



Medical suite in Old Tappan

Boutique medical office building, recently renovated (2021 thru 2023) located on a major local thoroughfare, surrounded by or in close proximity to key demographic and business drivers

- 2 minutes from elementary, middle and high schools
- Across from the Bi-State Shopping Plaza
- Across from The Enclave (229 townhomes)
- Old Tappan and surrounding communities have high net worth and highly educated populations
- Close proximity to other medical offices
- Hackensack Meridian Health Pascack Valley, Westwood (13 min./5.8 miles)
- Montefiore Nyack Hospital, Nyack (18 min./8.6 miles)
- Valley Health System Hospital, Paramus (25 min/11 miles)

SUBLEASE TERM THROUGH 6/30/2027
(DIRECT LEASE POSSIBLE)

Available space amenities

- Located right off building entry lobby, 1st floor
- ½ first floor, windows on 3 sides
- Large waiting room
- Staff/admin/reception room
- 11 to 12 office/treatment rooms
- 2 ADA lavatories
- Staff Room
- Basement storage available
- Prominent monument signage
- Call for rental information

For further information

Marc S. Krieger, Senior Vice President
D +1 973 753 1067 | C +1 201 805 4875
marc.krieger@avisonyoung.com

For Sublease

215 Old Tappan Rd, Old Tappan NJ 07675

Additional Views



Building Size +/-13,650 RSF
(with full basement)

