

 **Eagle Rock**  
**414 Avenue**  
West Orange, NJ



## MEDICAL/PROFESSIONAL FOR LEASE

- 54,799 SF building
- 650 SF - 24,384 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

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

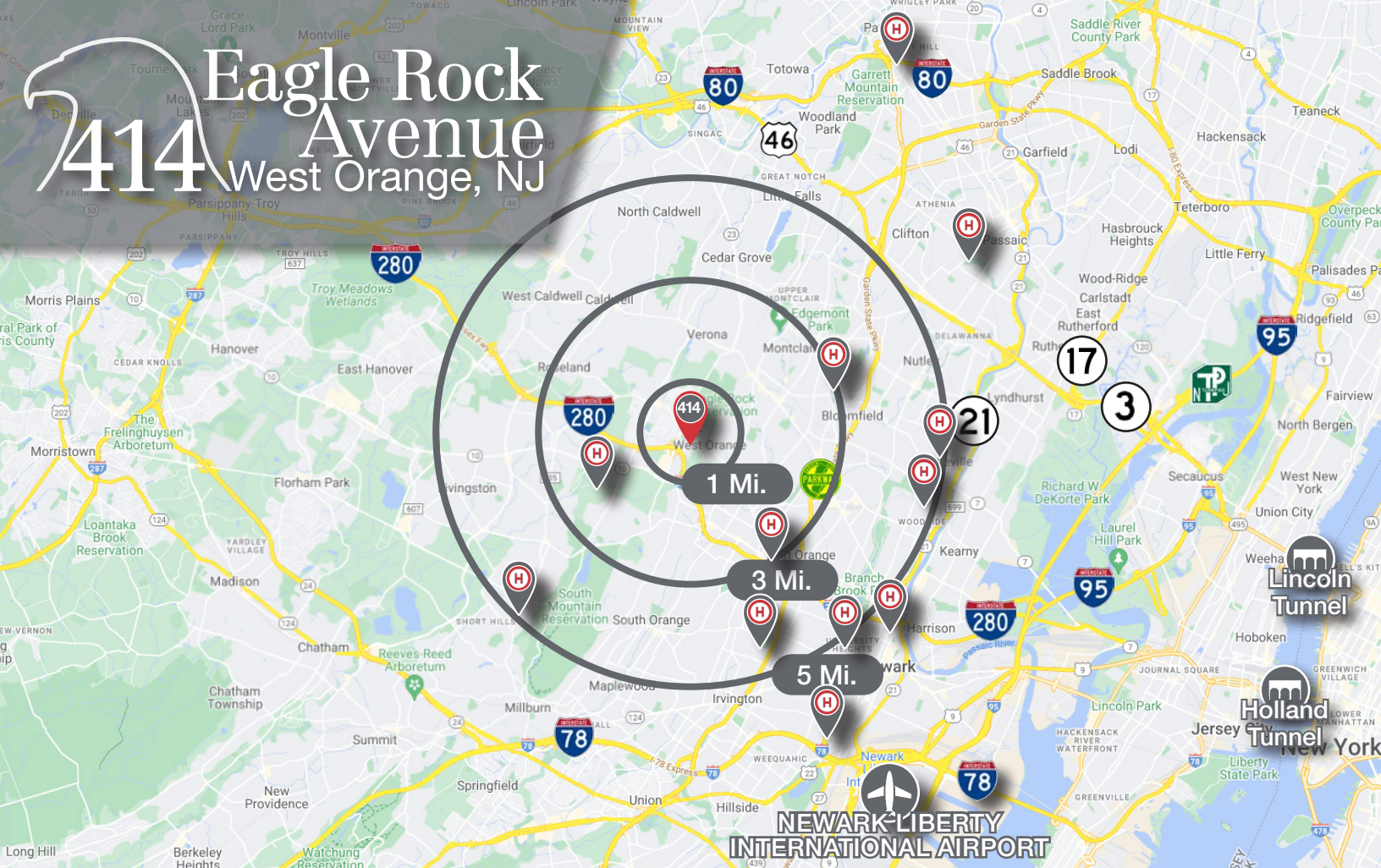
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#### SERVICES OFFERED

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

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## 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.)

