

855 Valley Road
CLIFTON, NJ

1,787 SF - 43,742 SF
MEDICAL OFFICE

Renovations Underway!

Property Information

- 43,742 SF available (build-to-suit) for lease
- First Floor Suites: 4,877 SF & 7,483 SF
 - *12,360 SF if combined*
- Second Floor Suites: 4,883 SF & 5,499 SF
 - *10,382 SF if combined*
 - *4,883 SF can be divided as 1,787 SF & 3,096 SF*
- Entire Third Floor: 21,000 SF
 - *Divisible from 5,000 SF - 21,000 SF*
- Suites can be contiguous/divisible; spaces will be renovated to fit tenant's needs
- Doctors will have dedicated covered parking

INQUIRE FOR PRICING



Darren M. Lizzack, MSRE
Vice President



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Randy Horning, MSRE
Vice President

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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

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Renderings COMMON AREAS



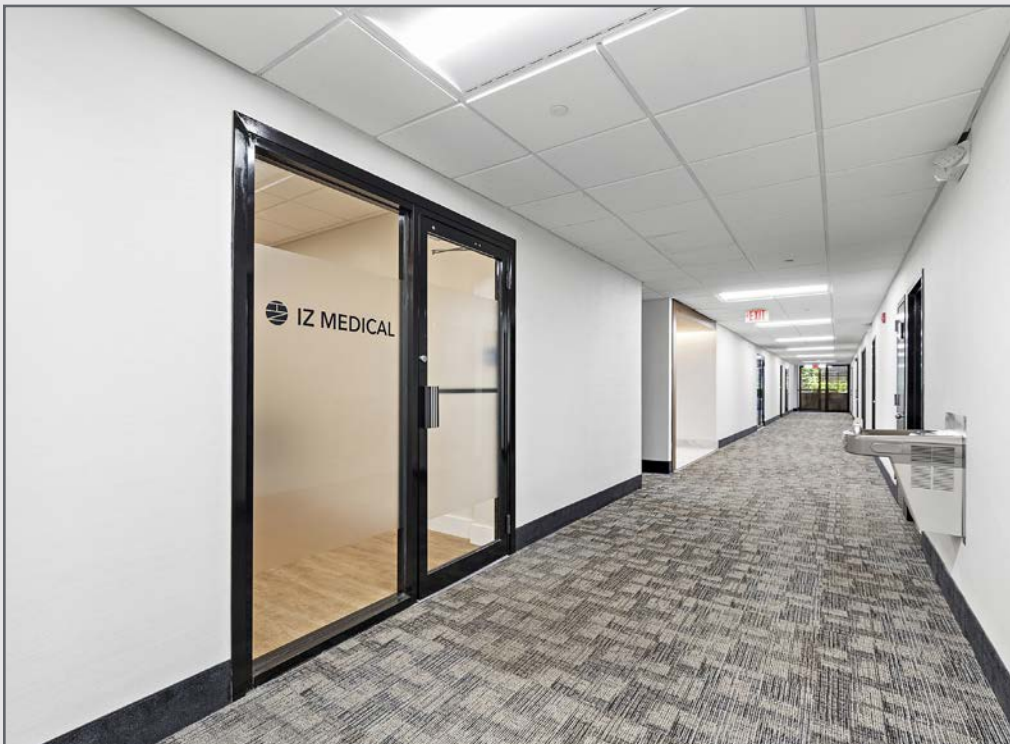
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Property
PHOTOS



