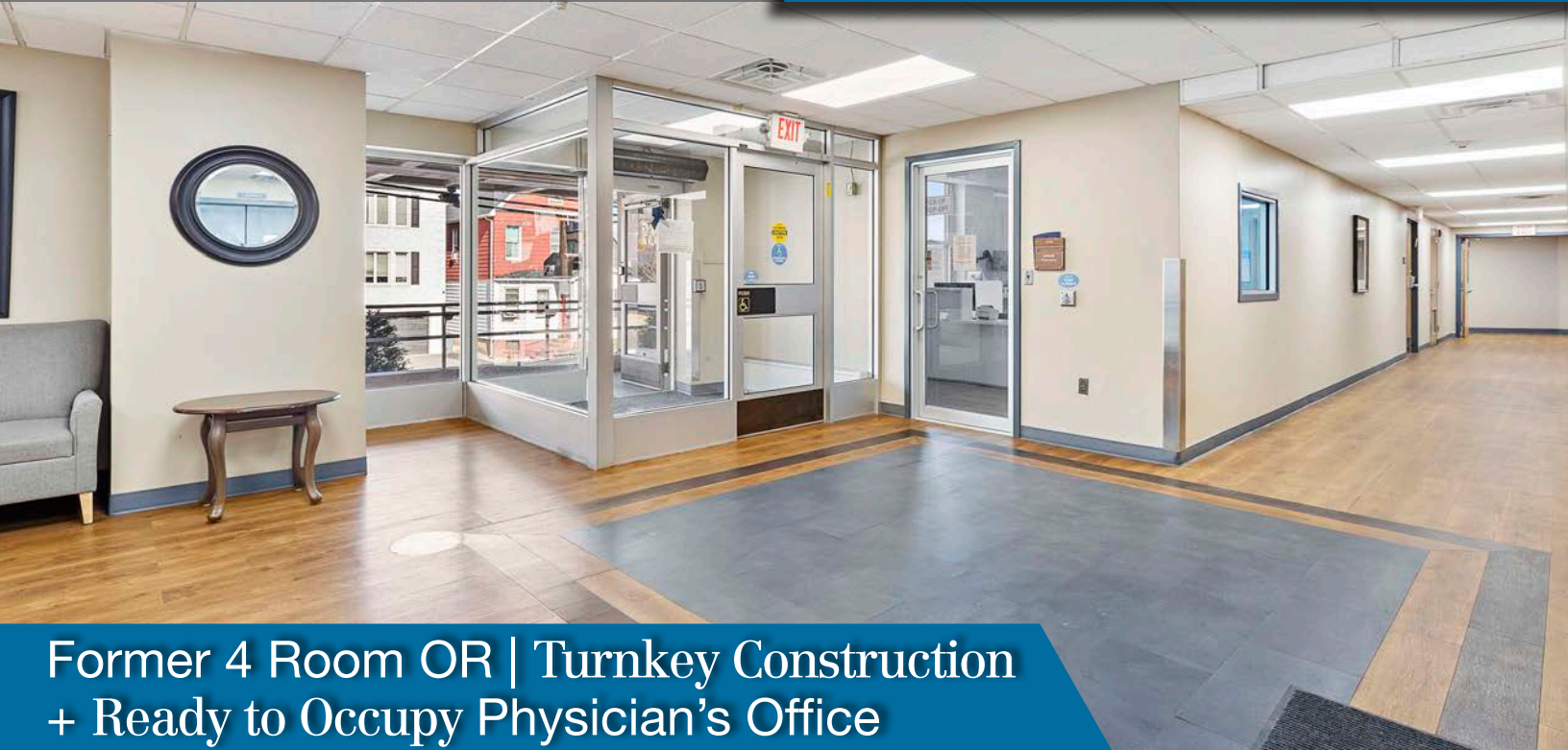


Medical Suites For Lease
750 SF up to 19,000 SF
Various Suite Sizes Available

West Hudson Wellness
206 Bergen Avenue
KEARNY, NEW JERSEY



Former 4 Room OR | Turnkey Construction
+ Ready to Occupy Physician's Office

Property Features

- Total Building Size: 122,205 SF
- Total Space Available: 19,750 SF
- **Main Floor:**
 - Suite 204: 750 SF
 - Suite 208: 19,000 SF (*Divisible - see floorplan*)
- Lot Size: 1.46 Acres
- Floors: Four (4)
- Operating Rooms: Four (4) | Former Surgical Center
- Ready to Occupy Physician's Office
- Parking: Ample Parking in Private Covered Garage
- NJ Transit Bus Stop at Location
- Easy Access to NJ Turnpike, Belleville Turnpike, GSP, Route 21 and Route 280

Taxes/Cam:

\$8.30 PSF

INQUIRE FOR PRICING

Darren M. Lizzack, MSRE
Vice President

201 488 5800 x104 • dlizzack@naihanson.com

Randy Horning, MSRE
Vice President

201 488 5800 x123 • rhorning@naihanson.com



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SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

ABOUT THE SITE

West Hudson Wellness 206 Bergen Avenue KEARNY, NEW JERSEY

Formerly the West Hudson Hospital, 206 Bergen Ave is now the West Hudson Wellness building. We are currently home to medical and wellness-oriented practices and are proud to continue supporting the area by providing care to Kearny and surrounding communities.

