



EAGLE ROCK AVE
West Orange, NJ

650 SF - 21,399 SF
FOR LEASE
MEDICAL/PROFESSIONAL

414

The **CLINICAL**
Group



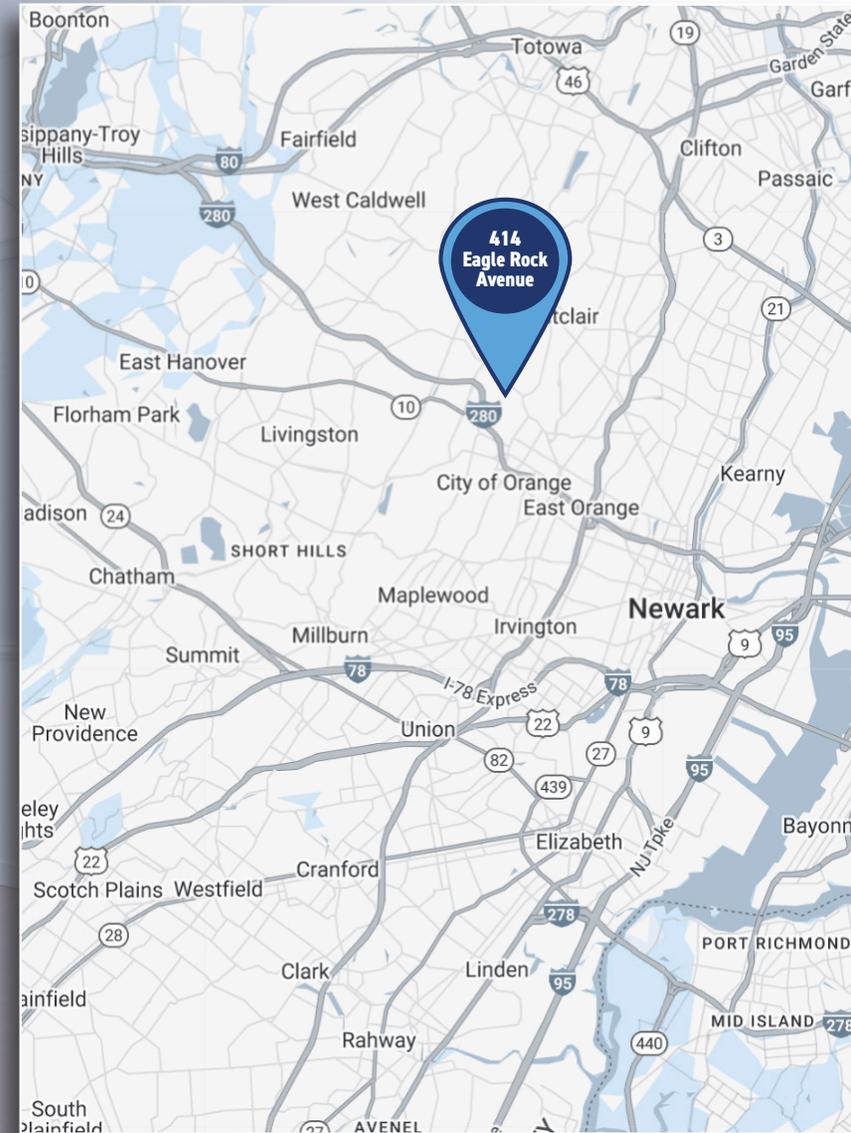
Team
Lizzack-Horning

PROPERTY INFORMATION

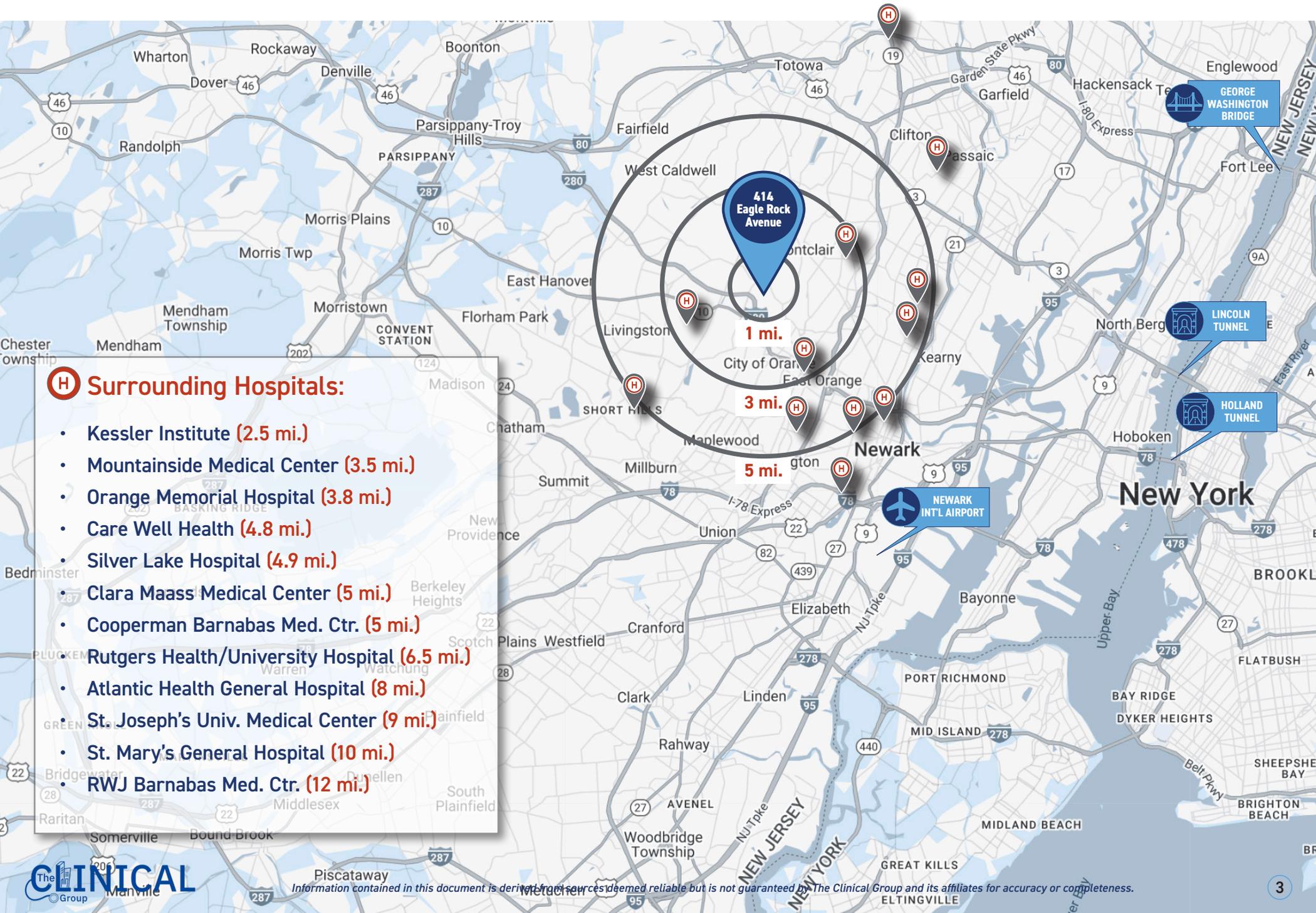
414 EAGLE ROCK AVE *West Orange, NJ*

Available: 650 SF - 21,399 SF
*(see pages 4-7 for the various
suite sizes & uses available)*

- 54,799 SF building
- Medical/Professional use
- Capital improvements are almost completed - includes new LED lighting, carpeting, ceiling tiles, wallcoverings, window frosting, restroom upgrades, and elevator refurbishment
- 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



SURROUNDING HOSPITALS MAP



VACANCIES

ALL VACANCIES

FIRST FLOOR

- Suite 101*: 1,200 SF
- Suite 102: 1,139 SF
- Suite 109**: 779 SF
- Suite 110*: 1,700 SF

*109 & 110 can be combined for 2,479 SF

Second Floor

- Suite 200: 1,182 SF
 - Suite 201: 5,015 SF
 - Suite 206: 2,297 SF
- 1 restroom w/sink and toilet