**Year Built/
Renovated** 1976 / 2023

**Building Owner/
Manager** On-site

Floors 2 *(plus basement)*

Elevator Yes

Zoning B-1

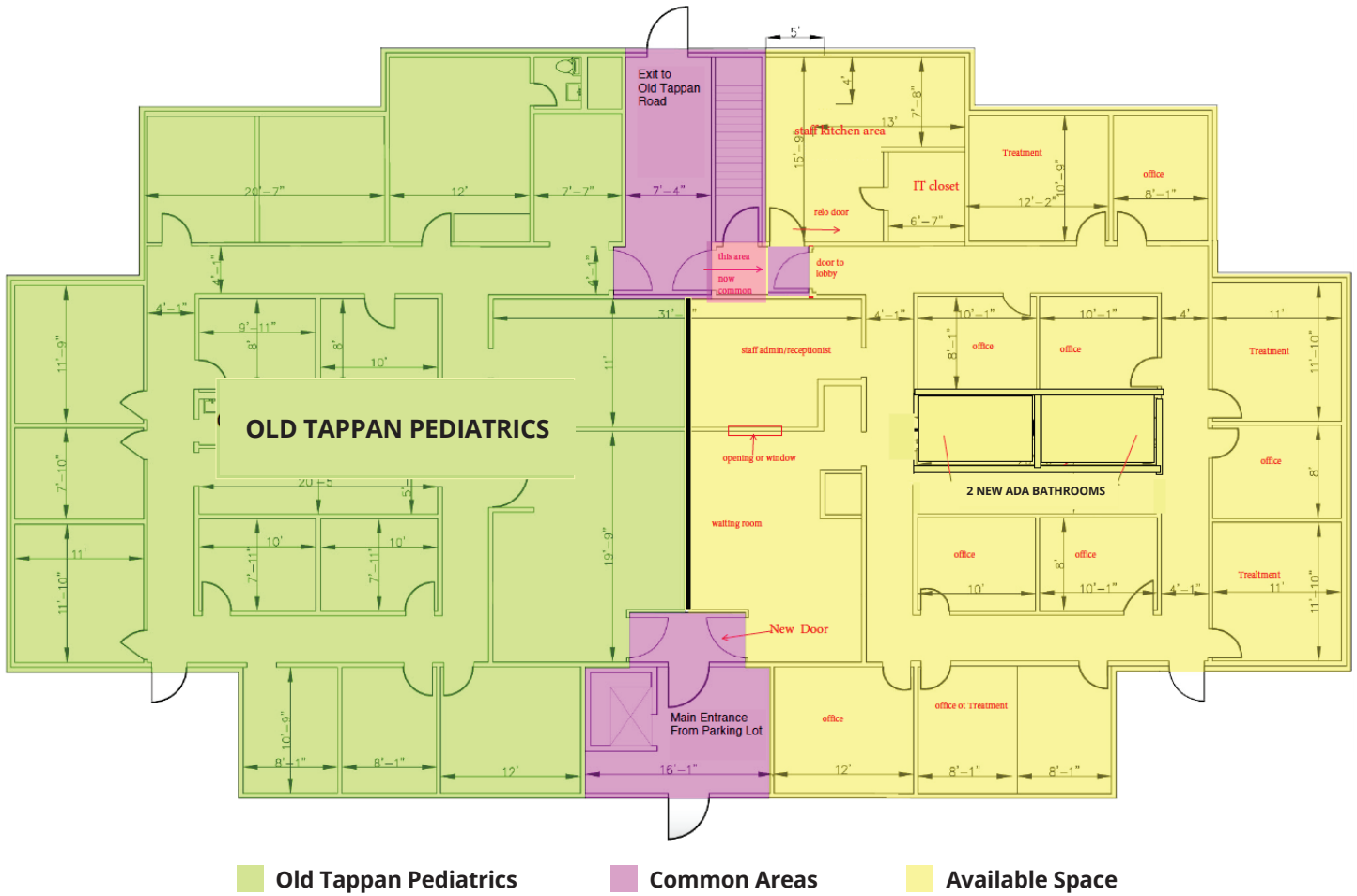
Parking 4.76 per 1,000 sf

**For further
information**

Marc S. Krieger, Senior Vice President
D +1 973 753 1067 | C +1 201 805 4875
marc.krieger@avisonyoung.com

**AVISON
YOUNG**

Floor plan



For further information

Marc S. Krieger, Senior Vice President
D +1 973 753 1067 | C +1 201 805 4875
marc.krieger@avisonyoung.com

**AVISON
YOUNG**

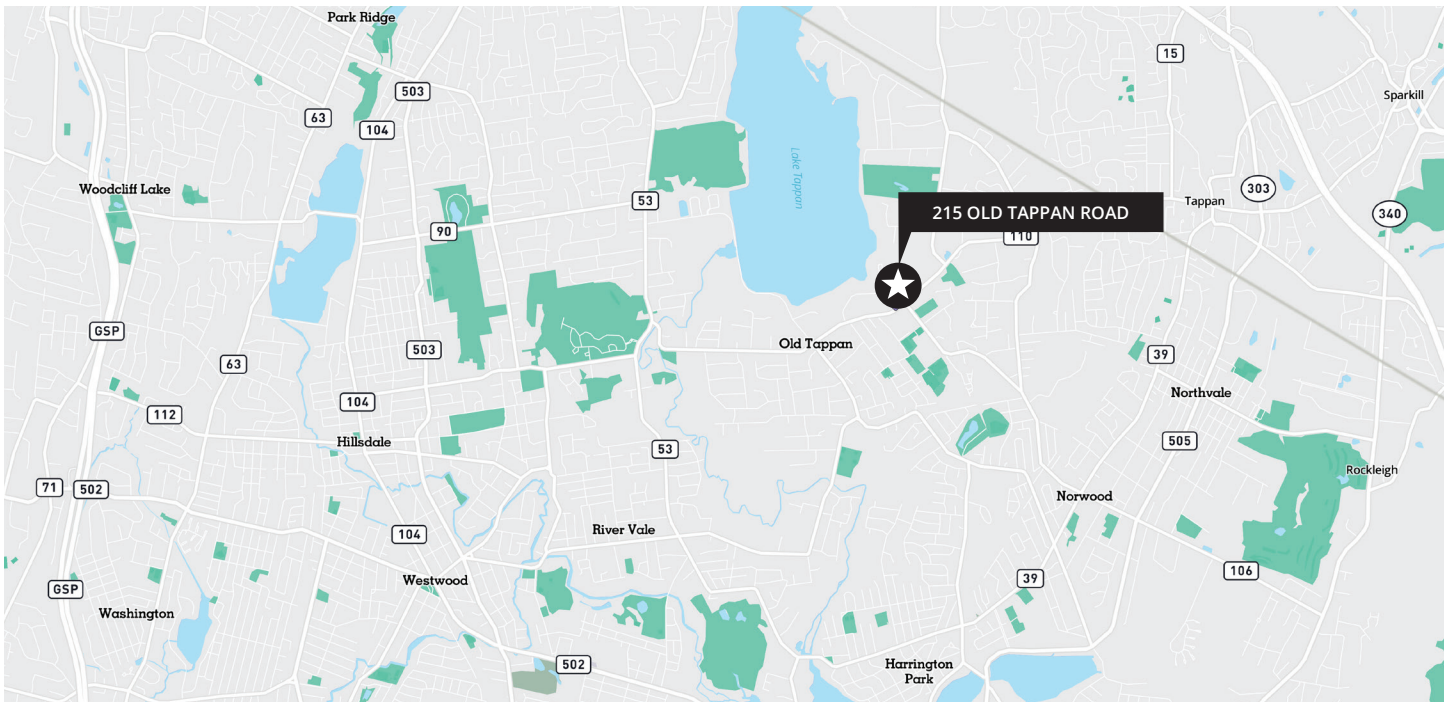
For Sublease

215 Old Tappan Rd, Old Tappan NJ 07675

Aerial



Location



For further information

Marc S. Krieger, Senior Vice President
D +1 973 753 1067 | C +1 201 805 4875
marc.krieger@avisonyoung.com

