

265 Ackerman Avenue  
RIDGEWOOD, NEW JERSEY



**1,565 SF**  
MEDICAL OFFICE  
FOR LEASE

### Property Features

- 1,565 SF second floor medical suite
- 9,242 SF two-story building
- Parking available - best for appointment-driven practices
- Existing medical tenancy provide professional synergy
- \$25 PSF gross (taxes/CAM included)

### Capital Improvements

- New roof (2021)
- Upgraded LED lighting throughout (2019)
- Newer HVAC rooftop units
- Pressure washing, freshly painted doors, canopy and columns
- Repaved parking lot to enhance aesthetics and safety

Darren M. Lizzack, MSRE  
Vice President

201 488 5800 x104  
dlizzack@naihanson.com



Randy Horning, SIOR, MSRE  
Vice President

201 488 5800 x123  
rhorning@naihanson.com

**NAI James E. Hanson**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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#### SERVICES OFFERED

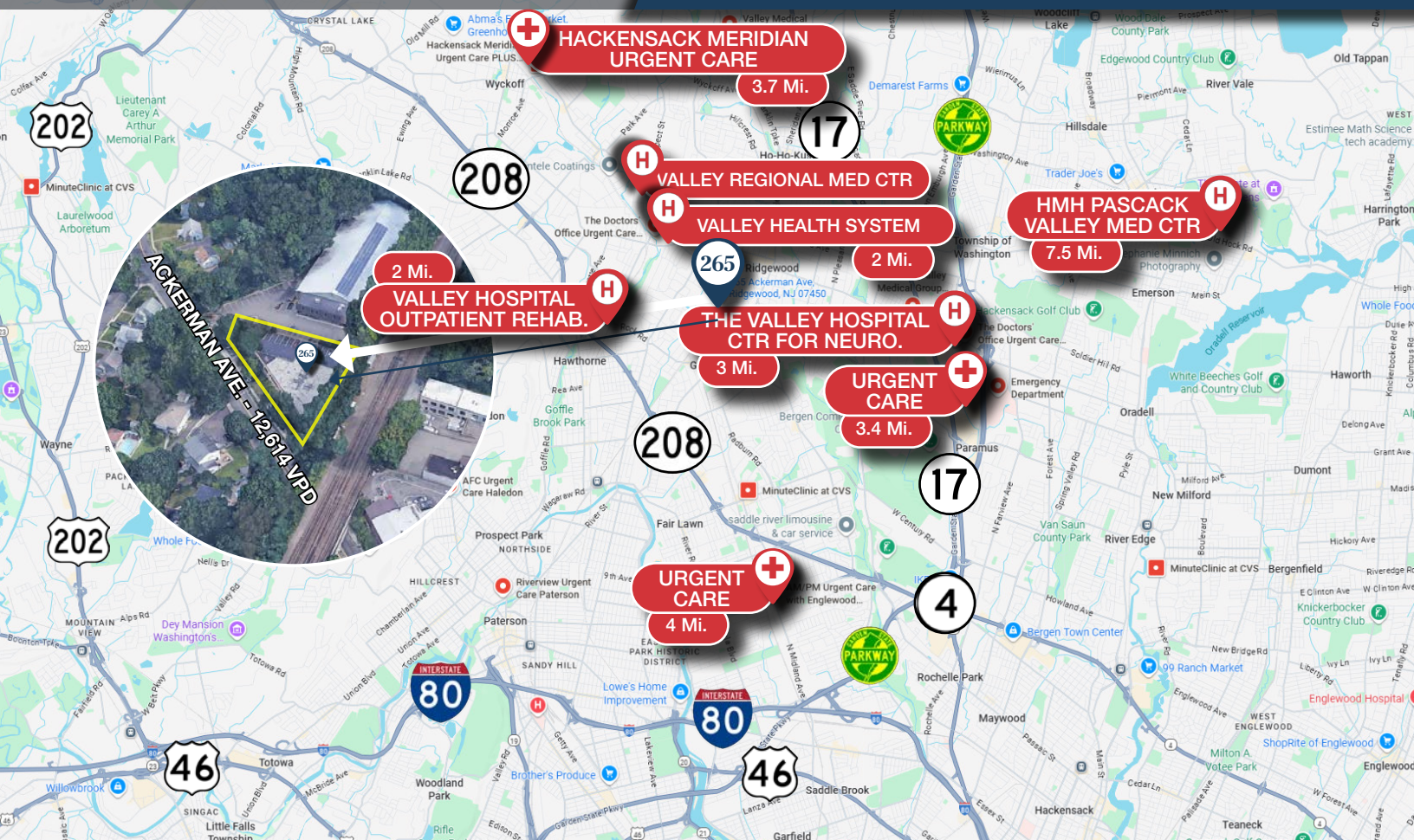
Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