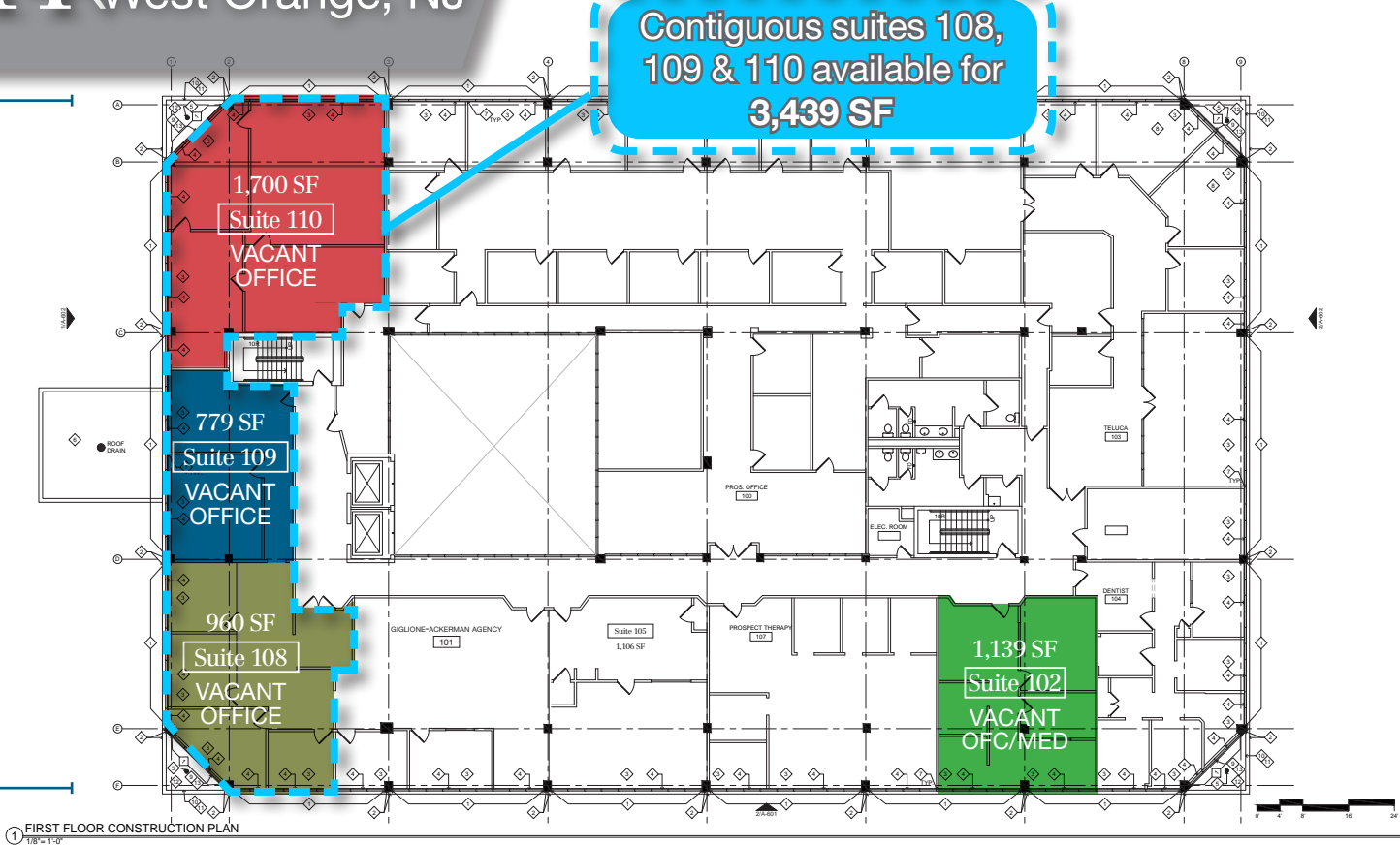


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