For years, West Hudson Hospital and now West Hudson Wellness has been a staple of health and wellness within the community of Kearny, NJ. Today, we're proud to continue that legacy by providing comprehensive working spaces that are suitable for all varieties of medical and wellness-oriented practices.

Building Attributes

- 134,000 square foot medical building
- ADA compliant
- 24/7 operation and access
- On site multi-level parking structure with 361 spots (mostly covered)
- Complete on site service team, exclusively serving this property
- Multiple entry points to the building create unique access for customers

Location

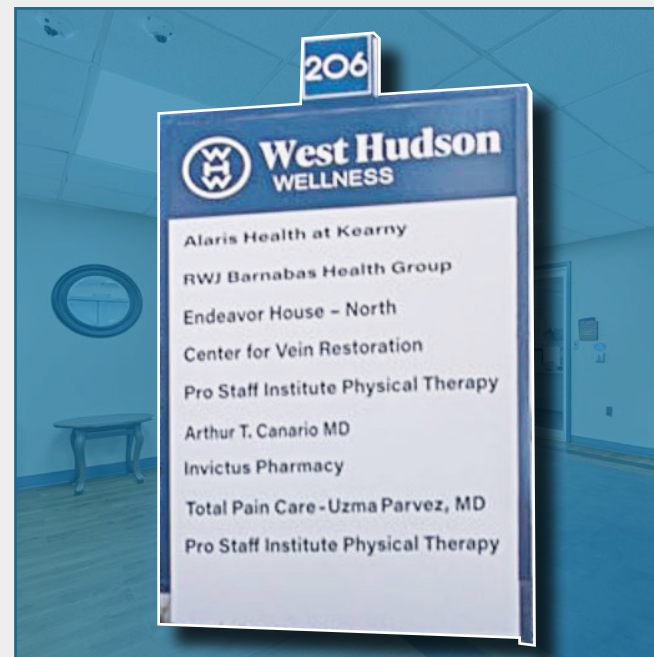
- Located in Kearny, NJ (Hudson County)
- Close to RT 280, RT 21 and NJ Turnpike
- Walking distance to commercial areas
- Densely populated area with over 300,000 people within a 3 mile radius
- Middle income area with an average household income of \$70,000

Medical and Wellness Services Currently Offered

- Skilled Nursing
- Orthopedics
- Pain Management
- Internal Medicine
- Physical Therapy
- Pharmacy
- Vein Restoration

Building Upgrades

- Electrical infrastructure
- Elevator mods
- Chiller replacement
- Life Safety system
- HVAC units
- Roof replacement
- Security access for the parking garage
- New landscaping around property

