

 Eagle Rock
414 Avenue
West Orange, NJ



MEDICAL/PROFESSIONAL FOR LEASE

- 54,799 SF building
- 591 SF - 24,975 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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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

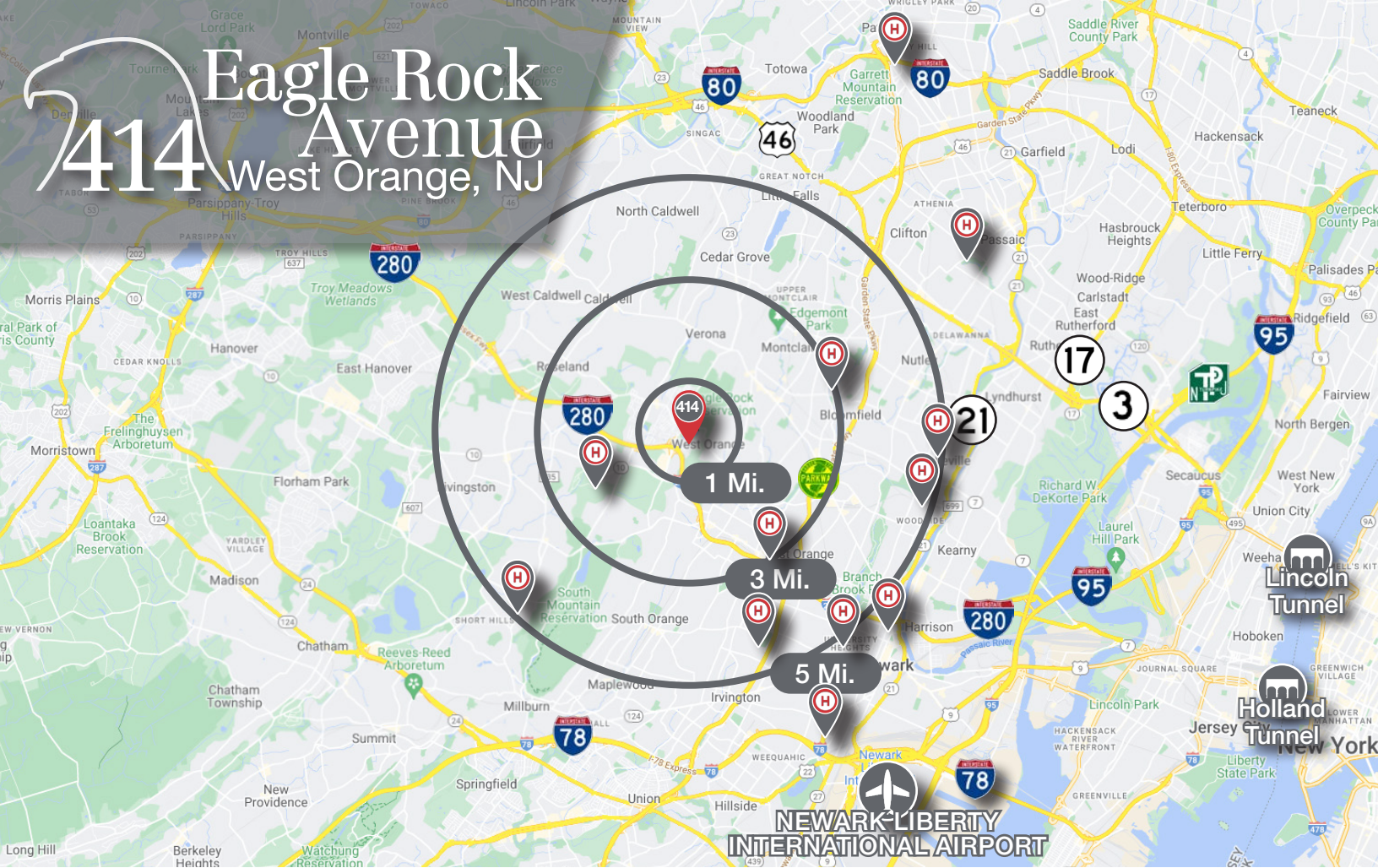
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SERVICES OFFERED