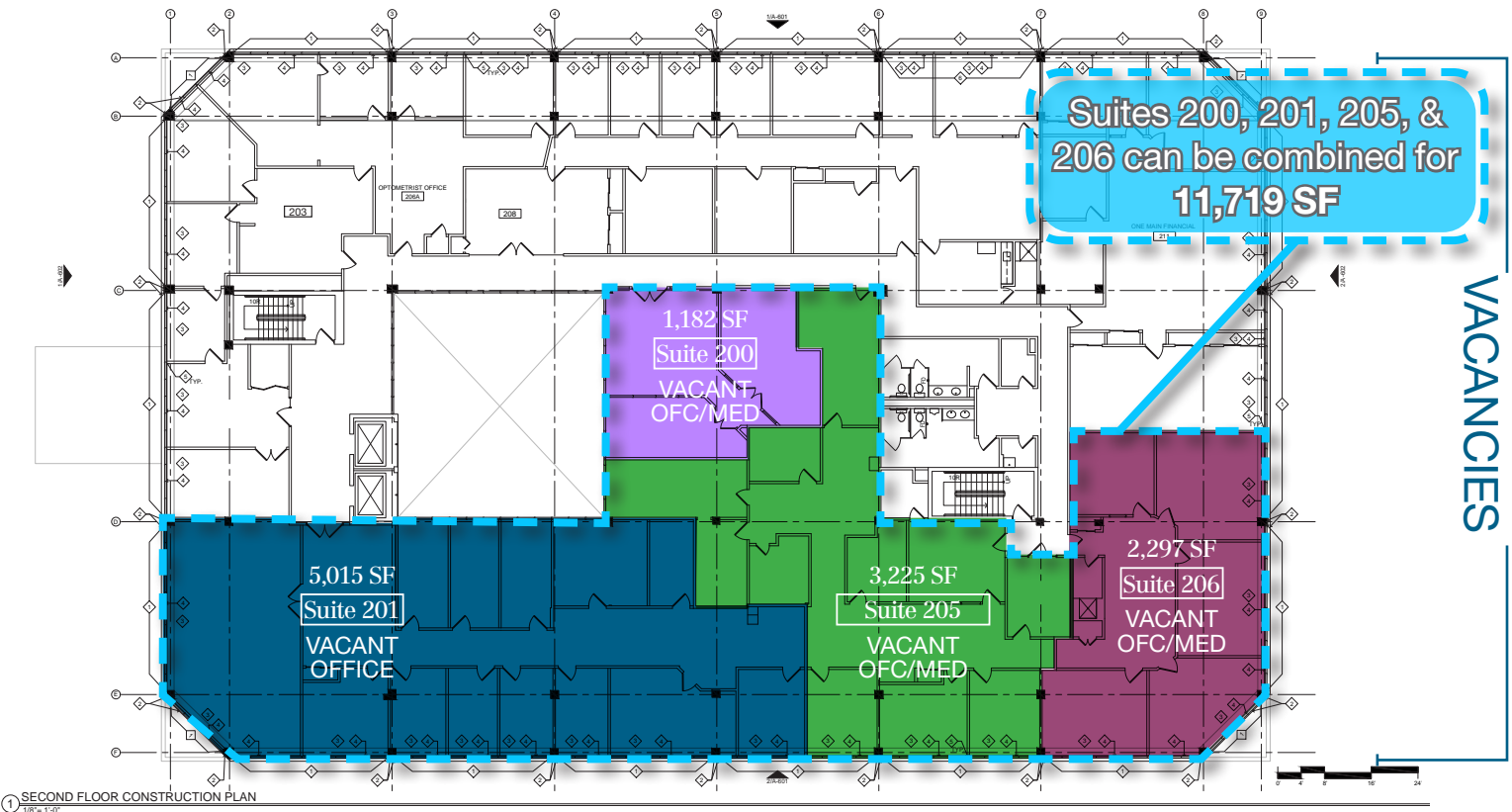
## Location Map