Third Floor

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

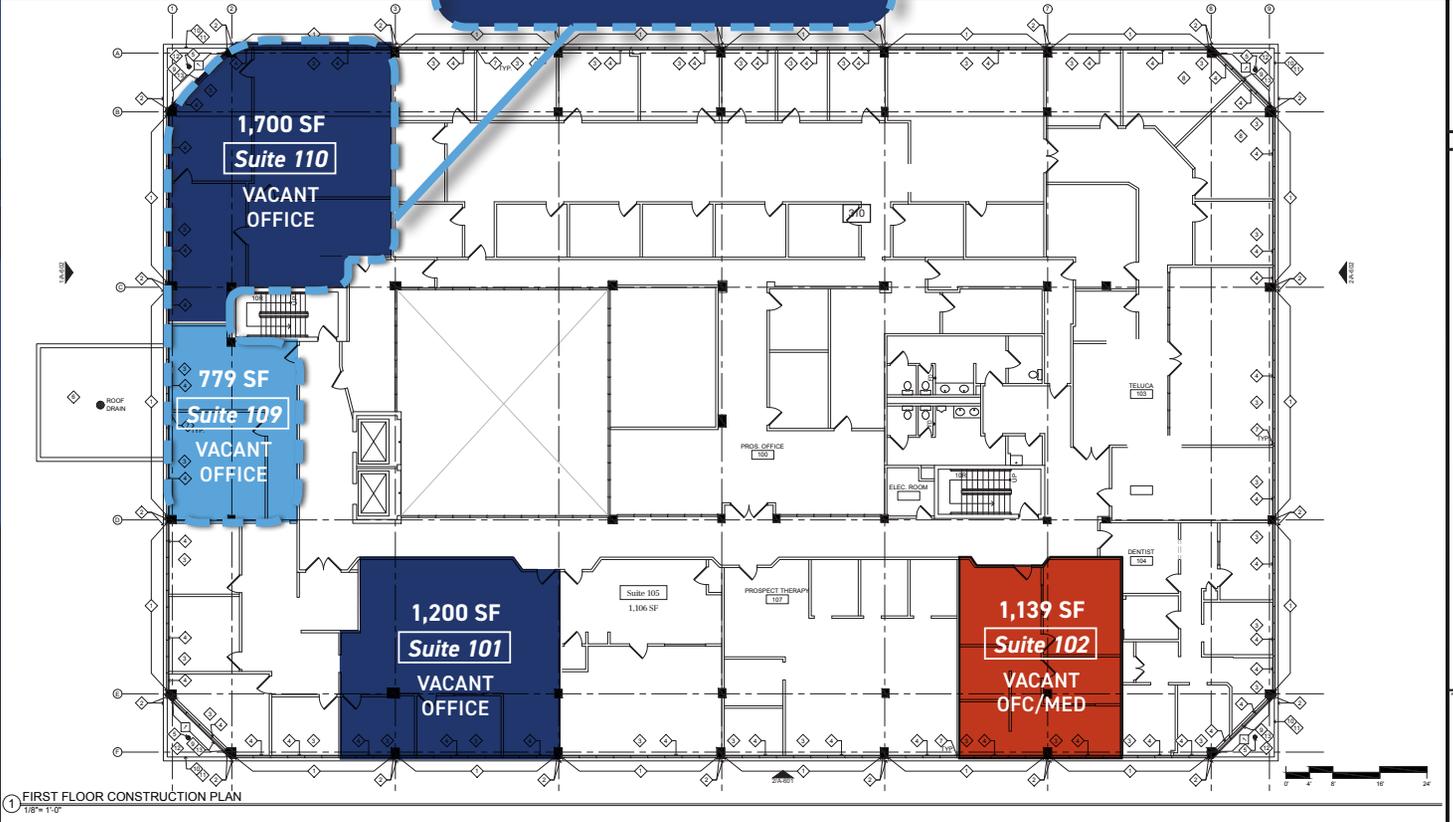
Medical Tenants
AT
414 Eagle Rock Avenue