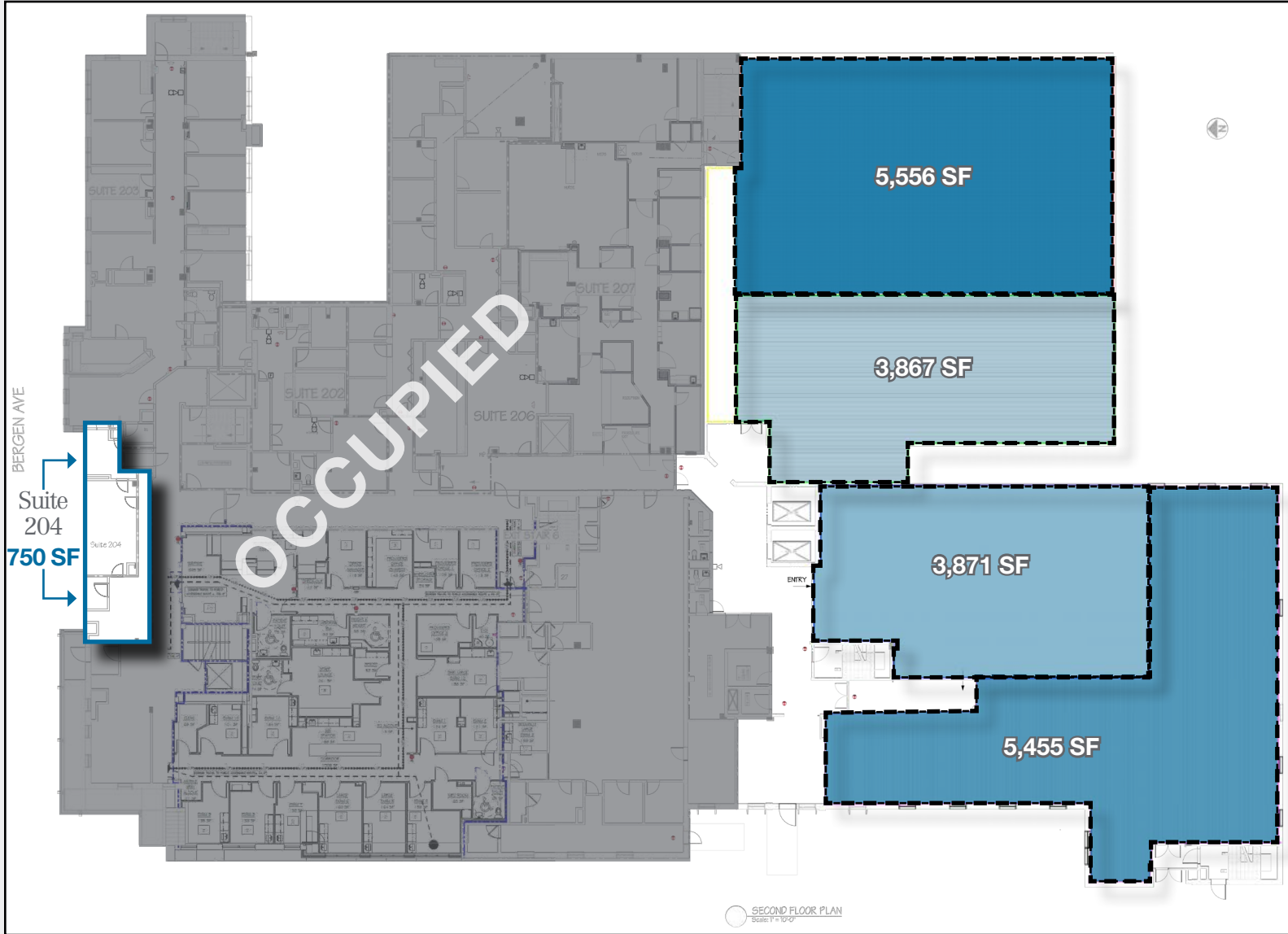


SECOND FLOOR FLOOR PLAN

West Hudson Wellness
206 Bergen Avenue
KEARNY, NEW JERSEY

Suite 208: 19,000± SF

Divisible
(Potential Splits/Layout)