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# AERIAL & ROAD MAP

# 265 Ackerman Avenue Ridgewood, New Jersey



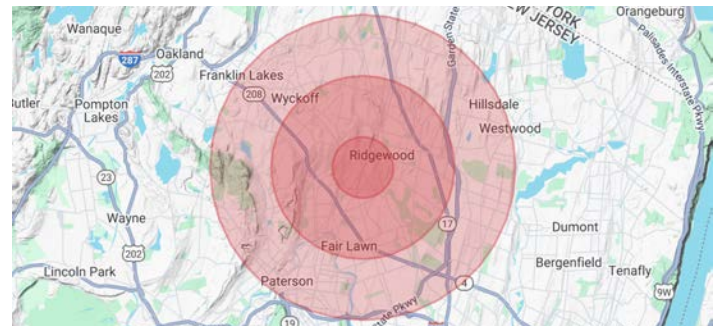
## Location Description

A 1,565 SF office/medical space meticulously maintained and professionally upgraded medical office suite on the second floor of a two-story building in Ridgewood. Ideal for outpatient providers seeking an efficiently laid-out facility with modern amenities and proximity to major healthcare hubs.

Nearby Healthcare Amenities: Valley Health System, Valley Hospital, Surgicare, urgent care centers and pharmacies.

## Property Description

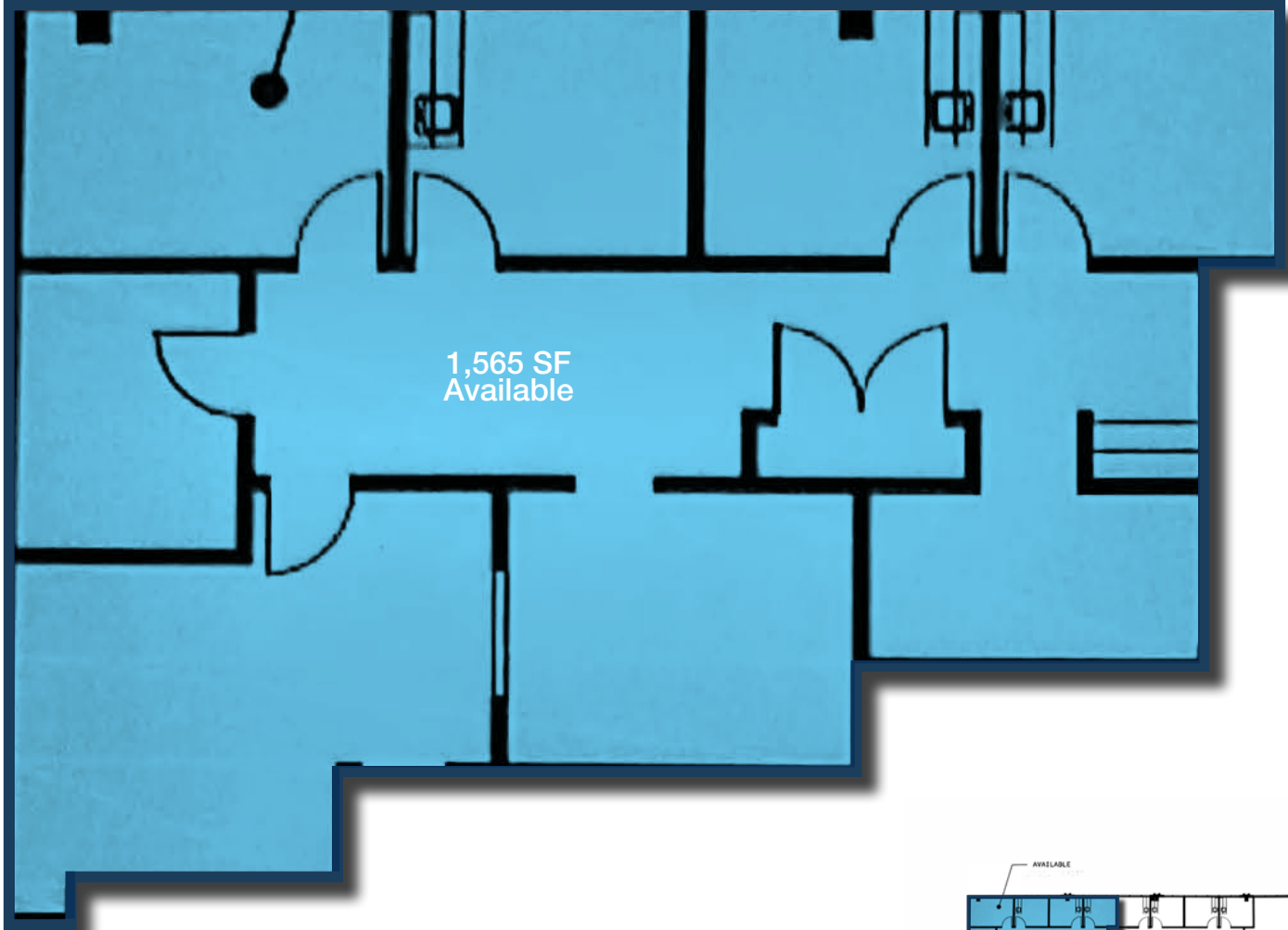
Nestled in the heart of Ridgewood, this second-floor medical suite boasts seamless access to the Ridgewood outpatient hub at Valley Health System's campus. The proximity to Valley Hospital complements any medical practice with a trusted referral partner. This location also benefits from a broad care network of walk-in clinics, fast-access urgent care centers and in-home care, as well as local pharmacies for additional service convenience.



