

855 Valley Road
CLIFTON, NJ

3,096 SF - 40,455 SF
MEDICAL OFFICE

Renovations Underway!

Property Information

- 41,955 SF available (build-to-suit) for lease
- First Floor Suites: 3,377 SF & 7,483 SF
 - *10,860 SF if combined*
- Second Floor Suites: 3,096 SF & 5,499 SF
 - *8,595 SF if combined*
- 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



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SERVICES OFFERED

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

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Renderings COMMON AREAS



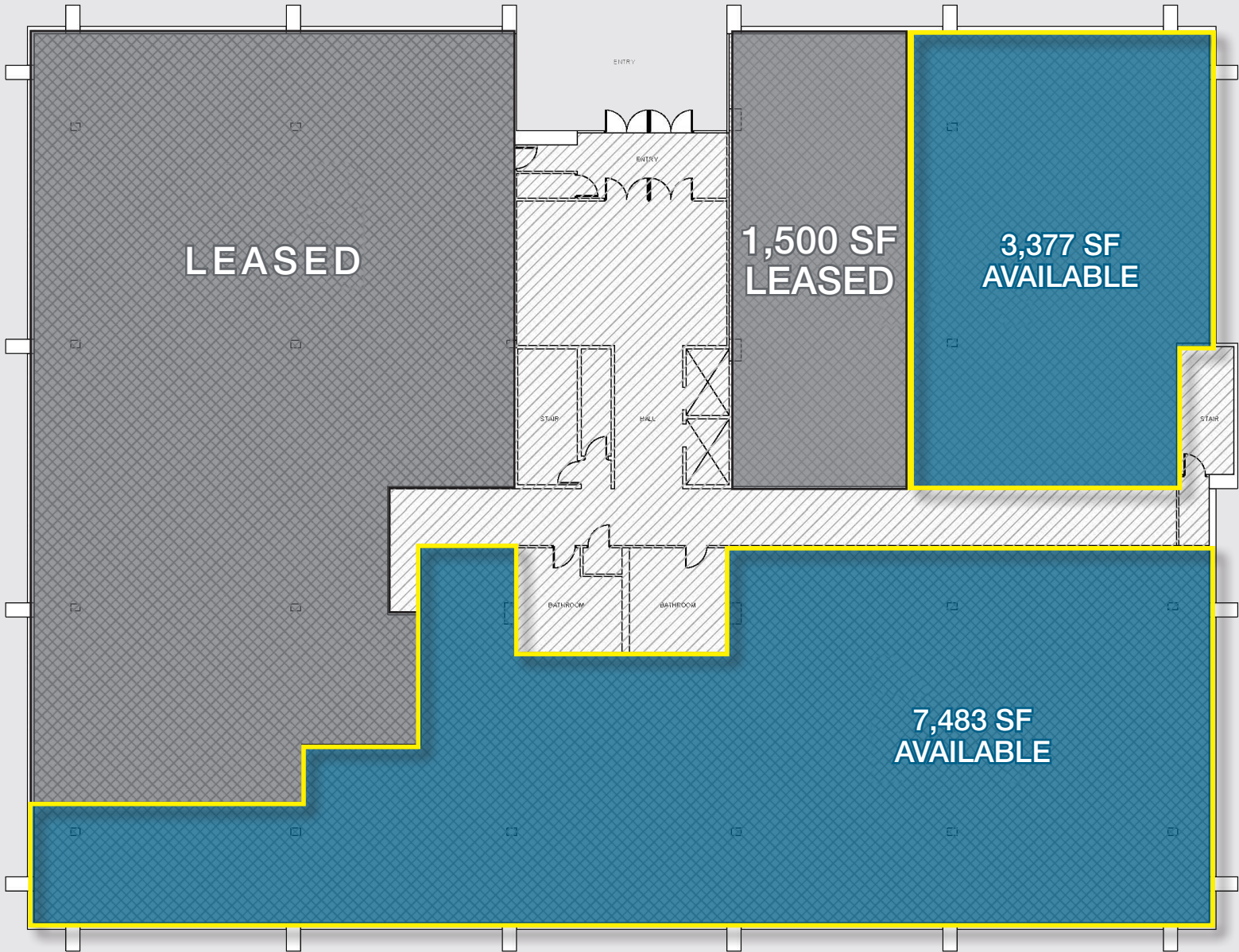
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Property PHOTOS



