

 Eagle Rock  
414 Avenue  
West Orange, NJ



# MEDICAL/PROFESSIONAL FOR LEASE

- 54,799 SF building
- 591 SF - 25,786 SF (see pages 4-5 for the various suite sizes & uses available)
- Medical/Professional use
- Capital improvements underway include new LED lighting, carpeting, ceiling tiles, wallcoverings, window frosting, restroom upgrades, and elevator refurbishment. Scheduled completion date: Aug 1, 2024

## Excellent Location!

- Located just off Route 280, perched on a cliff next to the very busy Chit Chat Diner
- Excellent views of the New York City skyline
- Next to the New York City Observatory and Eagle Rock Reservation

**Darren M. Lizzack, MSRE**  
Vice President

201 488 5800 x104  
dlizzack@naihanson.com








TEAM LIZZACK-HORNING

**Randy Horning, MSRE**  
Vice President

201 488 5800 x123  
rhorning@naihanson.com

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

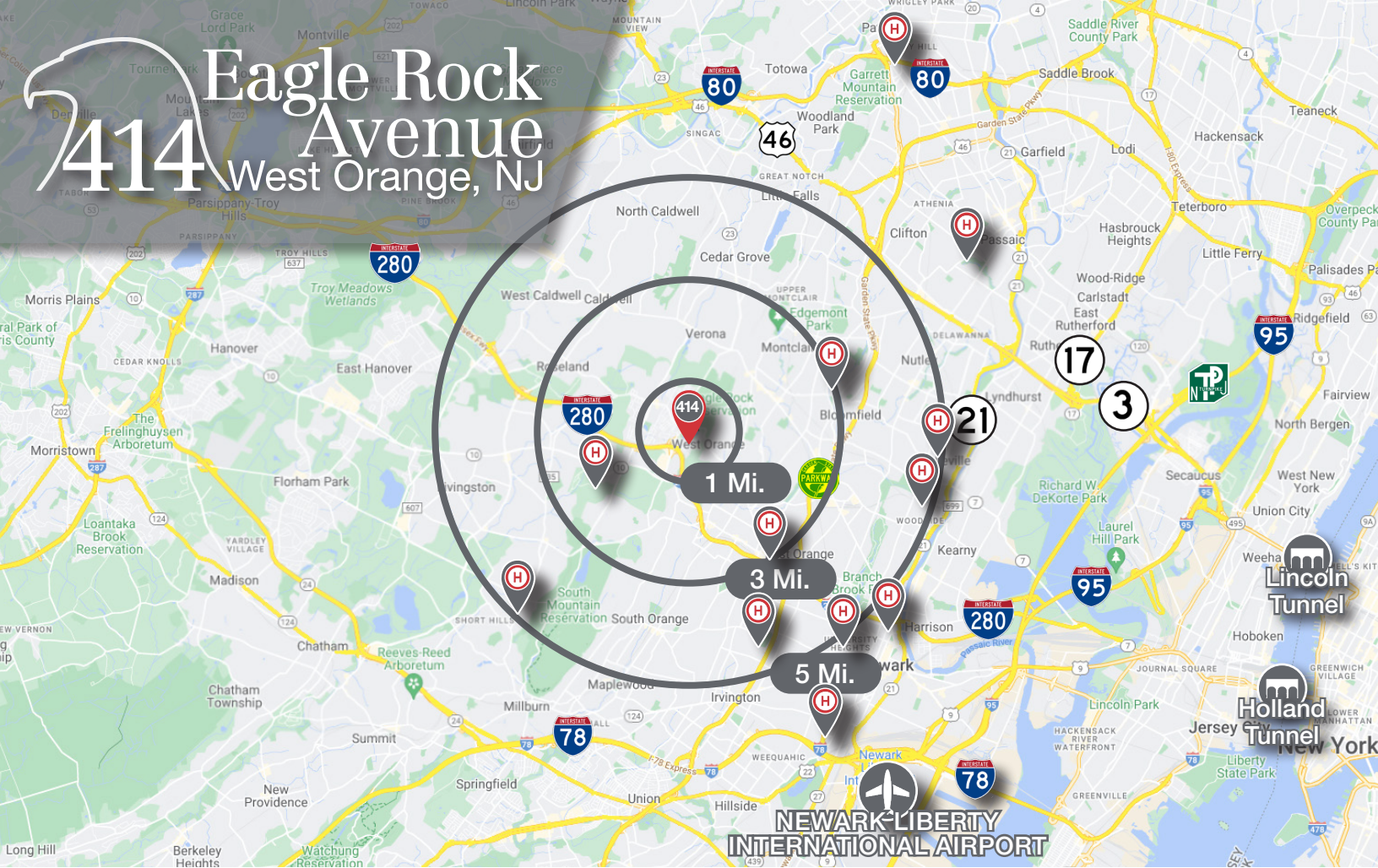
FOLLOW US!      | NJ Offices: Teterboro | Parsippany | [naihanson.com](http://naihanson.com) | Member of NAI Global with 325+ Offices Worldwide