Demographics	1 Mi.	3 Mi.	5 Mi.
Total Households	5,129	41,956	120,866
Total Population	14,790	120,413	359,288
Average HH Income	\$251,325	\$209,948	\$162,829

1,565 SF  
FLOOR PLAN

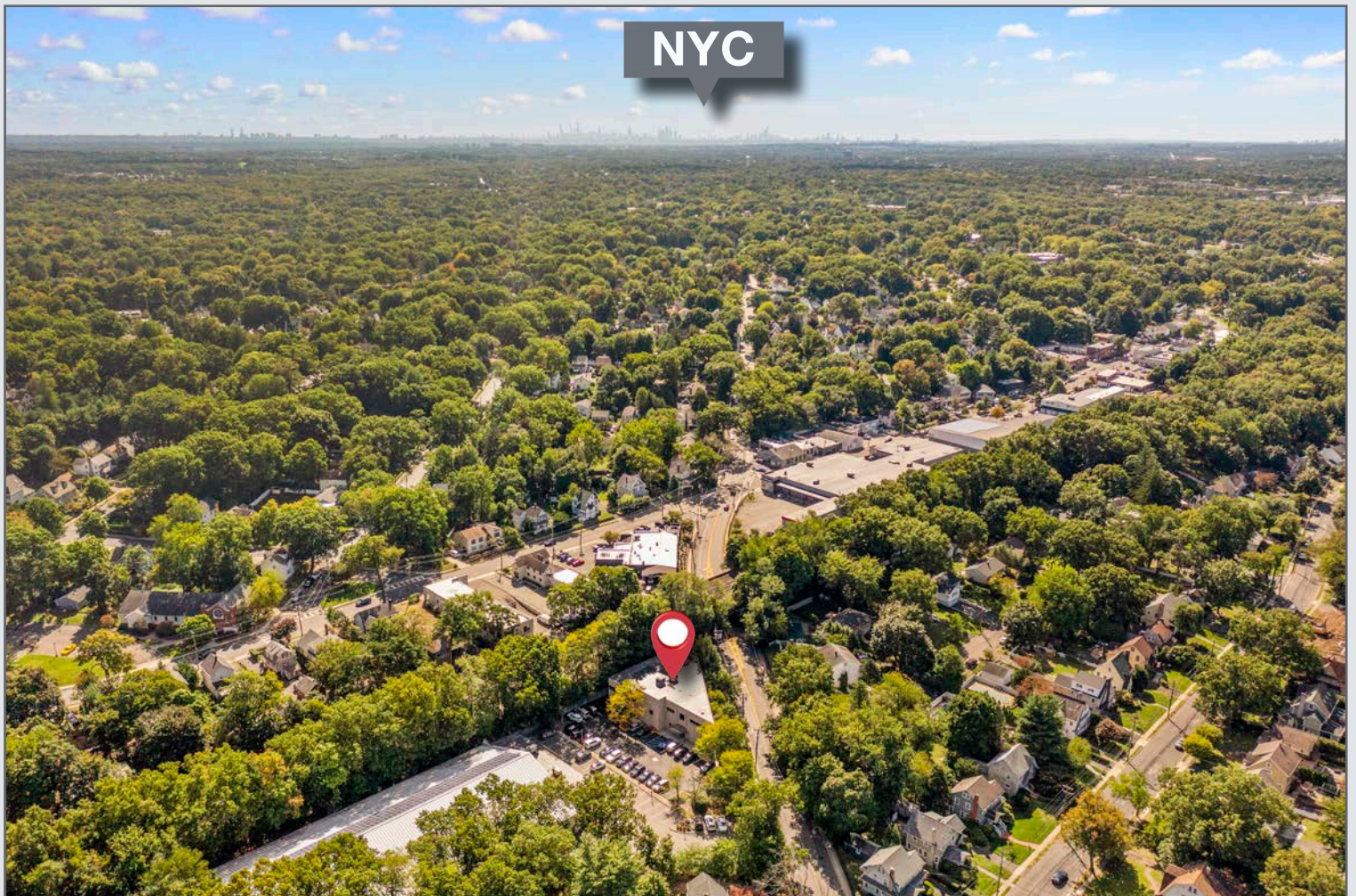
265 Ackerman Avenue  
Ridgewood, New Jersey