855 Valley Road CLIFTON, NJ

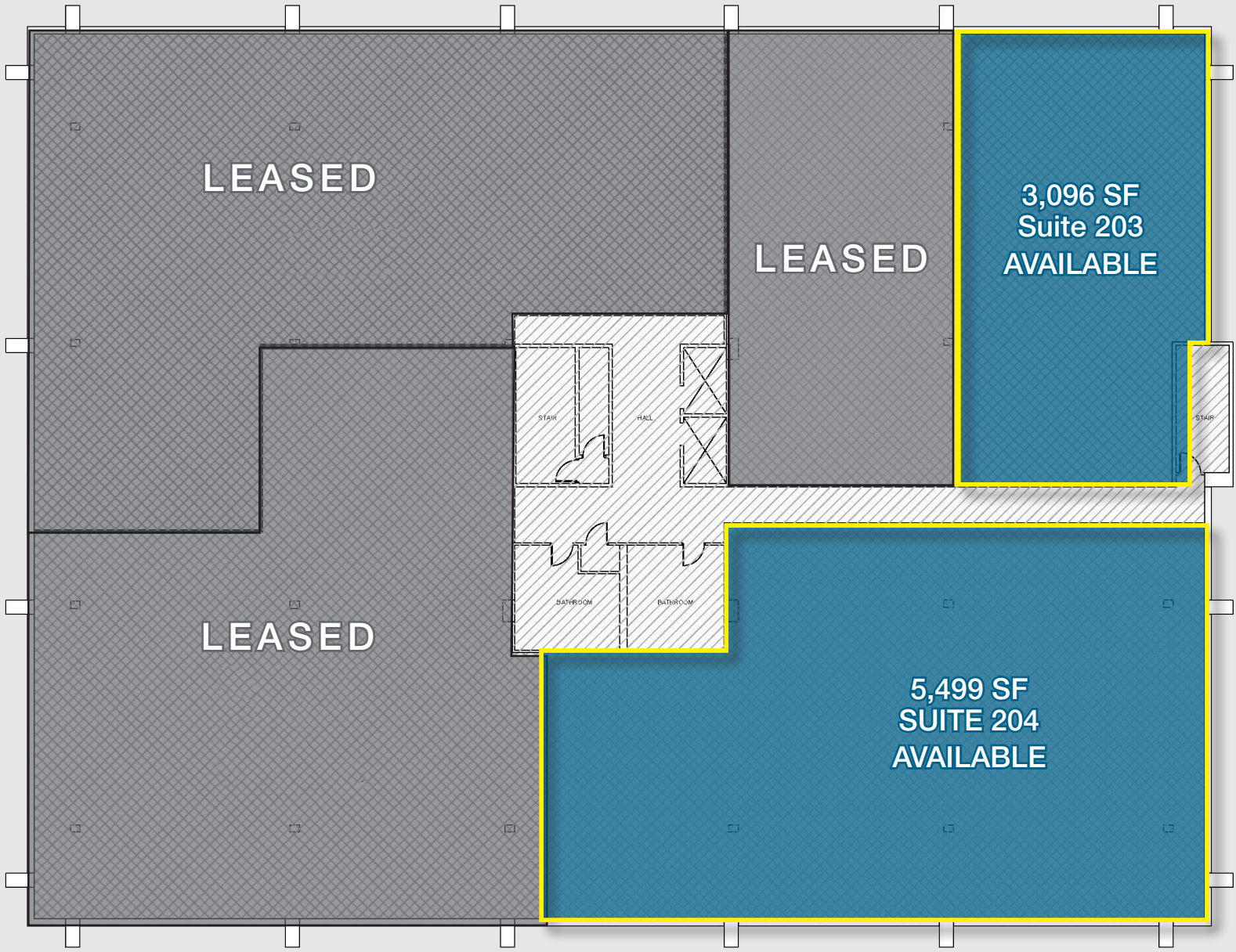
First Floor FLOOR PLAN



FIRST FLOOR PLAN KEY PLAN

10,860 SF if combined

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



SECOND FLOOR PLAN KEY PLAN

8,595 SF if combined

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

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Third Floor FLOOR PLAN



21,000 SF
ENTIRE FLOOR AVAILABLE
DIVISIBLE FROM 5,000 SF - 21,000 SF

Spaces will be renovated to fit tenant's needs

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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

