark—offers a distinctive opportunity for office, medical, and professional users within one of Monmouth County's fastest-evolving mixed-use and innovation corridors, driven by the continued evolution of the Fort Monmouth district and Netflix Studios redevelopment.

Historic Landmark Identity

- Adaptive-Reuse Opportunity
- Preserved Historic Architecture

Connected Location

- Direct Fort Monmouth access
- RiverWalk Center adjacency
- Regional highway connectivity
- Outdoor Nicodemus Park

Separate Access

The future of Fort Monmouth

Transformative mixed-use, entertainment, medical and office developments are reshaping the region and accelerating long-term demand across the corridor.

Fort Monmouth (Netflix Studios)



Netflix's 292-acre Fort Monmouth studio campus is expected to become one of New Jersey's most significant economic development projects, delivering twelve sound stages, thousands of jobs, and substantial regional investment.

Monmouth Square



The former Monmouth Mall is being transformed into a mixed-use destination featuring luxury residential, curated retail, dining and Whole Foods.

Bell Works Fort Monmouth



Bell Works Fort Monmouth is transforming the former Commvault headquarters into a mixed-use "Metroburb" destination featuring flexible office space, coworking, retail, dining, and community-focused amenities.

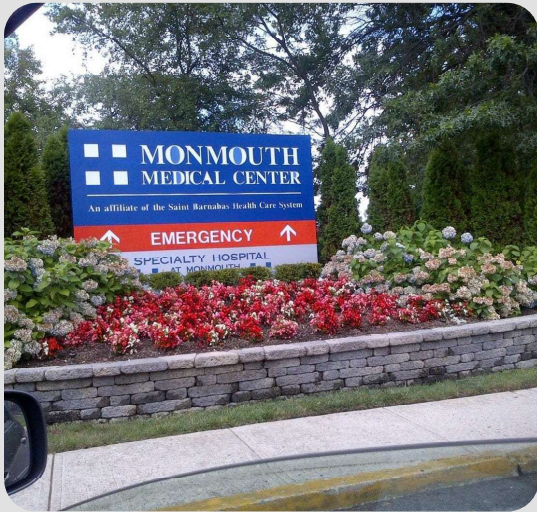
Healthcare Corridor

Two leading RWJBarnabas Health facilities are driving one of Monmouth County's most dynamic healthcare corridors



THE STEELMAN at MONMOUTH

215 BROAD STREET, EATONTOWN, NJ



Monmouth Medical Center

Long Branch | 4.2 Miles Southeast



Established 1887

RWJBarnabas Health's flagship hospital



Regional teaching campus

for Rutgers-Robert Wood Johnson Medical School



Magnet® recognized

for excellence in nursing and patient care



"A" hospital safety score

from The Leapfrog Group



Vogel Medical Campus at Fort Monmouth

Tinton Falls | 2.6 Miles West



36-acre medical campus

on the former Fort Monmouth Myer Center site



Specialty and Cancer Care Center | Opening Late 2026

150,000 SF, five-story outpatient facility offering advanced care and diagnostic



252-Bed Acute Care Hospital | Opening 2027-2032

full-service inpatient hospital to significantly expand inpatient capacity

Why This Matters For Medical Tenants



The Steelman at Monmouth offers physicians and healthcare providers exceptional access to Monmouth County's premier healthcare network, with two major RWJBarnabas facilities within minutes.



Expanding Patient Base



Referral Network Access



Comprehensive Care Ecosystem



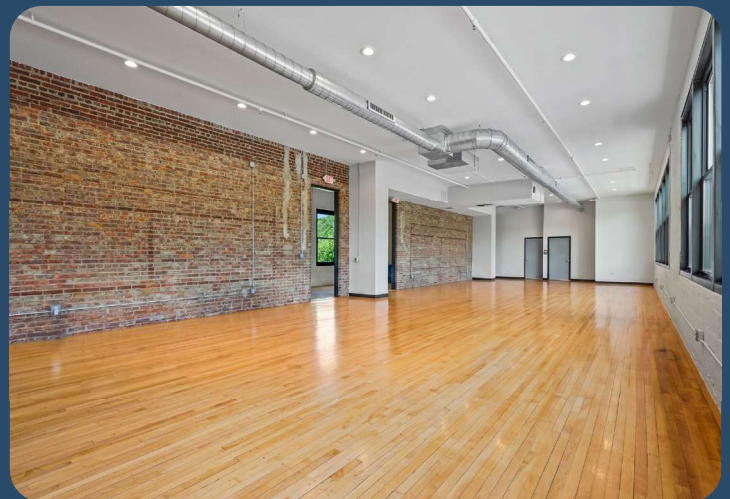
Prime Connectivity & Visibility

Connected to What's Next

Located at 215 Broad Street in Eatontown, New Jersey, **The Steelman** sits at the center of one of Monmouth County's most active mixed-use, creative and healthcare growth corridors. The property offers immediate connectivity via Routes 35, 36, 18, and the Garden State Parkway, with major mixed-use, healthcare, and entertainment developments throughout the corridor continuing to drive long-term regional growth and tenant demand.