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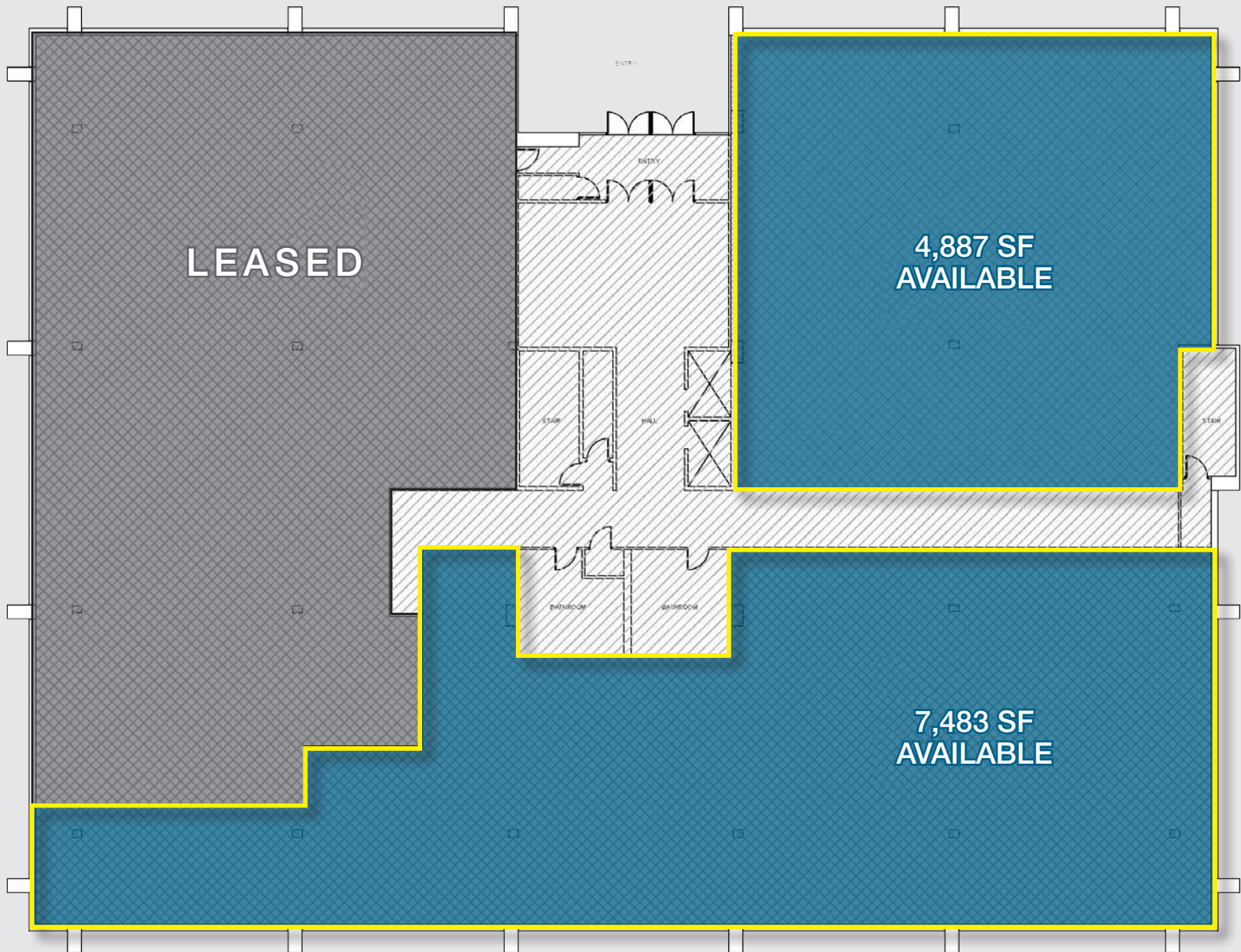
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First Floor FLOOR PLAN



FIRST FLOOR PLAN KEY PLAN

SCALE @ 1/16" = 1'-0"