ABOUT KEARNY

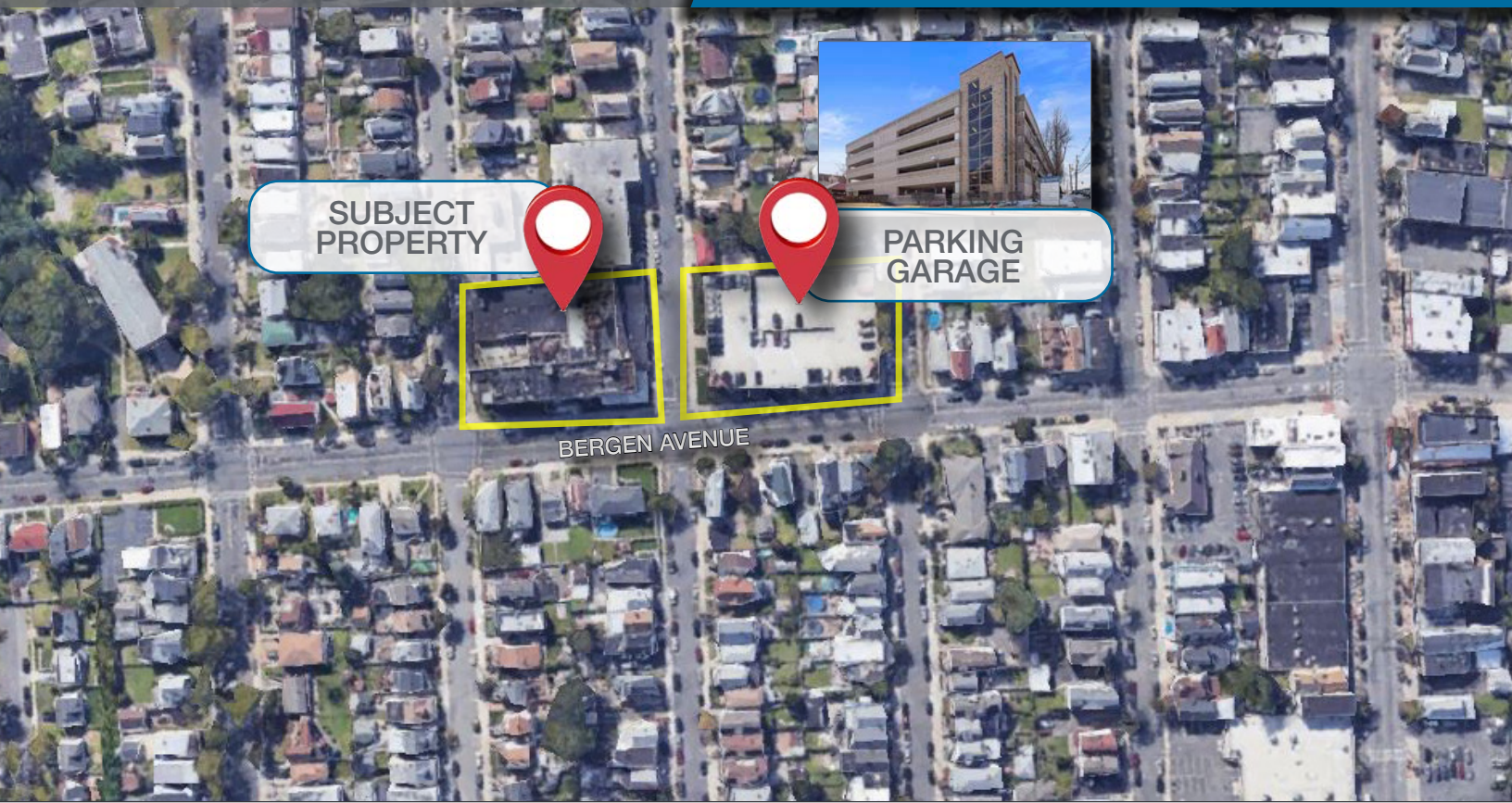
West Hudson Wellness
206 Bergen Avenue
KEARNY, NEW JERSEY

Kearny, which is 10.19 square miles, is located in the northwest corner of Hudson County. The town sits between both the Passaic River and the Hackensack River and is bordered by Jersey City to the east, east Newark/Harrison to the south, Belleville to the west, and North Arlington to the north. Kearny, as well as North Arlington, is a stable, high population density, and middle income community. The streets around the subject property are lined with 1-4 family homes, with a median home value of \$300,000, according to Zillow. There is close proximity to Newark Liberty International Airport and Teterboro Airport. There is also great highway access to the NJ Turnpike, Interstate 280, the Garden State Parkway as well as Routes 1 & 9, 3, 7, 17, and 21.