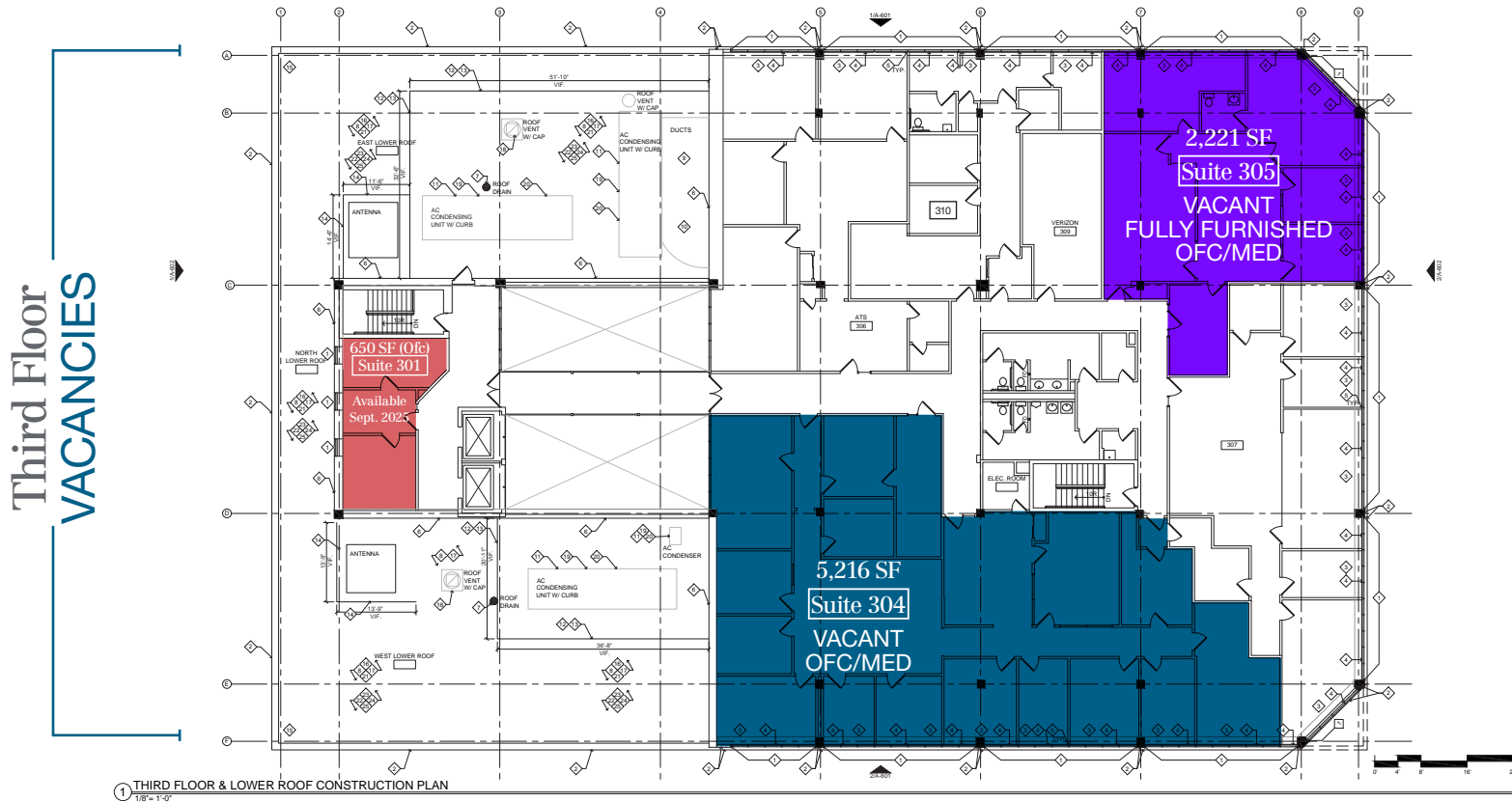
### First Floor VACANCIES



### Second Floor VACANCIES







## All Vacancies

### First Floor

- Suite 102: 1,139 SF
- Suite 108\*: 960 SF  
- Beautifully renovated  
- Fully furnished possible
- Suite 109\*\*: 779 SF
- Suite 110\*: 1,700 SF

\*Suites 108, 109 & 110 can be combined for 3,439 SF

\*\*Suite 109 is only available as part of a contiguous lease with Suite 108, Suite 110, or both.

