

FOR SALE & LEASE

SECAUCUS MEDICAL OFFICE CONDOMINIUMS

255 New Jersey 3, Secaucus, NJ 07094



PROPERTY DESCRIPTION

Prime Medical Condominiums Available for sale and lease..

Located 1.5 miles from Hudson Regional Hospital

Fees include taxes, maintenance, insurance utilities and janitorial services.

Over 165,000 VPD, Easily Accessible by NJ Transit

Easy Access To Midtown Manhattan, Rt 495, NJTPK, Rt 120, Rt 17 & Rt 1 & 9.

Newly renovated common areas.

3 Points of Ingress and 2 points of egress including access on Plaza Center Drive.

Perfect for Physical Therapy, Urgent Care, Dental, Pediatric and other medical uses.

Ample Parking inclusive of surface and deck.

Suite 103: 1,493 square feet. Suite 104 E & F: 1,107 square feet

Suite 104 A, A1 & B: 1,912 square feet has direct access to the front parking area and can be utilized as retail.

Contact: Elizabeth Daoud

edaoud@hudsondigsrealty.com or Chris Conway

OFFERING SUMMARY

Sale Price:	Call for Pricing
Lease Rate:	Call for Pricing
Number of Units:	3
Available SF:	1,107, 1493 & 1,912 SF
Building Size:	30,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	20,329	211,170	809,033
Total Population	56,301	481,780	1,702,448
Average HH Income	\$88,188	\$138,192	\$167,623

CHRISTOPHER CONWAY

(201)-720-5310

cconway@atlanticcoastalre.com

Atlantic Coastal Real Estate | 93 Central Avenue, Jersey City, NJ 07306 | atlanticcoastalre.com



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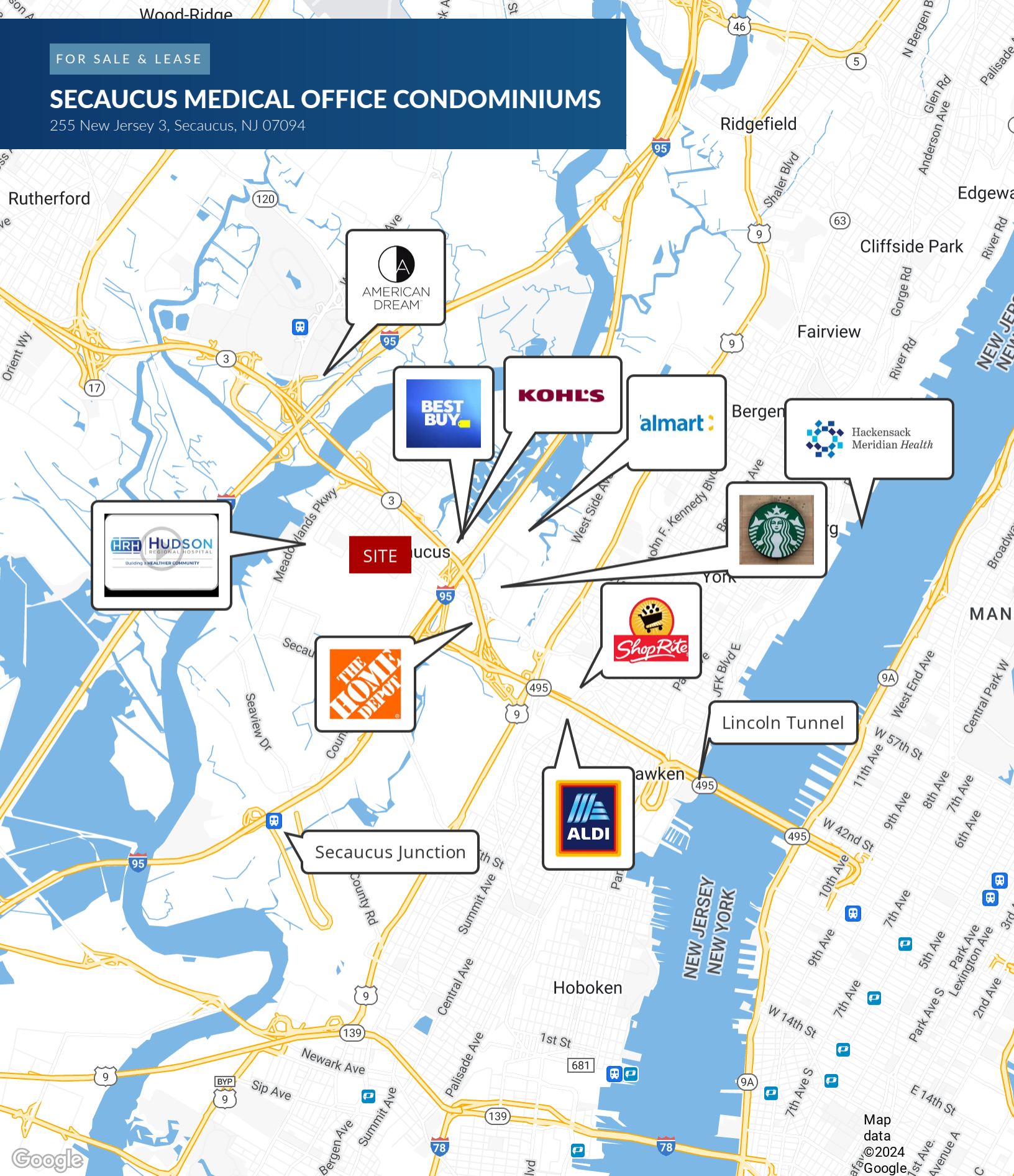
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LEASE INFORMATION