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Medical Tenants

AT
414 Eagle Rock Avenue

- Dentist
- Physical Therapy
- Optometrist
- Psychologist

Surrounding Hospitals:

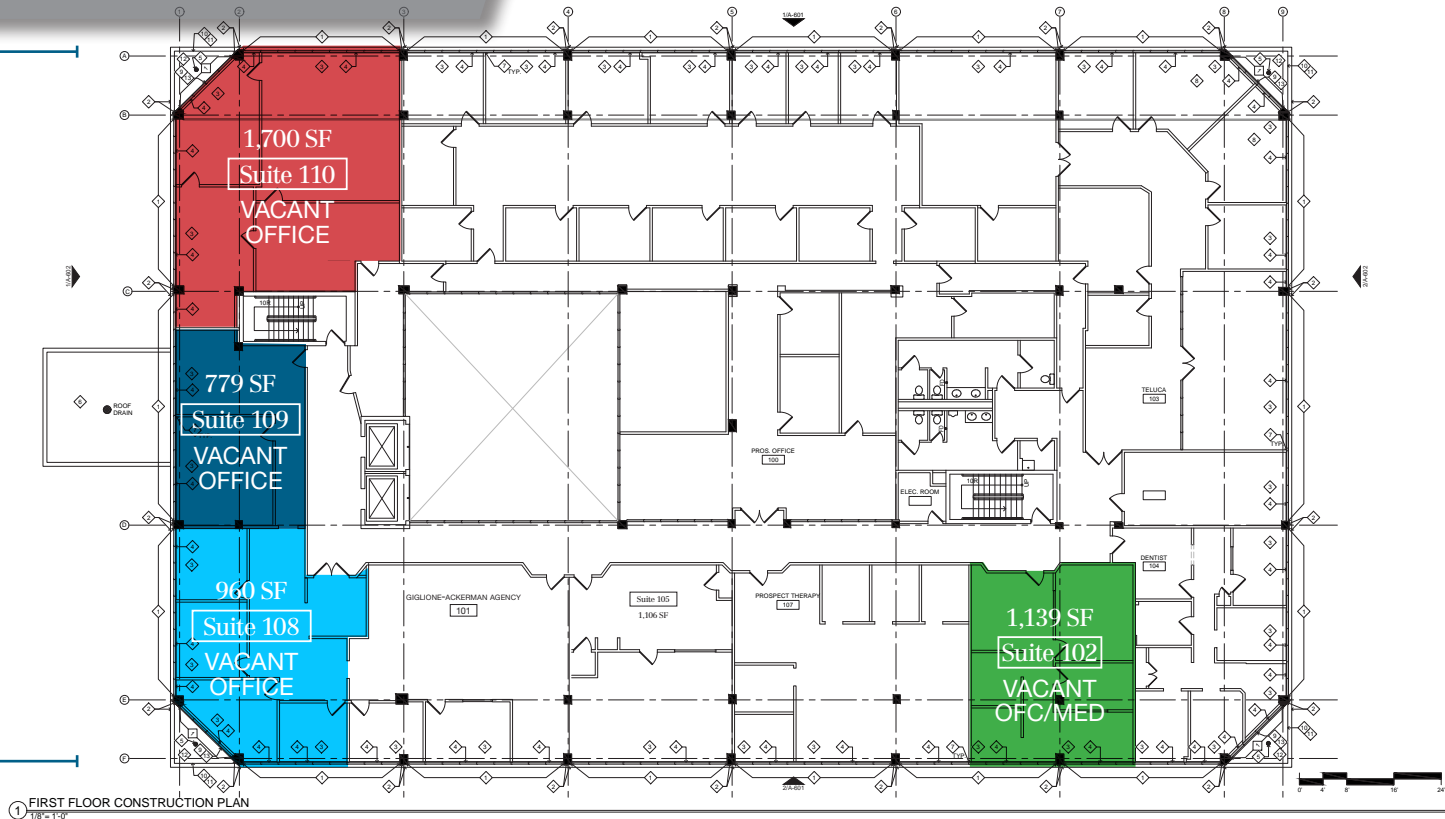
- Kessler Institute (2.5 mi.)
- Mountainside Medical Center (3.5 mi.)
- Orange Memorial Hospital (3.8 mi.)
- Care Well Health (4.8 mi.)
- Silver Lake Hospital (4.9 mi.)
- Clara Maass Medical Center (5 mi.)
- Cooperman Barnabas Med. Ctr. (5 mi.)
- Rutgers Health/University Hospital (6.5 mi.)
- Atlantic 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