### Second Floor

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

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

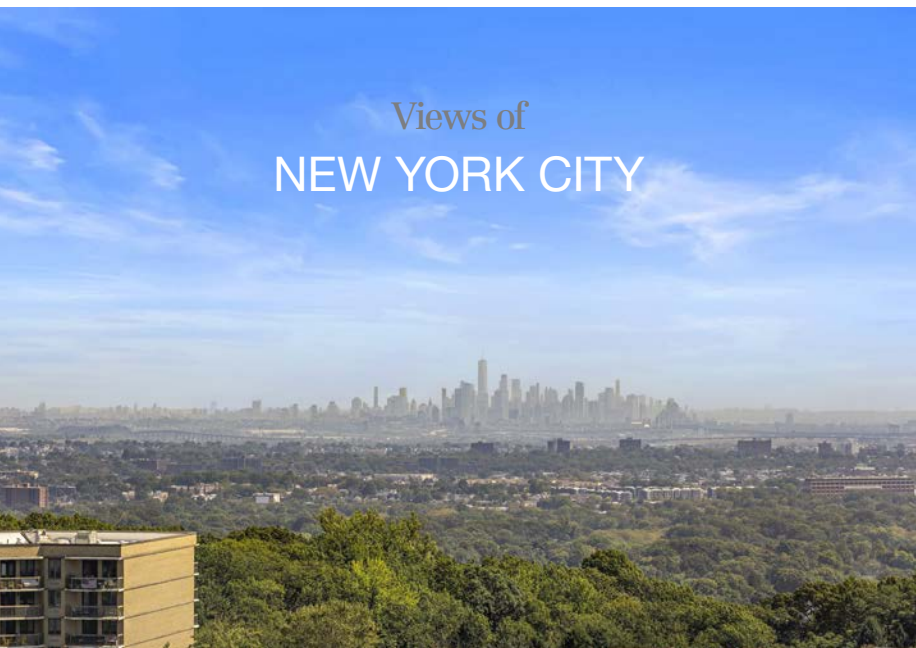
### Third Floor

- Suite 301: 650 SF  
- Coming September 2025
- Suite 304: 5,216 SF  
- Fully furnished  
- 1 sink and pantry area
- Suite 305: 2,221 SF  
- Fully furnished





# Eagle Rock 414 Avenue West Orange, NJ



Views of  
NEW YORK CITY



NEW YORK CITY

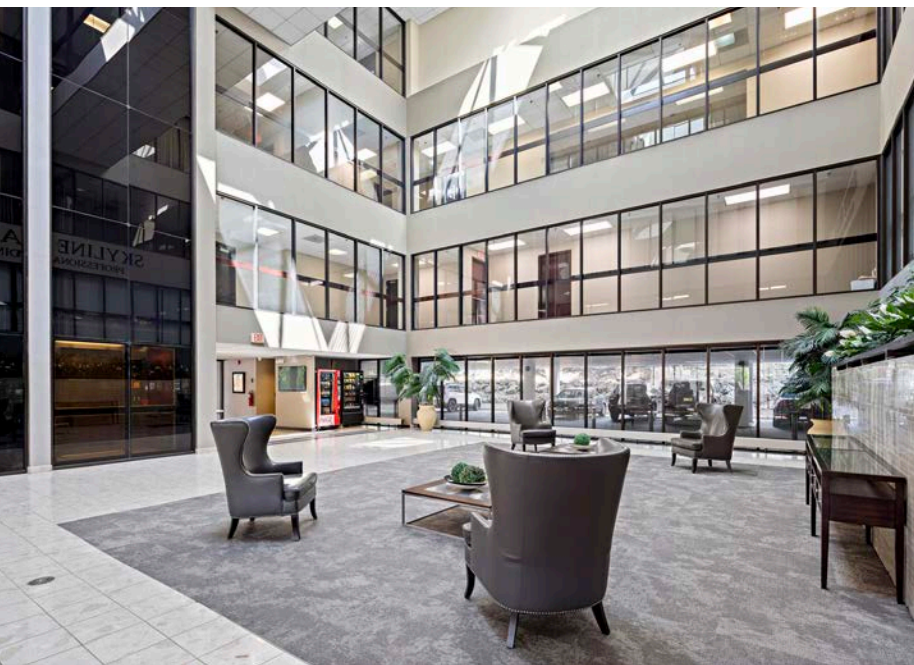


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