### 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

# Eagle Rock 414 Avenue West Orange, NJ



## Medical Tenants

AT  
414 Eagle Rock Avenue

- Dentist
- Physical Therapy
- Optometrist
- Psychologist

## Surrounding Hospitals:

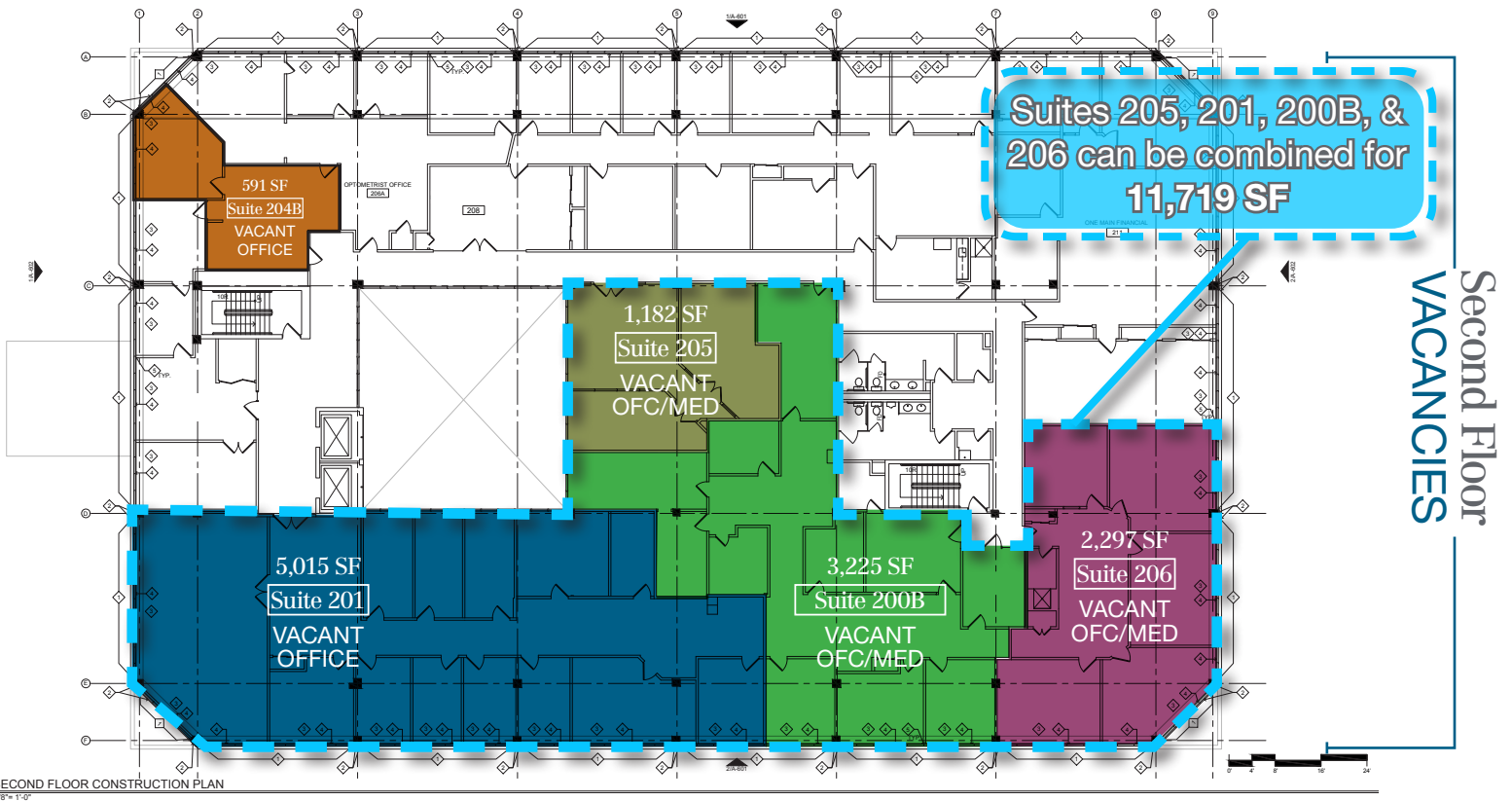
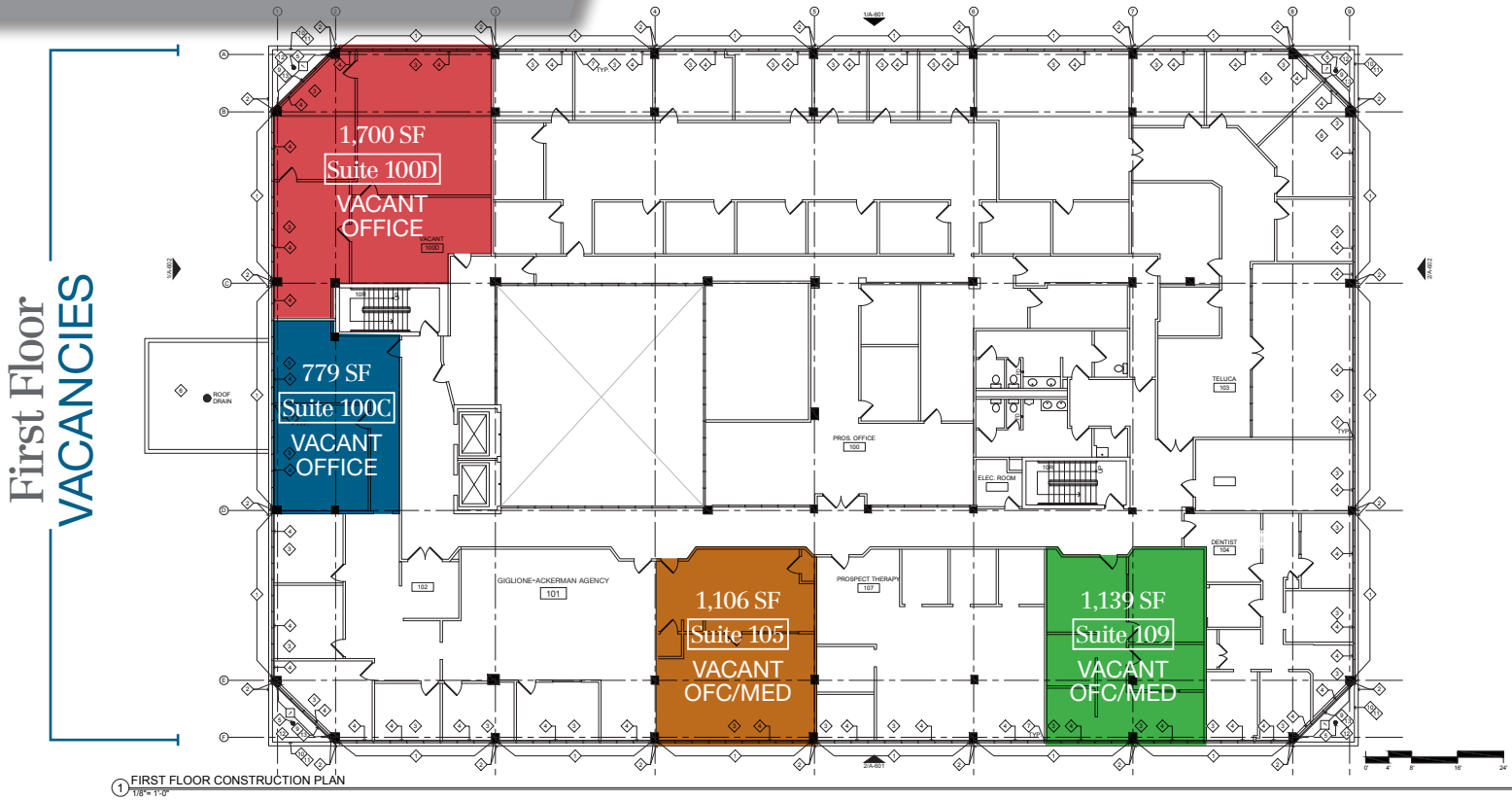
- Kessler Institute (2.5 mi.)
- Mountainside Medical Center (3.5 mi.)
- Orange Memorial Hospital (3.8 mi.)
- Care Well Health (4.8 mi.)
- Silver Lake Hospital (4.9 mi.)
- Clara Maass Medical Center (5 mi.)
- Cooperman Barnabas Med. Ctr. (5 mi.)
- Rutgers Health/University Hospital (6.5 mi.)
- Atlantic Health General Hospital (8 mi.)
- St. Joseph's Univ. Medical Center (9 mi.)
- St. Mary's General Hospital (10 mi.)
- RWJ Barnabas Med. Ctr. (12 mi.)