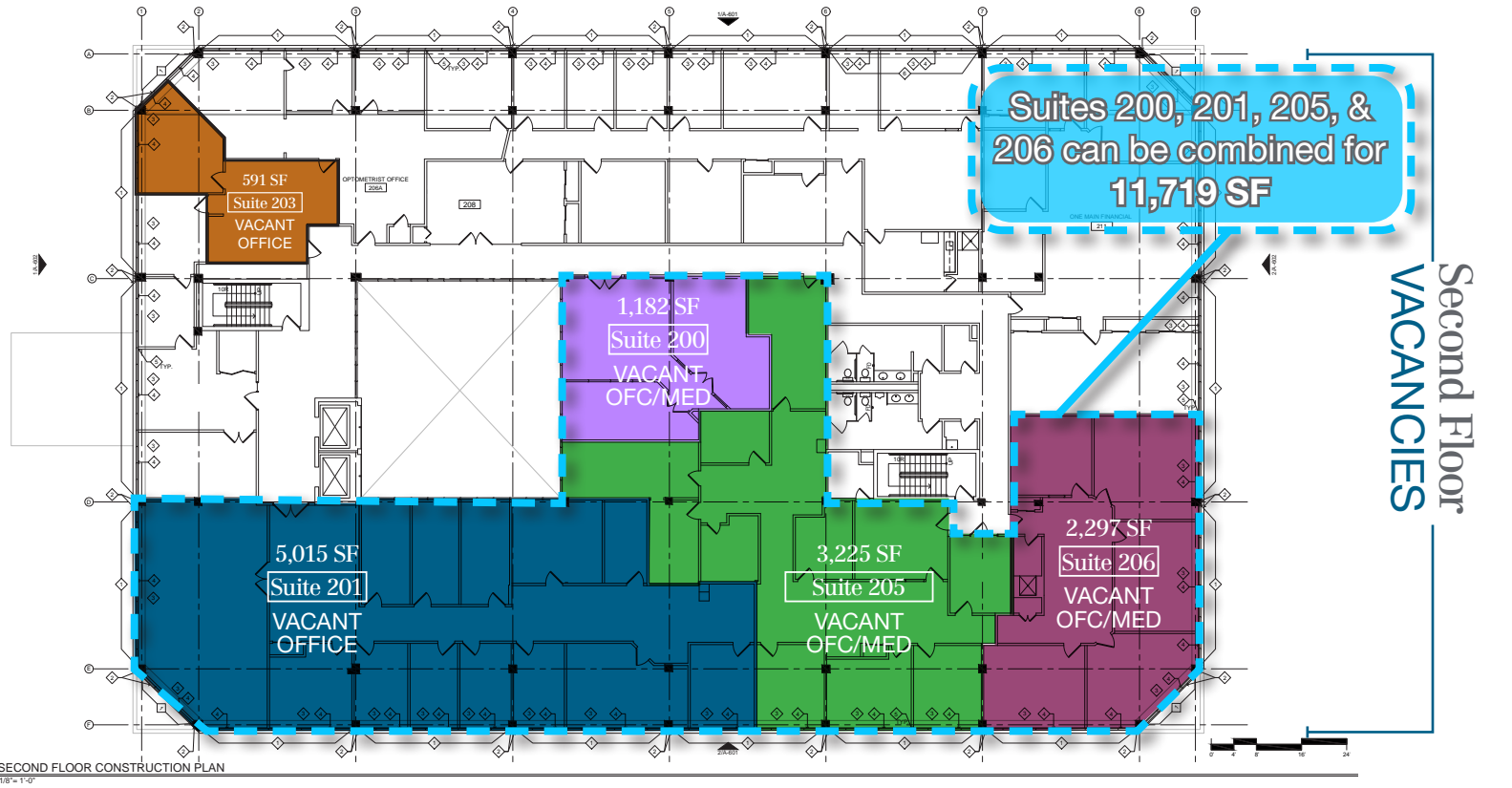


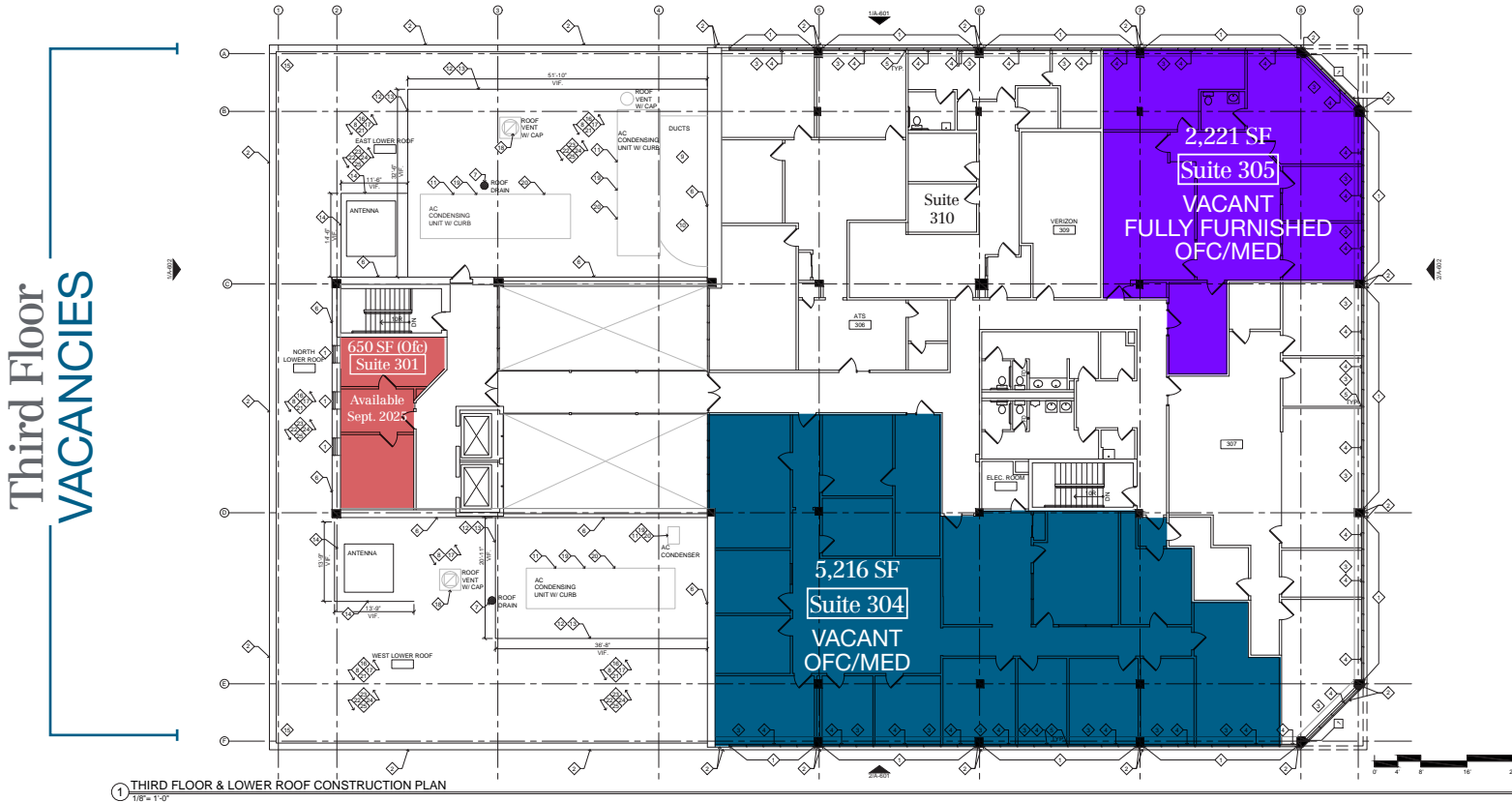
First Floor VACANCIES



Second Floor VACANCIES

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





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

Second Floor

- Suite 200*: 1,182 SF
- Suite 201*: 5,015 SF
- Suite 203: 591 SF
- Suite 205*: 3,225 SF
- Suite 206*: 2,297 SF
 - 1 restroom with a sink and toilet