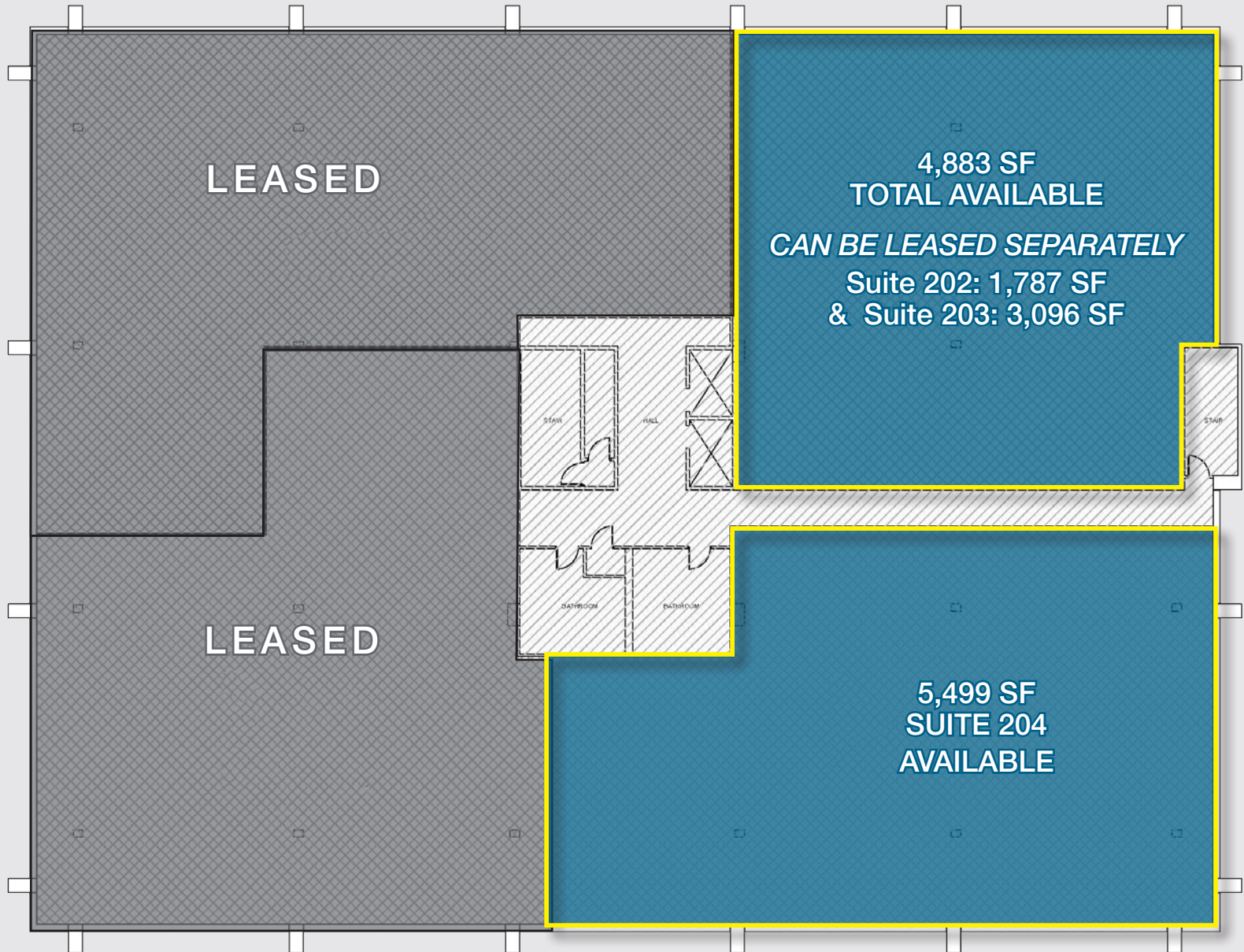
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Second Floor FLOOR PLAN



SECOND FLOOR PLAN KEY PLAN

SCALE @ 1/16" = 1'-0"