Historic Character



Modern Workspace

Distinctive workplace environment

The Steelman offers distinctive loft-style office suites featuring private entrances, immediate first-floor access, elevator connectivity, dedicated restrooms, abundant parking and dramatic atrium lighting — creating a premium, move-in ready workplace environment.



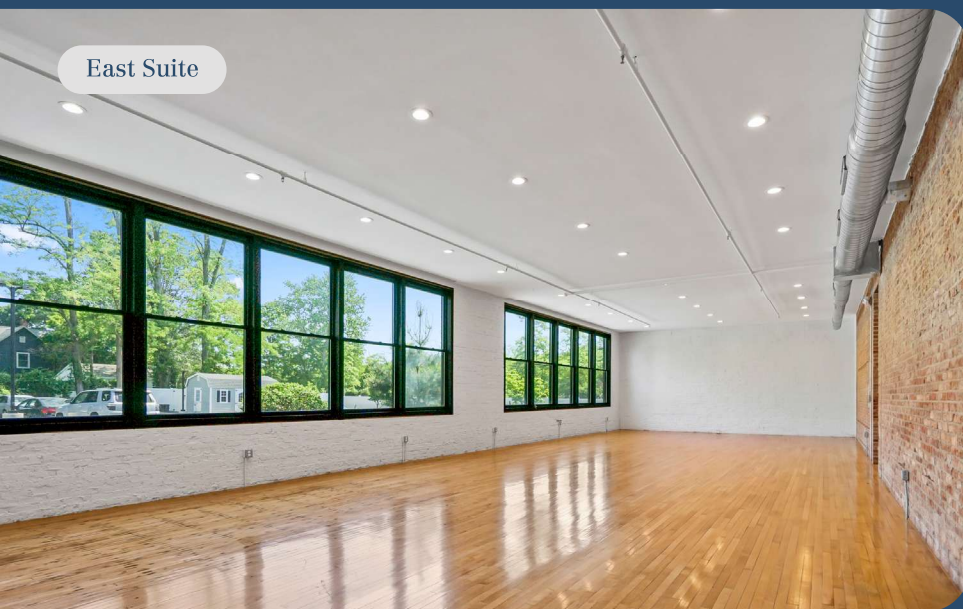