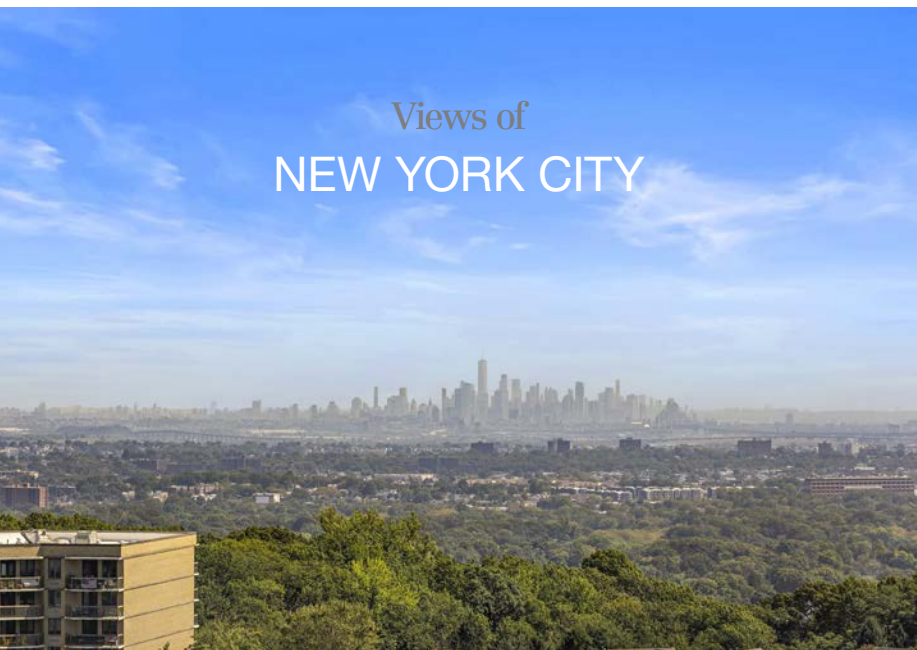
*Suites 200, 201, 205 & 206 can be combined for 11,719 SF

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



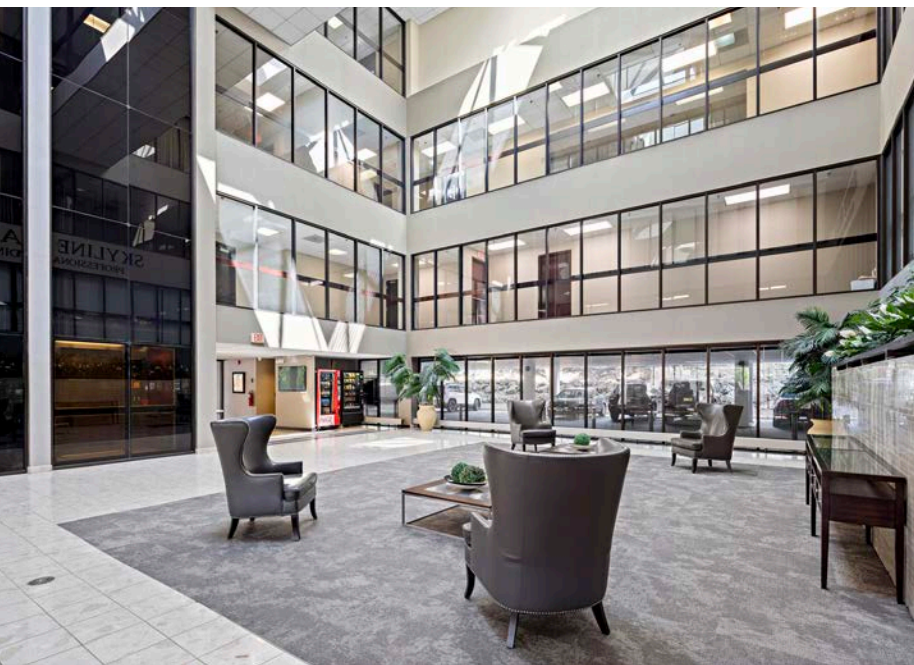
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