AERIAL VIEW & HIGHWAY MAP

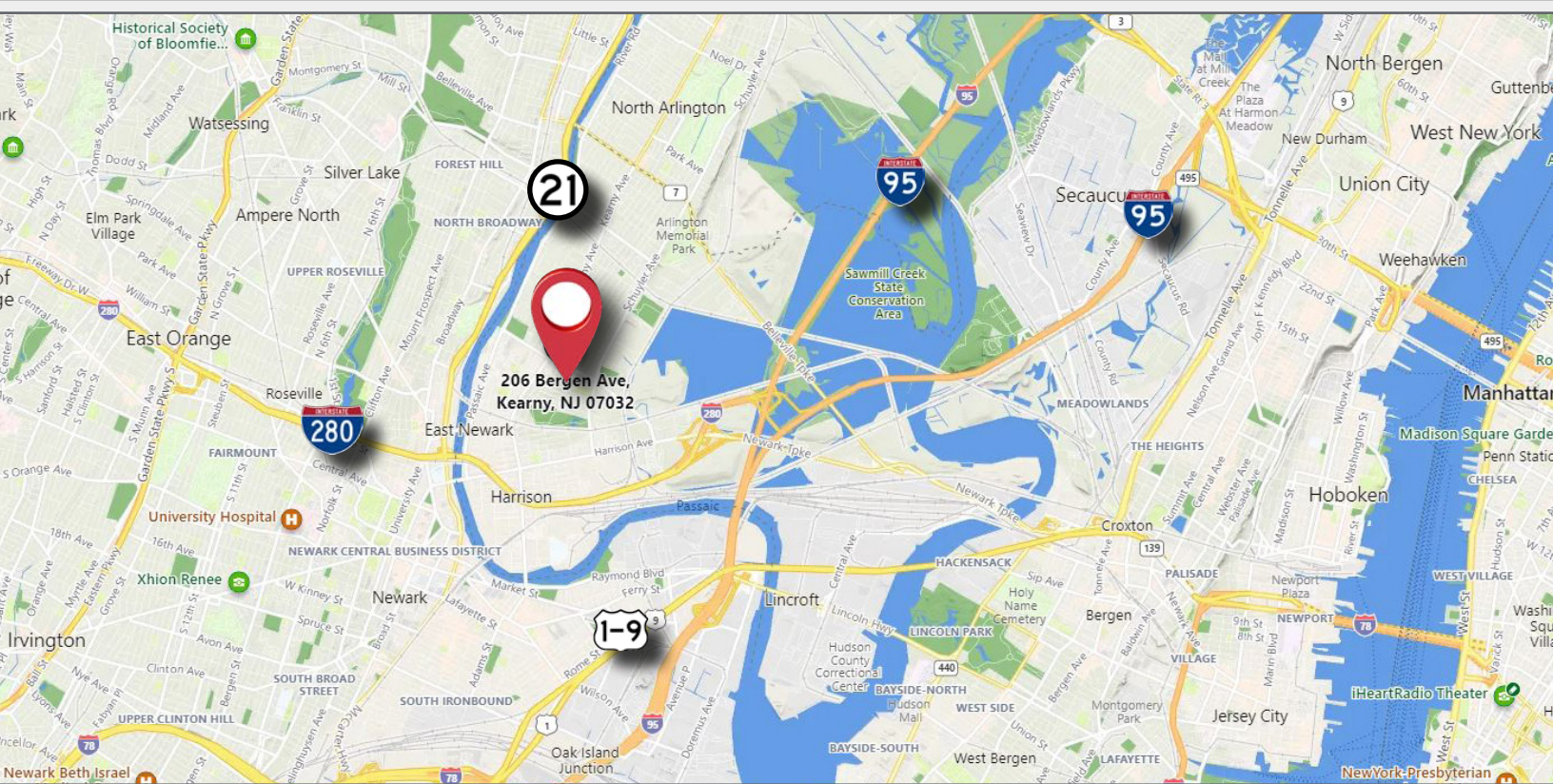
West Hudson Wellness 206 Bergen Avenue KEARNY, NEW JERSEY