Second Floor Elevator



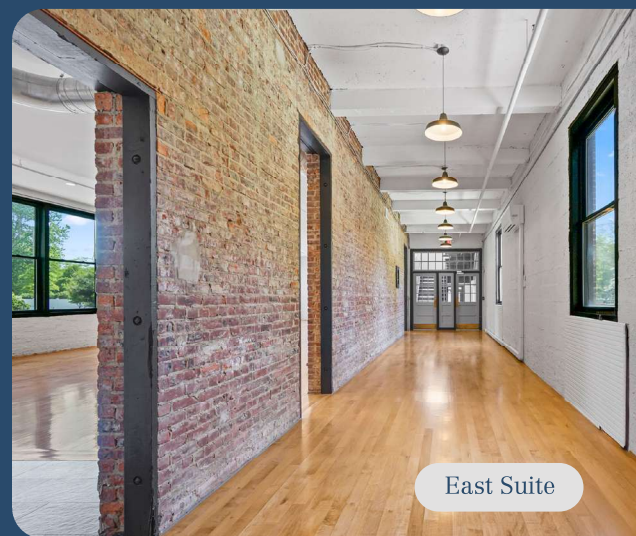
Lobby Entrance



First Floor Immediate Access



East Suite



East Suite



Abundant Parking



Abundant Parking

Rental Rate & Features



\$22/SF NNN
+Tenant Electric



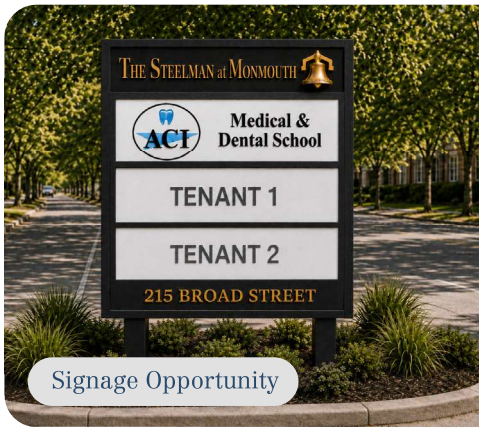
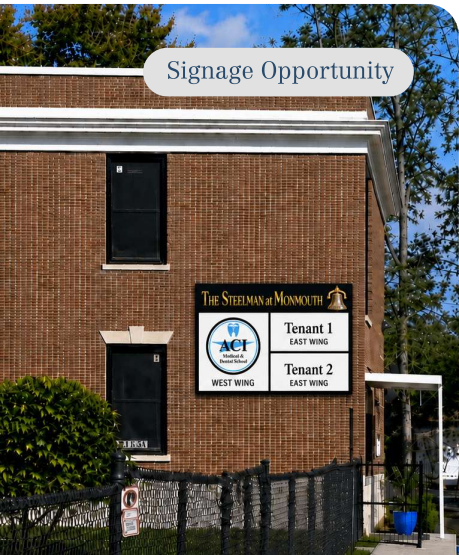
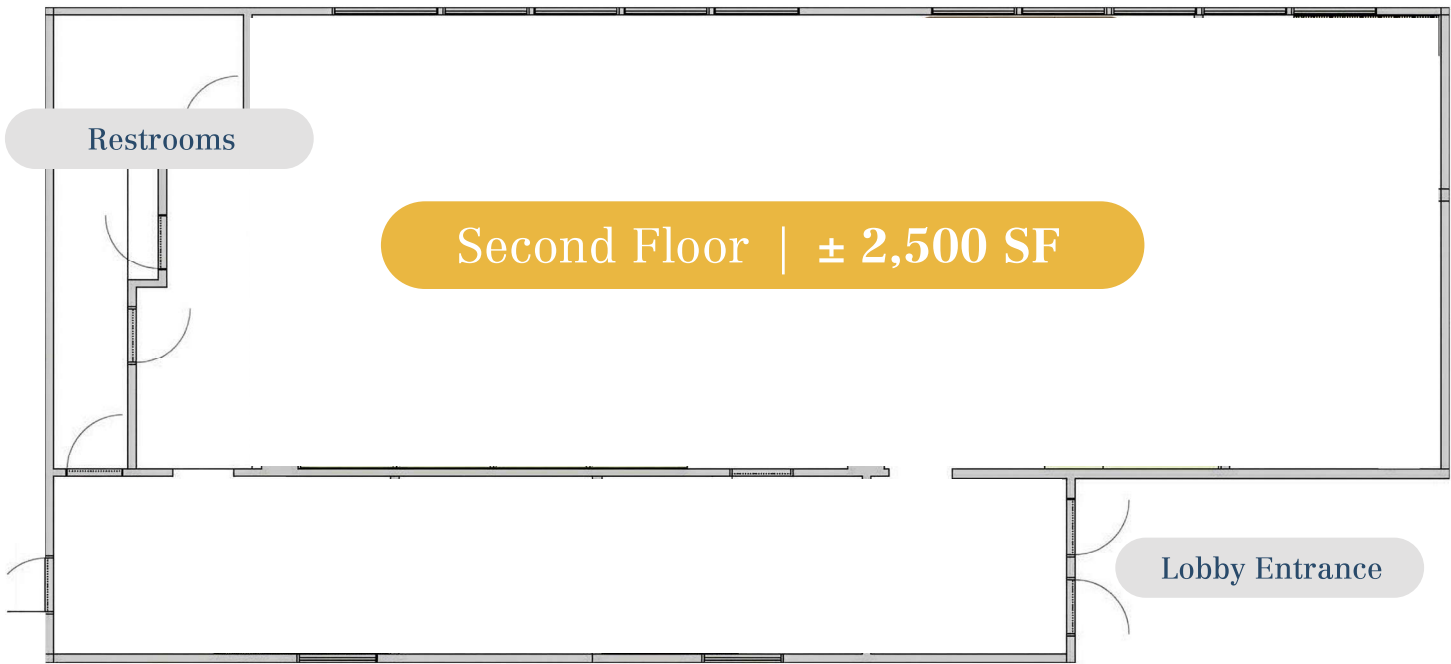
Separate suite
access