# PROPERTY PHOTOGRAPHS

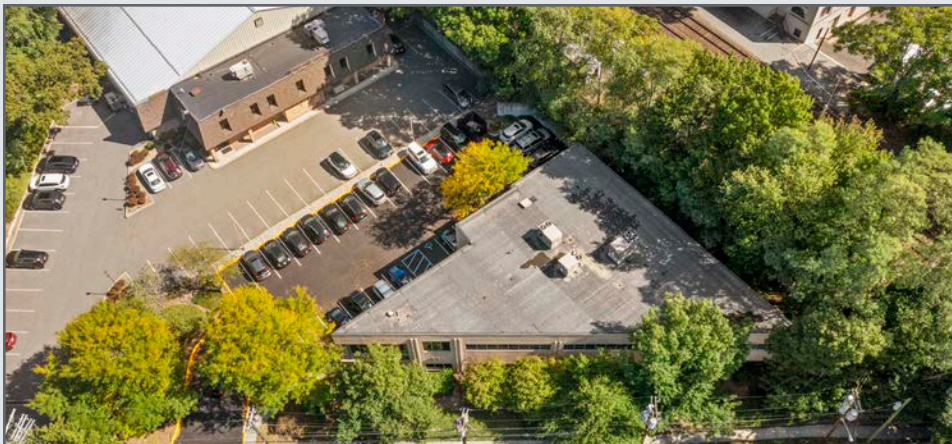
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## 265 ACKERMAN AVENUE

TMS CENTER OF RIDGEWOOD 201

DAVID N. ROSENFELD, M.D., P.A. 202

PSYCHIATRY, PSYCHOTHERAPY BIOFEEDBACK

DAVID N. ROSENFELD, M D

ADRIAN T. ZISU, M.D.

CRAIG BYERS, LCSW

LIVIA A. MCGINNIS, M.P.S.