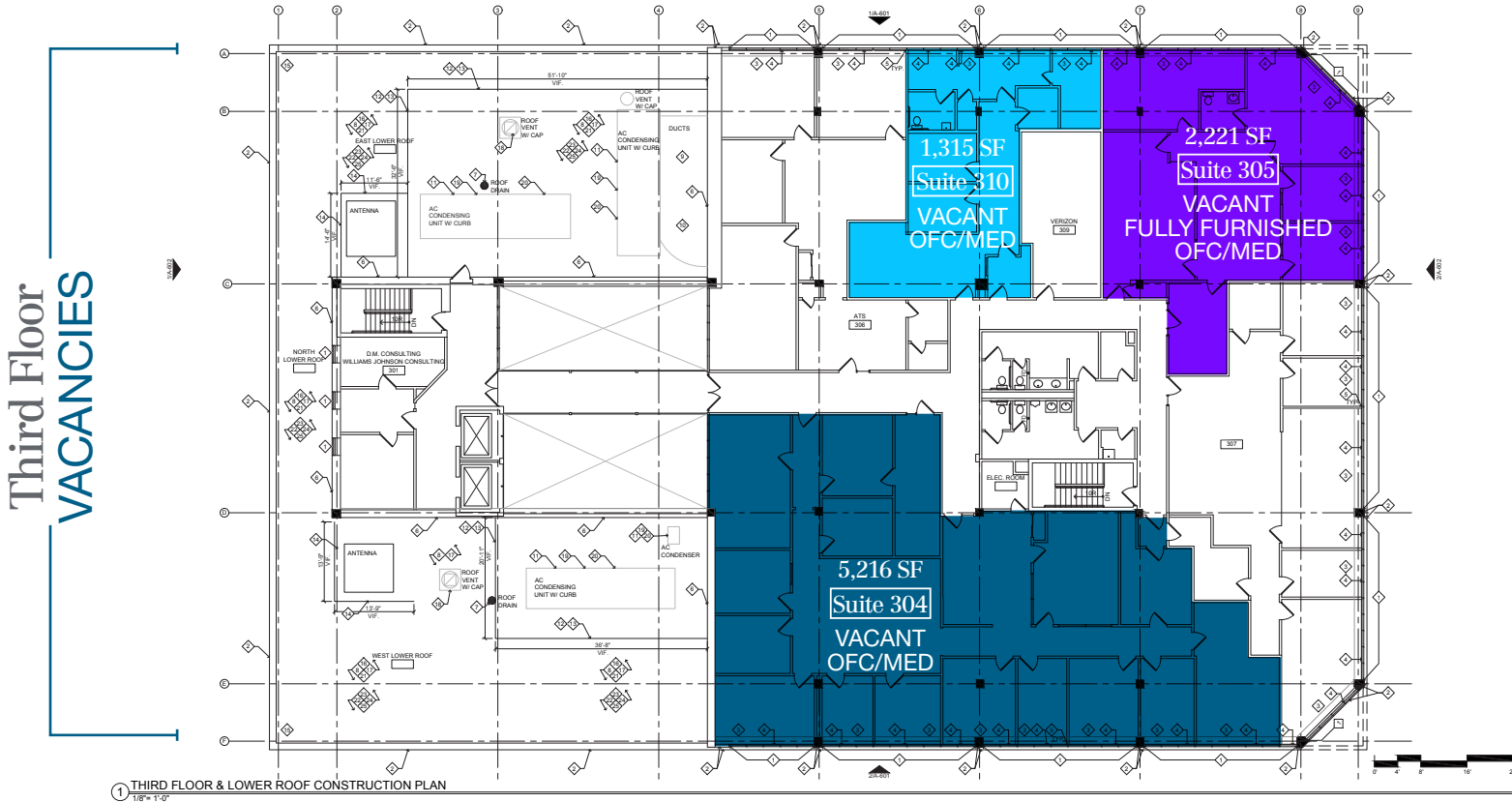
# Eagle Rock Avenue

414 West Orange, NJ

## Location Map







## All Vacancies

### First Floor

- Suite 100D: 1,700 SF
- Suite 100C: 779 SF
- Suite 105: 1,106 SF
- Suite 109: 1,139 SF

### Second Floor

- Suite 200B\*: 3,225 SF
- Suite 201\*: 5,015 SF
- Suite 204B: 591 SF
- Suite 205\*: 1,182 SF
- Suite 206\*: 2,297 SF  
 - 1 restroom with a sink and toilet

\*Suites 200B, 201, 205 & 206 can be combined for 11,719 SF

### Third Floor

- Suite 304: 5,216 SF  
 - Fully furnished  
 - 1 sink and pantry area
