

FOR LEASE

1,320 - 12,453 SF
MEDICAL OFFICE

305 W. Grand Avenue
Montvale, New Jersey






INQUIRE FOR LEASE RATE

Property Features

- Two office suites available for lease in 27,163 SF building
- Suite 500: 7,683 SF
- Suite 900: 3,450 RSF
- Suite 1,000: 1,320 SF
- Total space available: 12,453 SF
- Ample on-site parking (5:1,000)
- Located directly off of the Garden State Parkway (Exit 172)
- Recent renovations to lobby, bathrooms, and hallways
- Less than 20 minutes from five (5) major hospitals
- Prestigious tenant mix includes: Hackensack Meridian Health, Rothman Orthopaedics, Montvale Orthodontics, Synergy Health, Bear Brook Dental, & Montvale Health Sport and Spine

Demographics

	1 Mile	3 Mile	5 Mile
 Population	3,588	56,121	238,865
 Average House -Hold Income	\$187,572	\$195,355	\$168,249
 Median Age of Householder	55	57	55

For more information

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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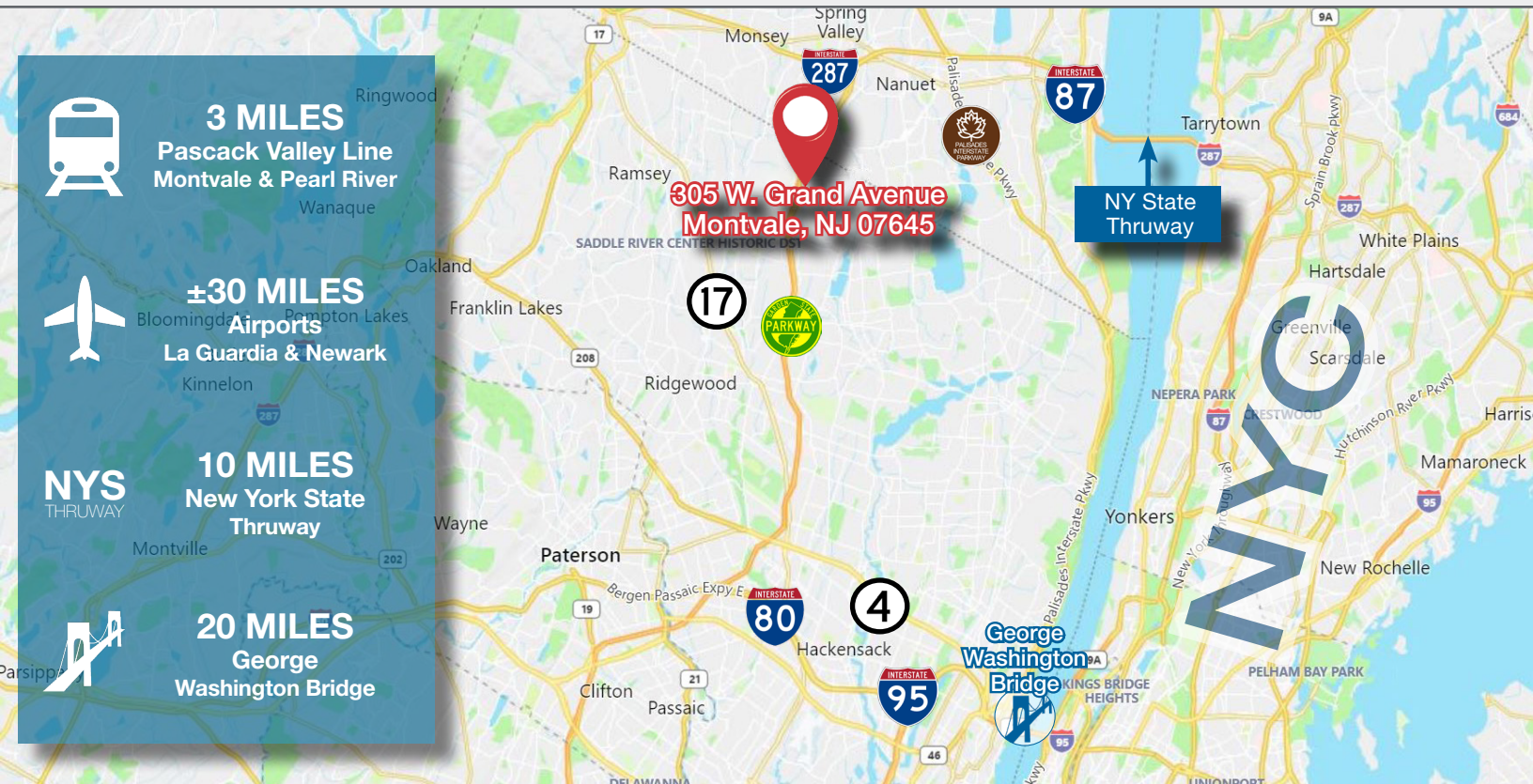
SERVICES OFFERED