AZI AHMADI, MS RD CDN CDE 202

NUTRITIONIST, CERTIFIED DIABETES EDUCATOR

GARDEN STATE SPEECH THERAPY 203

RIDGEWOOD PEDIATRICS 204

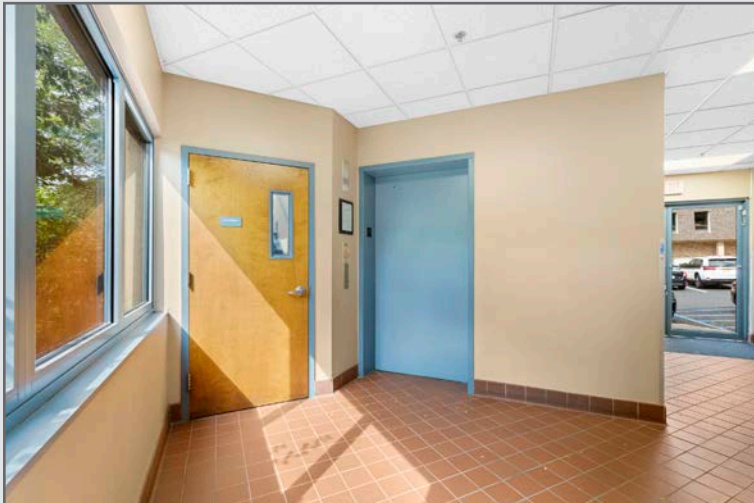
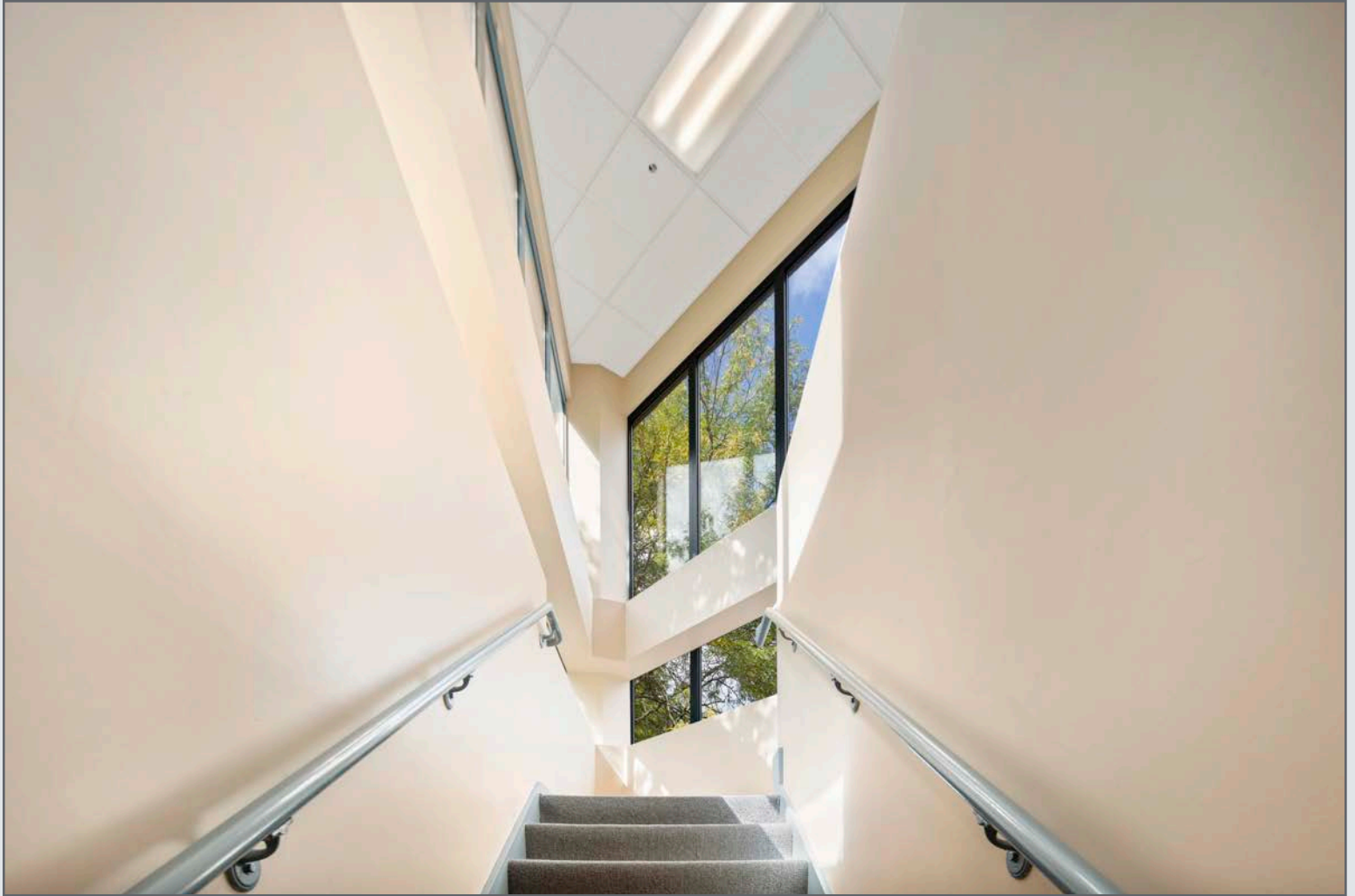
EWA DZIARMAGA, M.D.

JOANNA GALLEGOS, M.D.



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