- Suite 305: 2,221 SF  
 - Fully furnished
- Suite 310: 1,315 SF  
 - Medical suite consists of 2 examination rooms each with 1 sink, and 1 restroom with a sink and toilet.



# Eagle Rock 414 Avenue West Orange, NJ



## Views of NEW YORK CITY

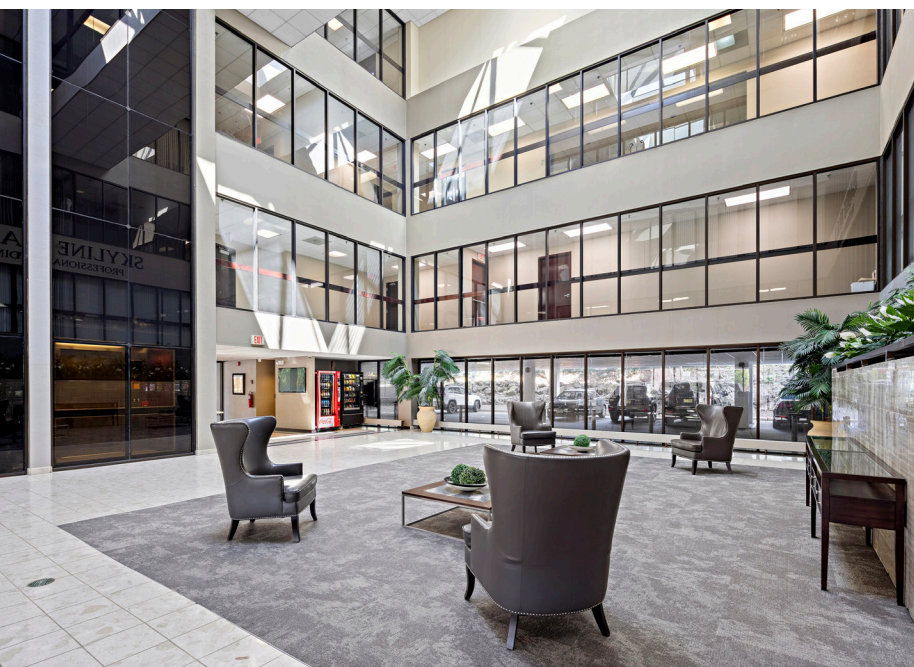


## NEW YORK CITY

# Eagle Rock 414 Avenue West Orange, NJ



# Eagle Rock 414 Avenue West Orange, NJ







Medical/Professional For Lease

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

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