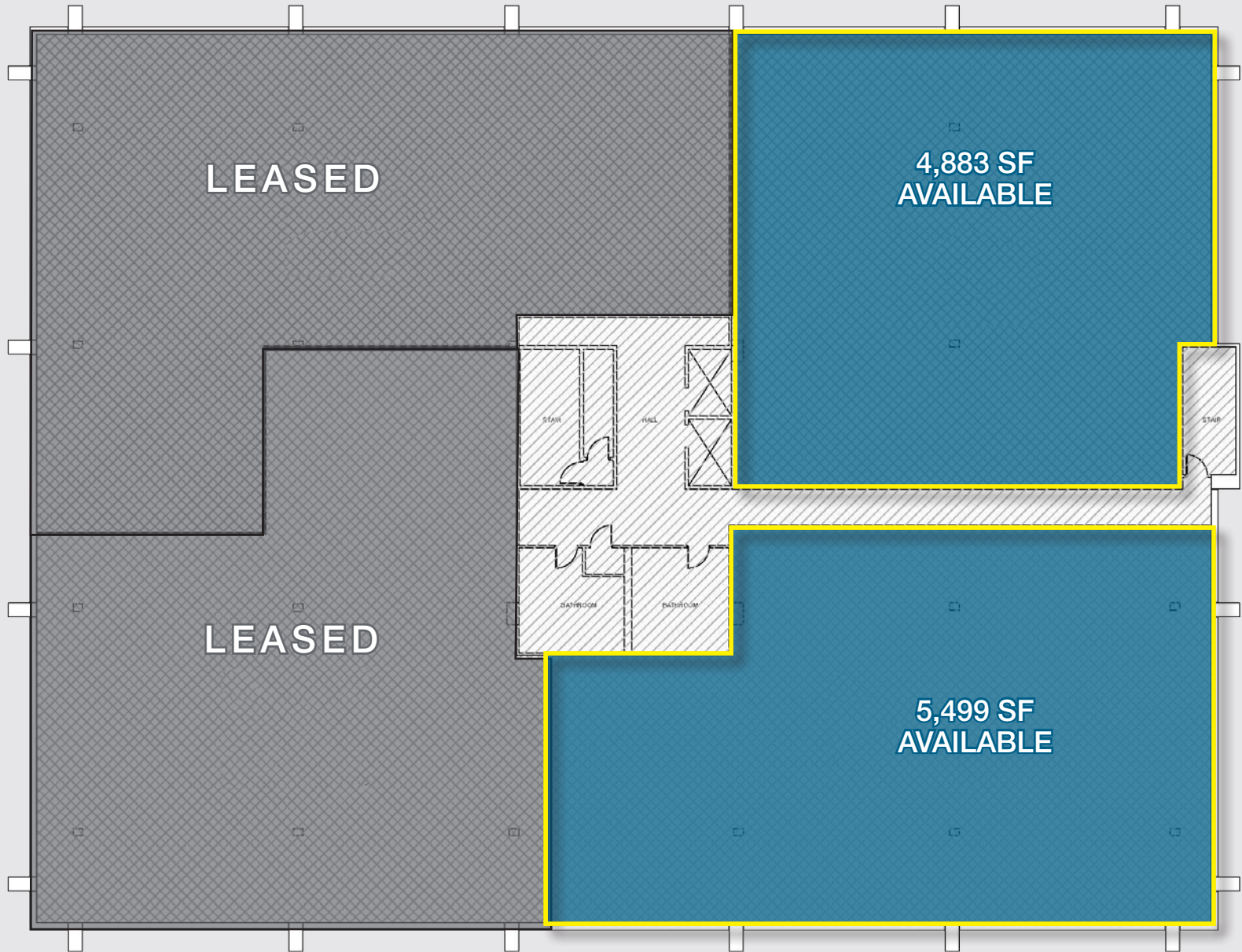
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Third Floor FLOOR PLAN



SECOND FLOOR PLAN KEY PLAN

SCALE @ 1/16" = 1'-0"



