

# MEDICAL SUITES FOR LEASE



**West Hudson**  
WELLNESS

## 750 - 19,000 SF

Various Sizes Available

**206 Bergen Avenue**

*Kearny, NJ*

***Build-To-Suit!***

The **CLINICAL**  
Group



TEAM LIZZACK-HORNING

# PROPERTY INFORMATION

## 206 Bergen Avenue Kearny, NJ

Total Space Available: 19,750

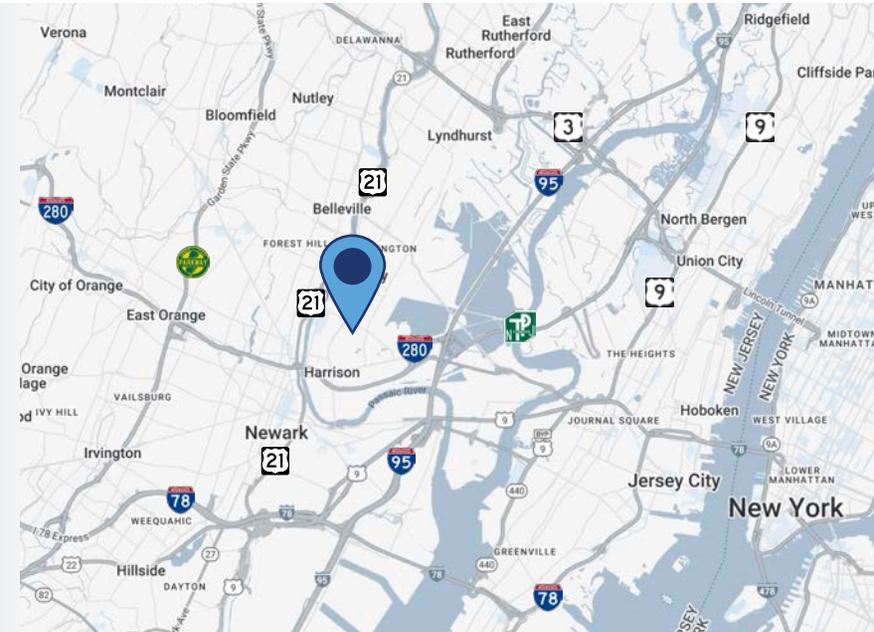
Suite 204: 750 SF

Suite 208: 19,000 SF

*(Divisible - see floor plan)*

- **122,205 SF** building
- **Parking:** Private covered garage
- **Lot Size:** 1.46 Acres
- **Floors:** 4
- **Ready to Occupy:** High-quality custom build-out & built-to-suit available
- **NJ Transit Bus Stop:** At location
- **Easy Access:** NJ Tnpg, Belleville Tnpg, GSP, Route 21, & Route 280

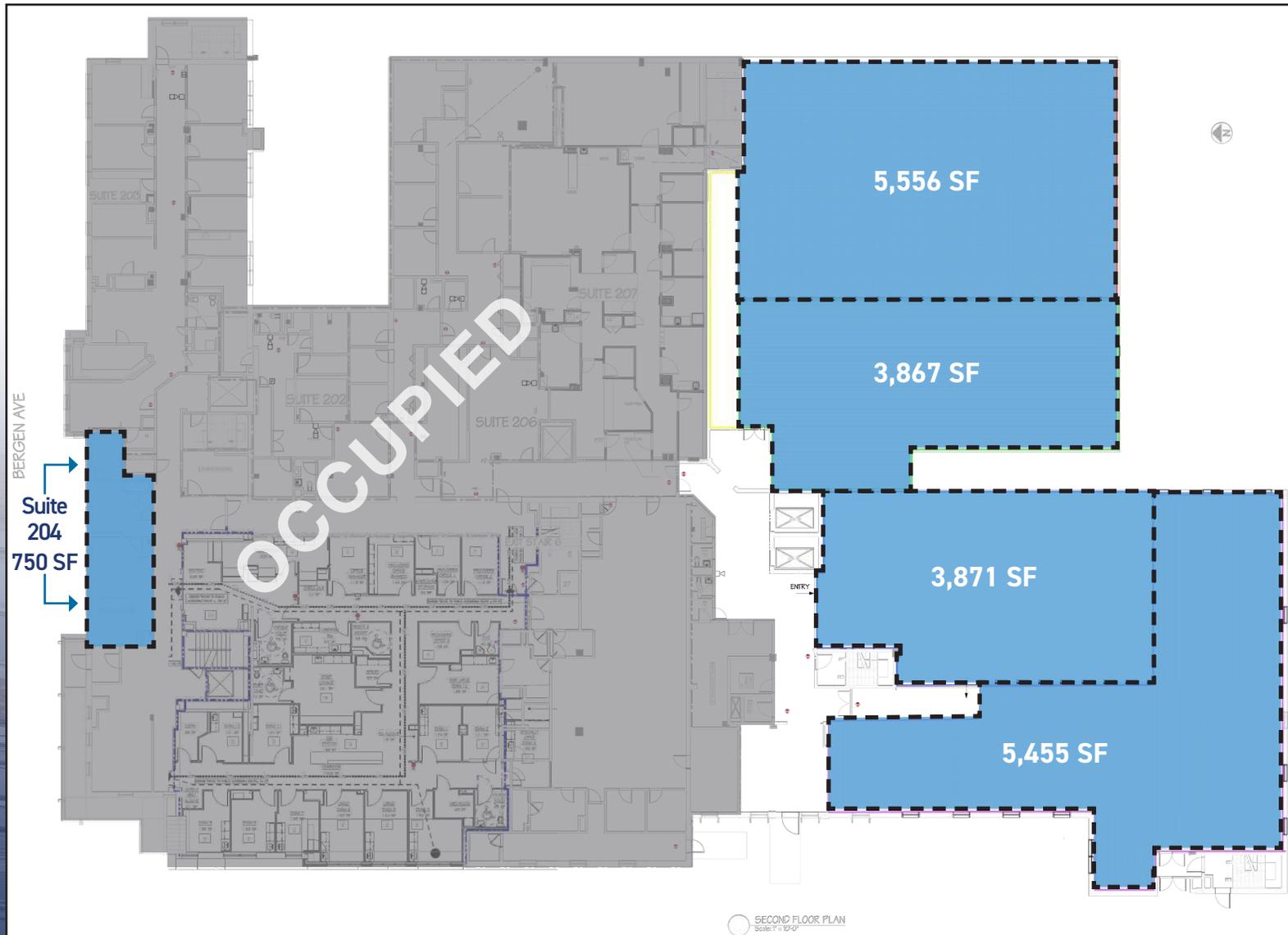
**INQUIRE FOR LEASE RATE**



# 2nd FLOOR PLAN

Suite 208: 19,000± SF

*Divisible  
(Potential Splits/Layout)*



# PROPERTY PHOTOS - NEW TENANT BUILD-OUTS



# PROPERTY PHOTOS - EXTERIOR

PRIVATE PARKING DECK



# ABOUT THE SITE

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

## 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

## BUILDING UPGRADES

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

## MEDICAL AND WELLNESS SERVICES CURRENTLY OFFERED

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



# LOCATION OVERVIEW

## KEARNY, NEW JERSEY,

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.



*Within a 5 mile radius:*

Population: **771,580**

People ages 55+: **198,917**

Median Age: **37**

Average HH Income: **\$93,012**





👤 For more information

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