SUBJECT
PROPERTY

PARKING
GARAGE

BERGEN AVENUE



21

206 Bergen Ave,
Kearny, NJ 07032

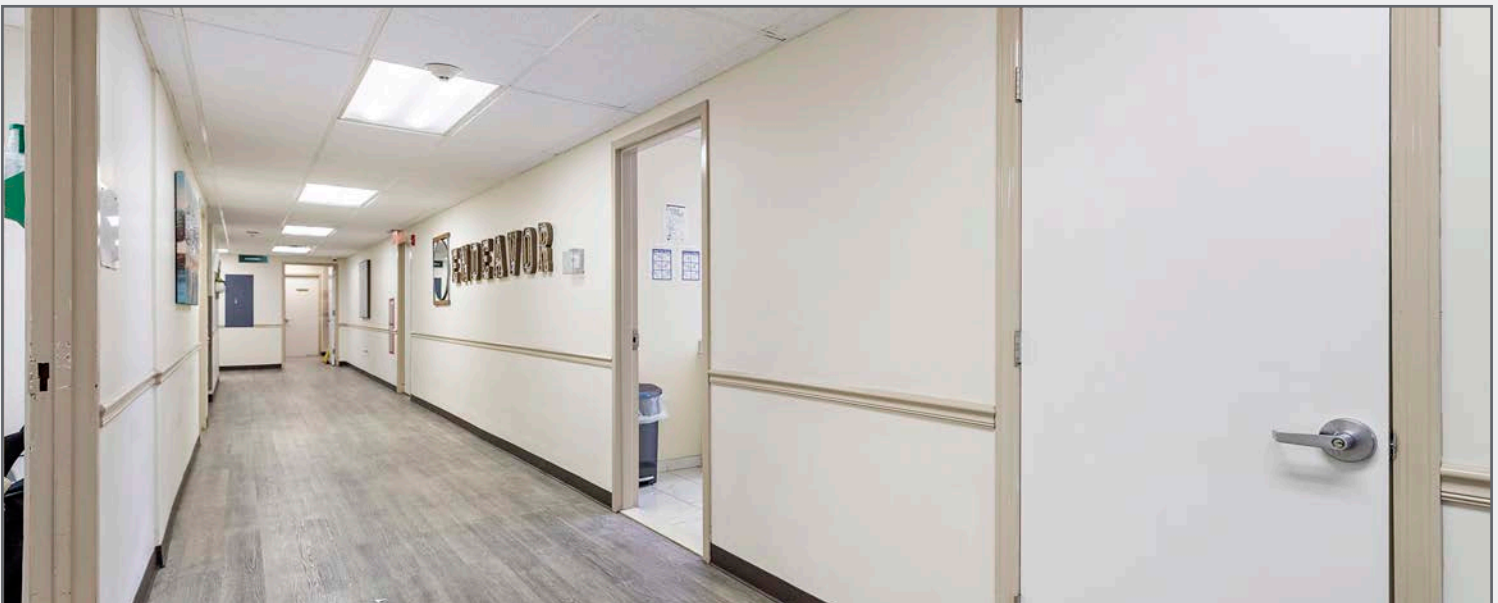
1-9

NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

**West Hudson
WELLNESS**

PROPERTY PHOTOS

West Hudson Wellness
206 Bergen Avenue
KEARNY, NEW JERSEY



RENDERINGS NEW LANDSCAPING

West Hudson Wellness
206 Bergen Avenue
KEARNY, NEW JERSEY