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

AERIAL & ROAD MAP

305 W. Grand Avenue
Montvale, New Jersey

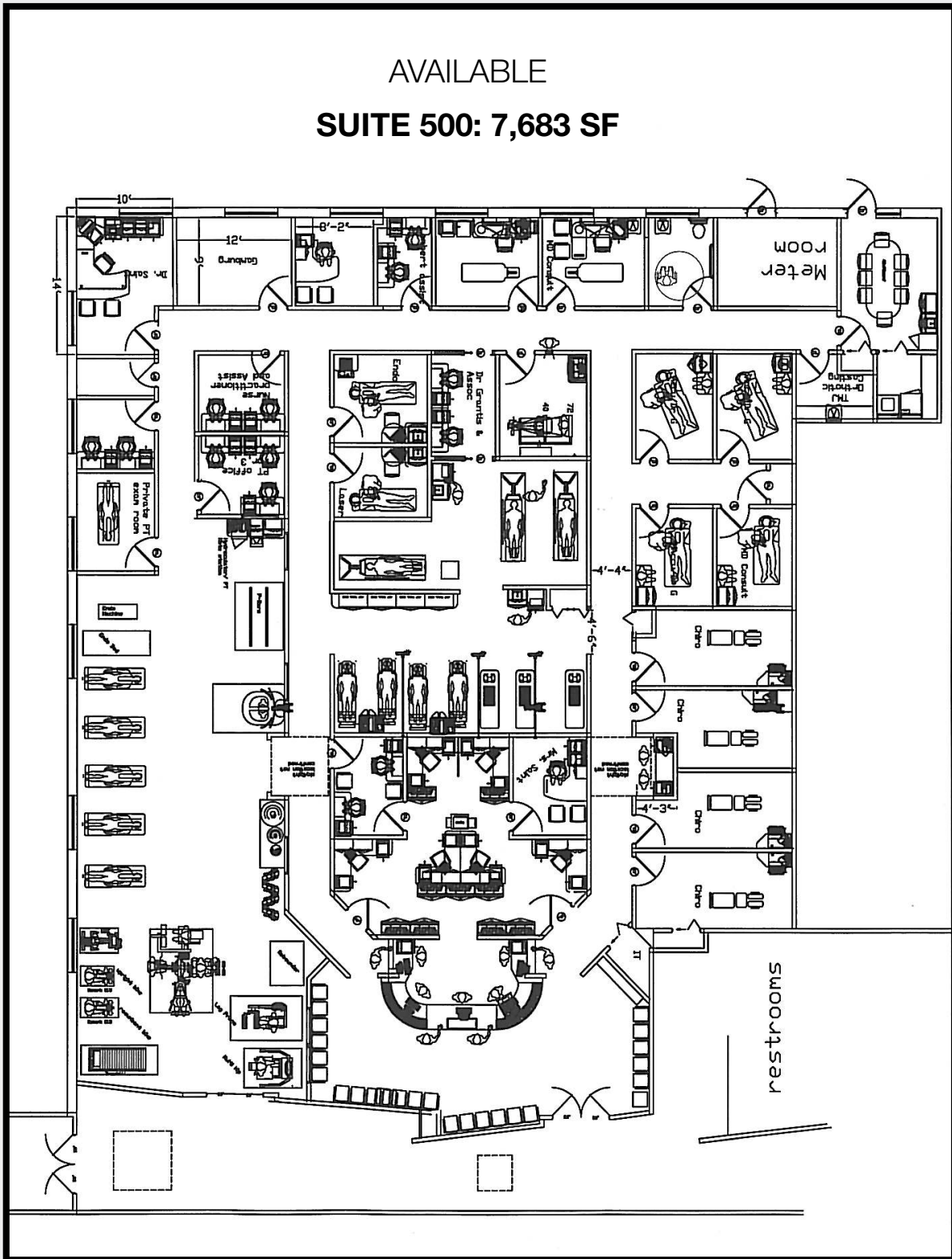


SUITE 500 FLOOR PLAN

305 W. Grand Avenue
Montvale, New Jersey

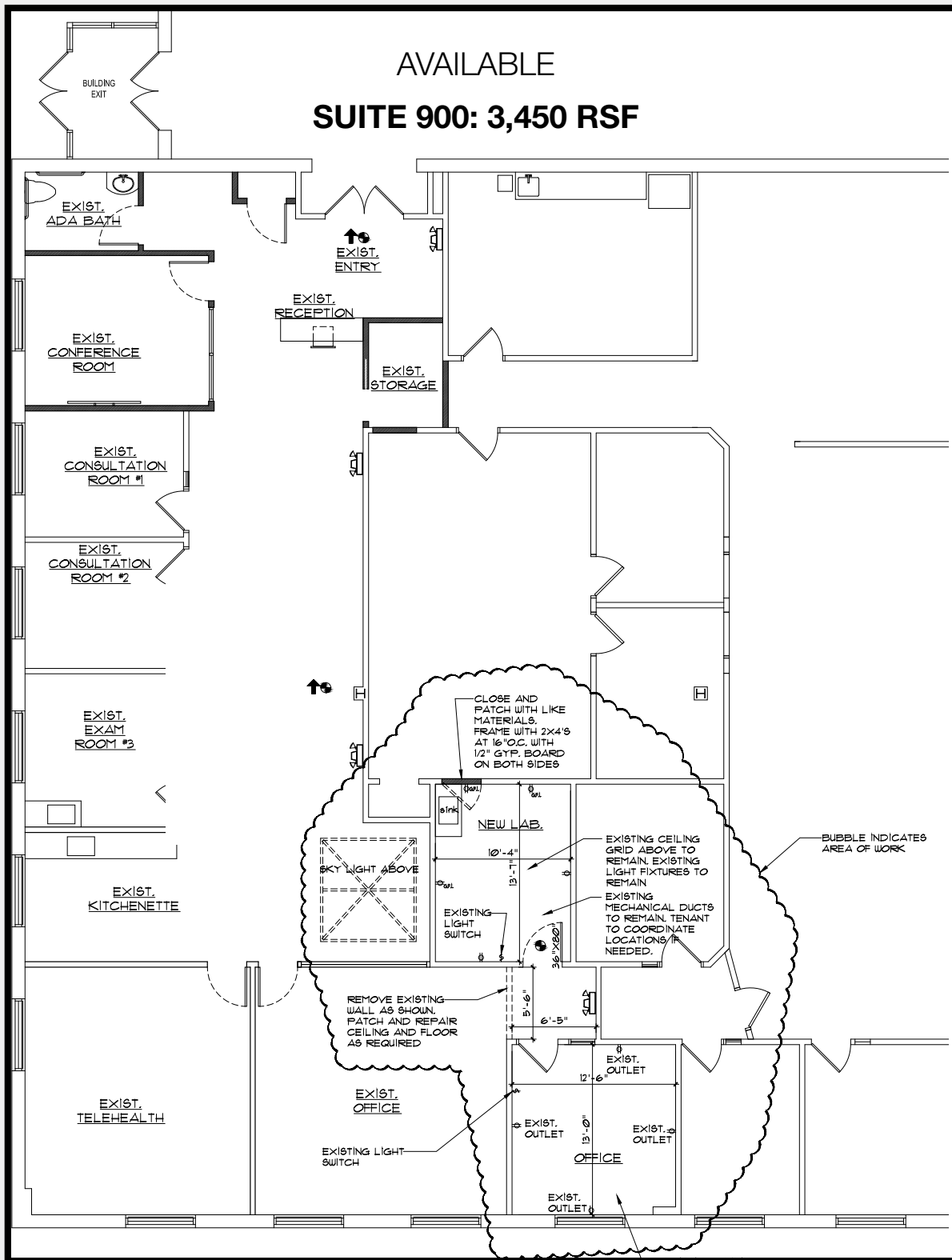
AVAILABLE

SUITE 500: 7,683 SF



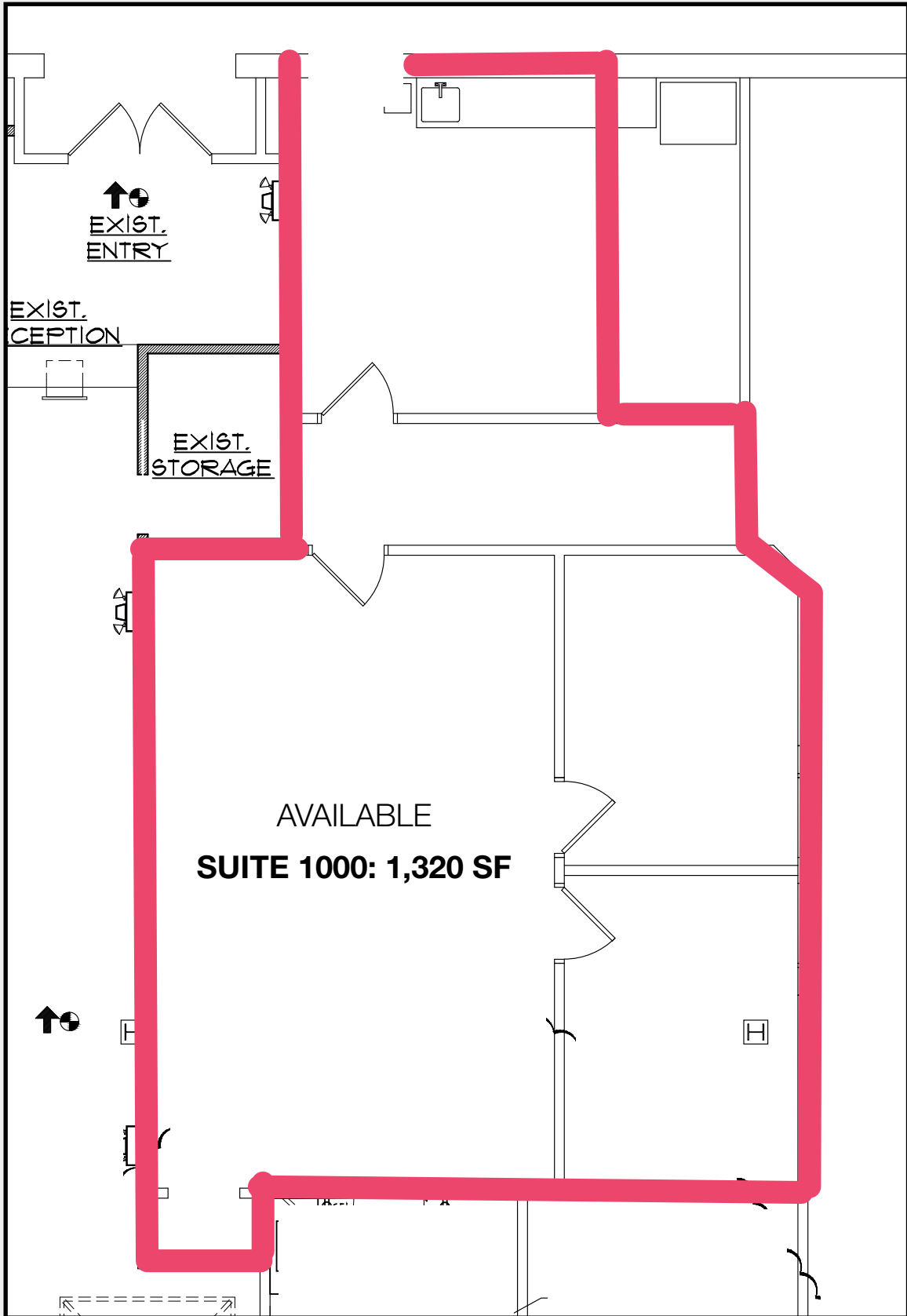
SUITE 900 FLOOR PLAN

305 W. Grand Avenue
Montvale, New Jersey



SUITE 1000 FLOOR PLAN

305 W. Grand Avenue
Montvale, New Jersey



PROPERTY PHOTOS

305 W. Grand Avenue
Montvale, New Jersey



PROPERTY PHOTOS

305 W. Grand Avenue
Montvale, New Jersey



MONTVALE HEALTH
SPORT + SPINE
Suite 500

DAVID J. SAINT, DC RICK LAMBERT, MD