- Dentist
- Physical Therapy
- Optometrist
- Psychologist

FLOOR PLAN - 1st FLOOR

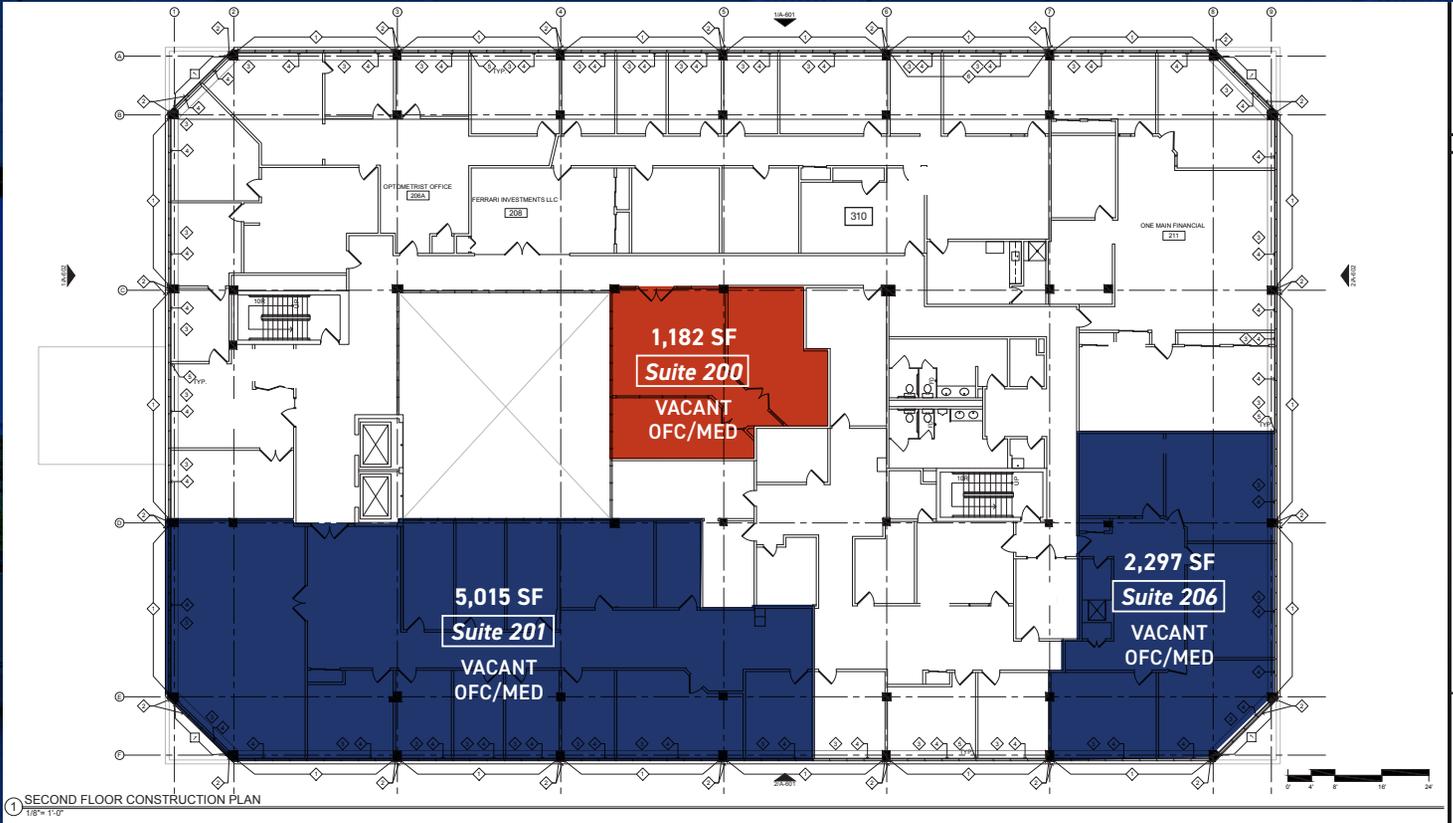
FIRST FLOOR
VACANCIES

Contiguous suites
109 & 110 available
totaling
2,479 SF



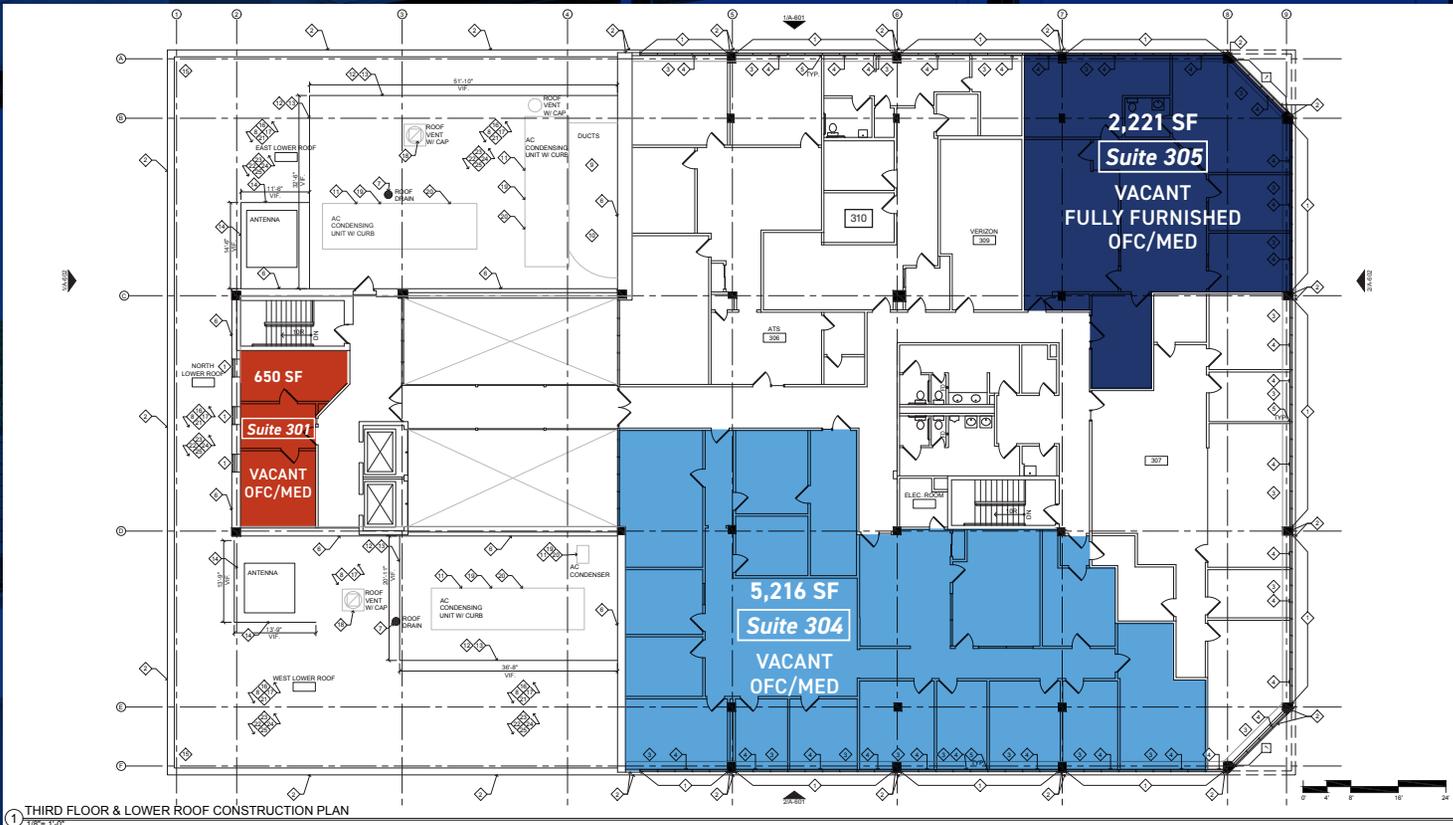
FLOOR PLAN - 2nd FLOOR

SECOND FLOOR
VACANCIES



FLOOR PLAN - 3rd FLOOR

THIRD FLOOR
VACANCIES



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



FOUR STORY ATRIUM

PROPERTY PHOTOS - INTERIOR





 For more information

Darren M. Lizzack, MSRE
Principal

 201 906 4376

 dlizzack@theclinicalgroup.com

Randy Horning, MSRE, SIOR
Principal

 201 739 9311

 rhorning@theclinicalgroup.com

Follow us!

 @TheClinicalGroup

 TheClinicalGroup.com

 855-CLINGRP

 info@TheClinicalGroup.com



TEAM LIZZACK-HORNING