Tenant signage
opportunity

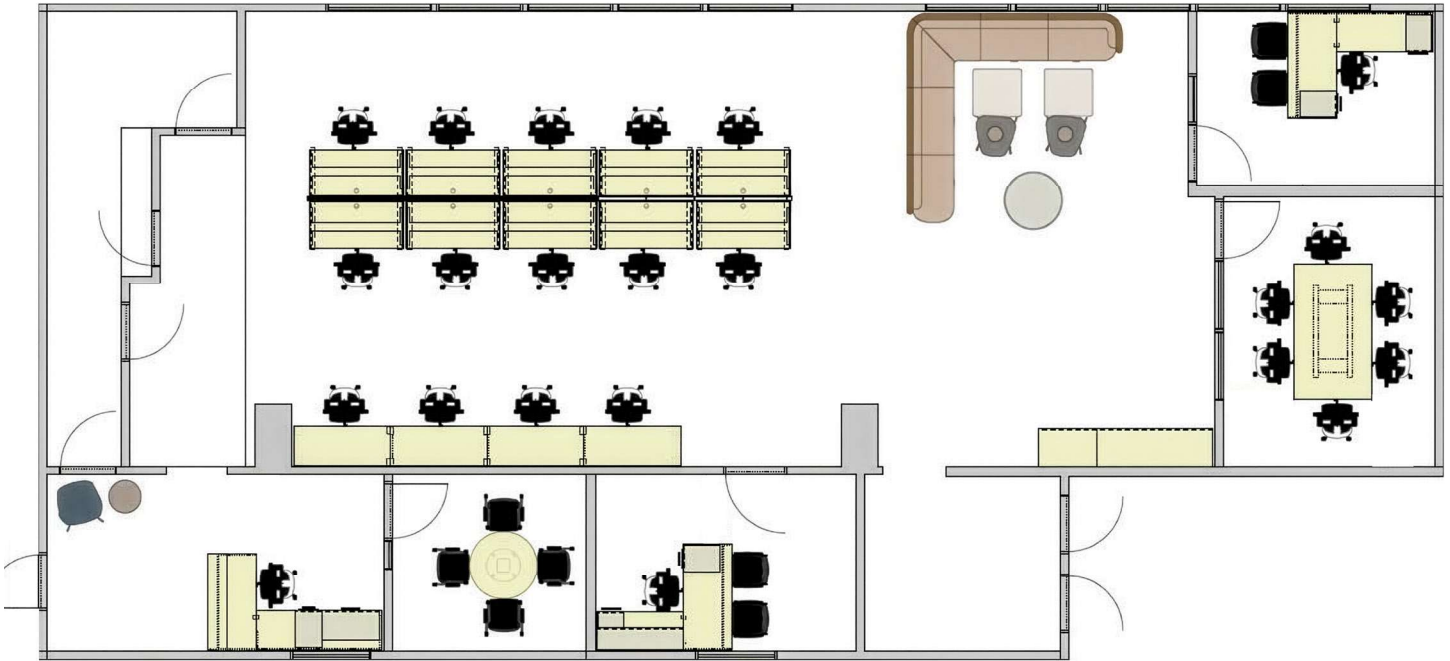
Available Suites

First and Second Floors

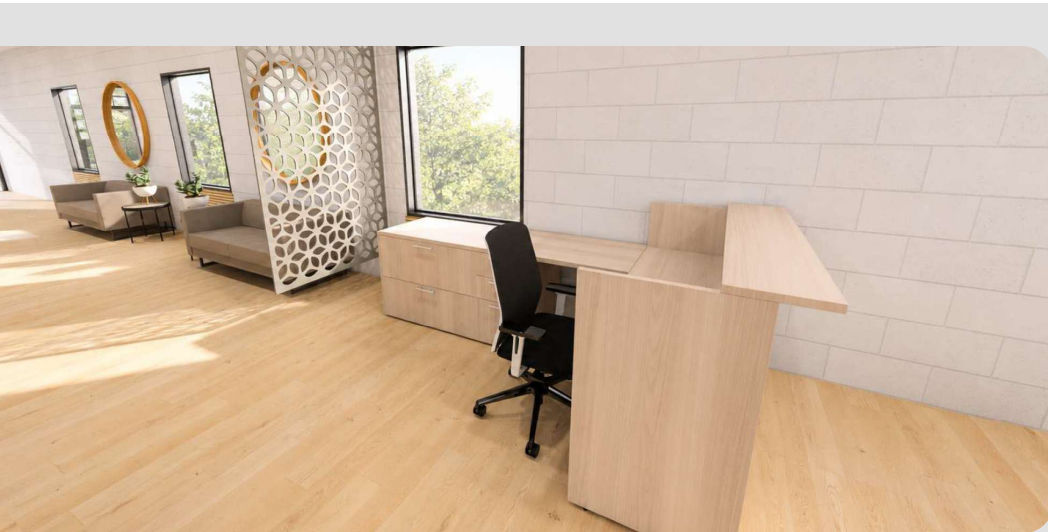
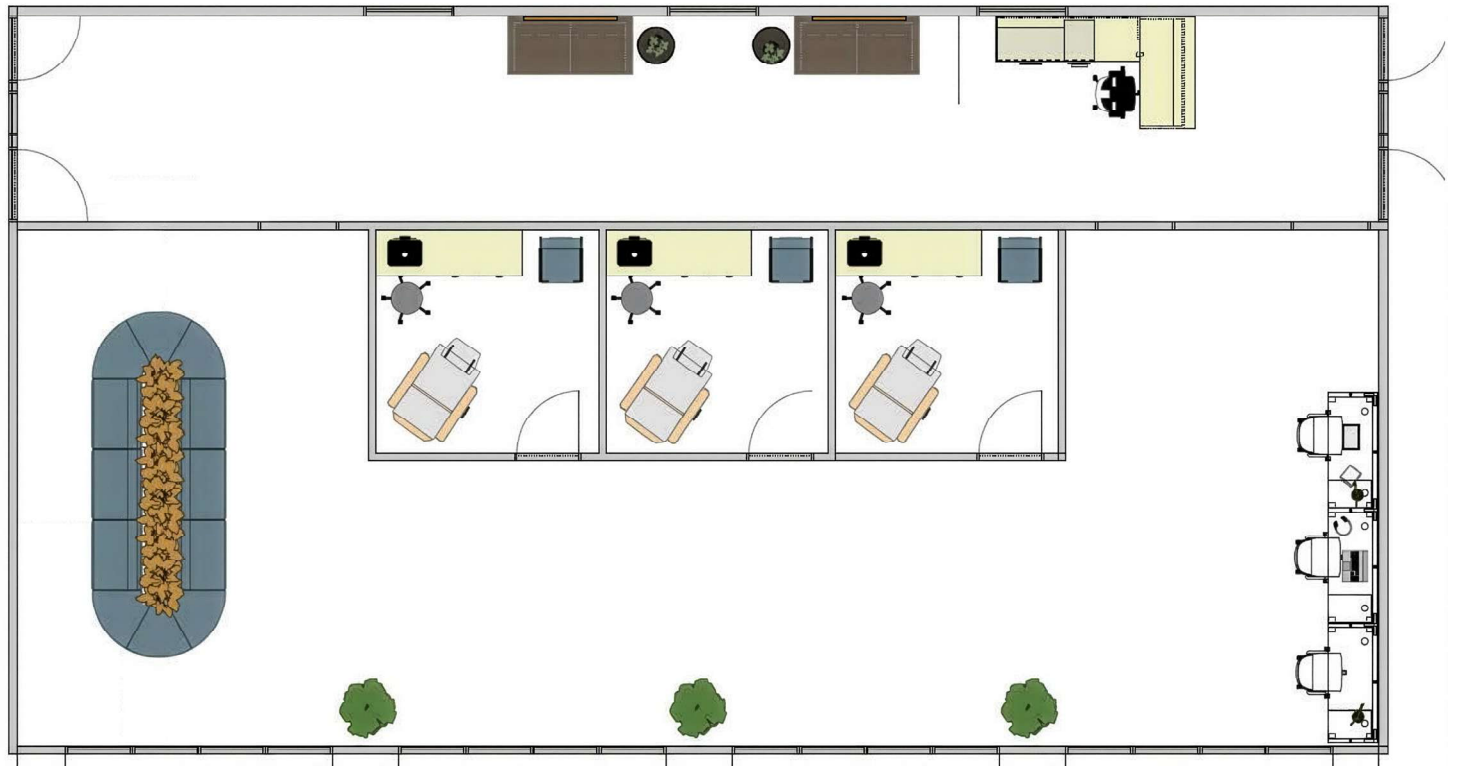


Original site bell
returning as a
landmark feature
on the property

Conceptual Plan (Office) | 2,500 SF



Conceptual Plan (Medical) | 2,500 SF





Be Part of the Transformation



THE STEELMAN at MONMOUTH

215 BROAD STREET, EATONTOWN, NJ

Leasing by: **NAI James E. Hanson**

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