Directors

• CHIROPRACTIC •	• PHYSICAL THERAPY •
• ACUPUNCTURE •	• MASSAGE THERAPY •
• PAIN MANAGEMENT •	• SPORTS MEDICINE •
• PODIATRY •	•

• Bear Brook Dental	Suite 100 •
• Pascack Valley Medical Group Multi Specialty	Suite 200 •
• Pascack Valley Medical Group OB/GYN	Suite 300 •
• Montvale Health Physical Therapy	Suite 400 •
• Montvale Health Sport + Spine	Suite 500 •
• Montvale Health Acupuncture	Suite 500 •
• Montvale Orthodontics	Suite 600 •
• Management Office	Suite 800 •
• Synergy Health	Suite 900 •

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WHY MONTVALE?

305 W. Grand Avenue
Montvale, New Jersey

An estimated 40% increase in population with New Major Development projects totalling 1500 units resulting include:

Thrive Montvale

- 200+ units
- Luxury senior/assisted living



[CLICK FOR DETAILS](#)

Landmark

- 448 apartments
- Old Sony headquarters

SUBJECT PROPERTY

Village Springs at Montvale

- 80 luxury townhomes by Toll Brothers
- 2 blocks from subject property



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North Market

- 350 apartments
- Hotel/Retail/Office
- Wegmans anchored shopping center



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The James Park Ridge

- 240 luxury apartments



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