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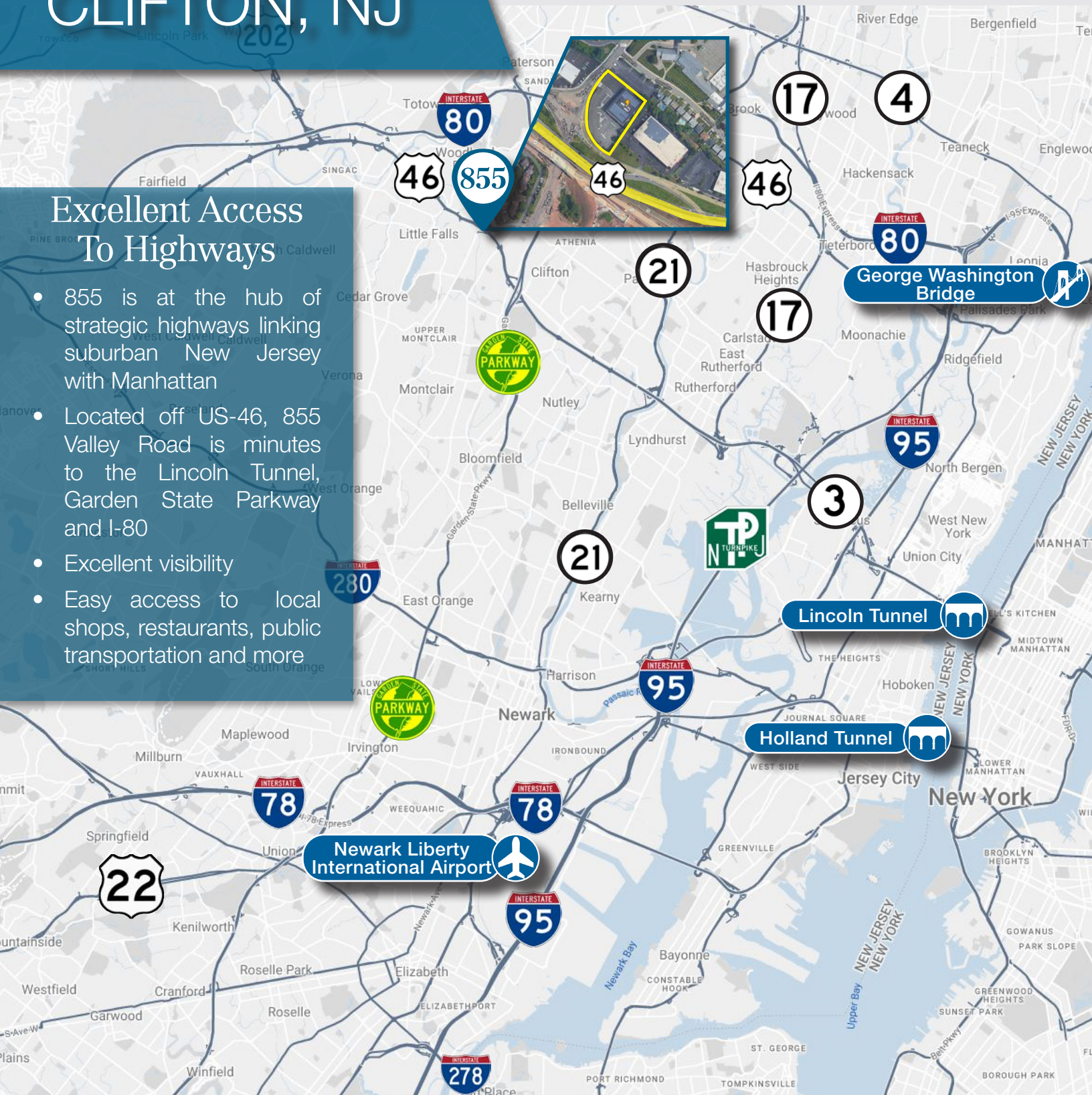
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Location MAP

Excellent Access To Highways

- 855 is at the hub of strategic highways linking suburban New Jersey with Manhattan
- Located off US-46, 855 Valley Road is minutes to the Lincoln Tunnel, Garden State Parkway and I-80
- Excellent visibility
- Easy access to local shops, restaurants, public transportation and more



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