Lease Type:	Full Service	Lease Term:	Negotiable
Total Space:	1,107 , 1,493 & 1,912 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
255 Route 3 East	Available	1,912 SF	Full Service	Negotiable	Full service lease, inclusive of janitorial services. Turnkey office/medical office, with an open floor plan, perfect for physical therapy. This unit also has a direct entrance from the front surface parking lot area, making retail uses possible. The unit is also available for sale.
255 Route 3 east	Available	1,493 SF	Full Service	Negotiable	Full service lease terms, inclusive of janitorial services. Fully built out medical office space with 5 examination rooms. Unit is also available for sale.
255 Route 3 east	Available	1,107 SF	Full Service	Negotiable	Full service lease, inclusive of janitorial service. Turnkey suite, one unit is a physicians office, combinable with neighboring administrative office. Unit is also for sale

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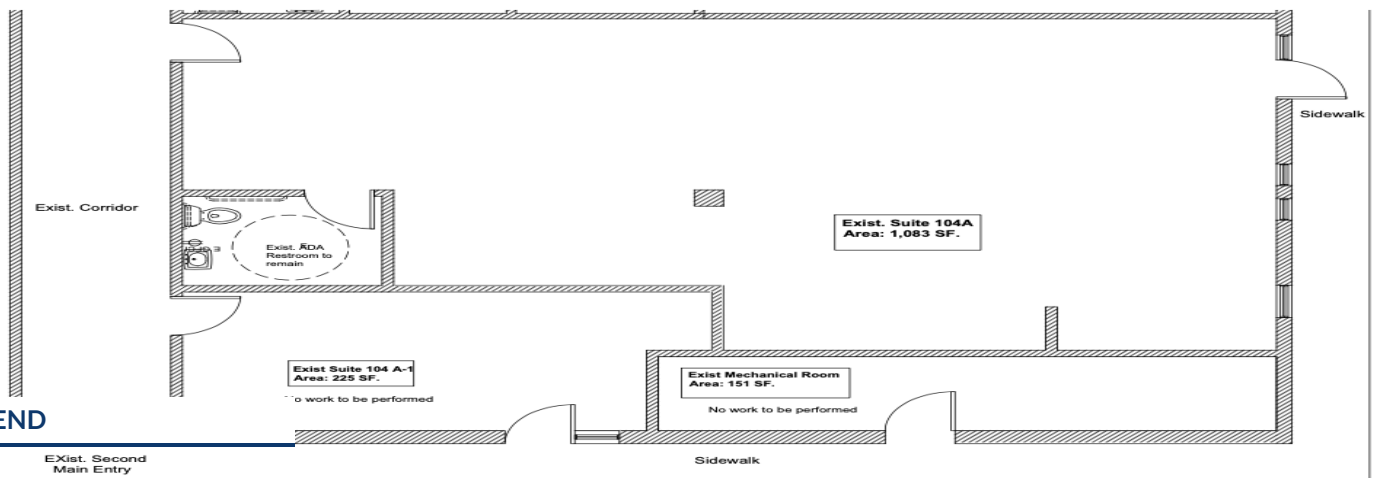
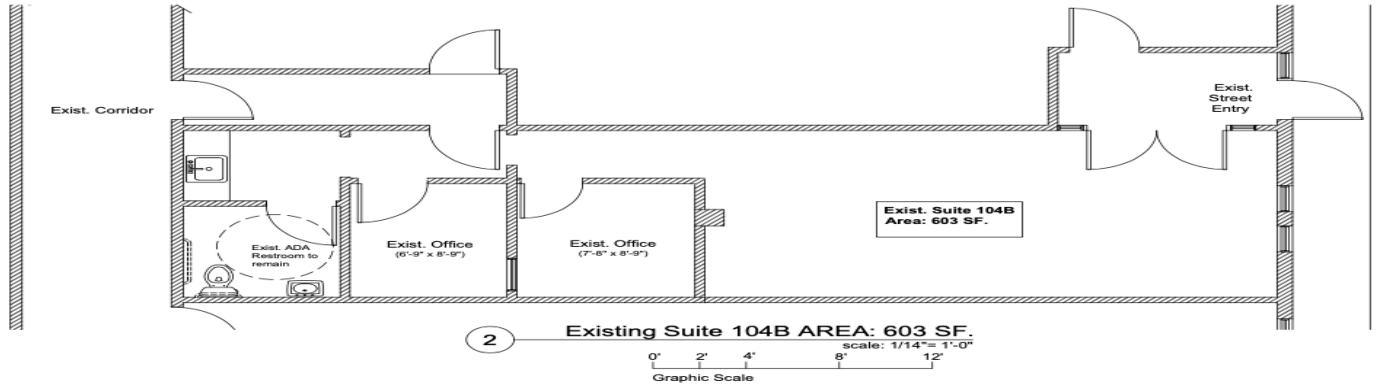
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LEGEND

LEASE INFORMATION

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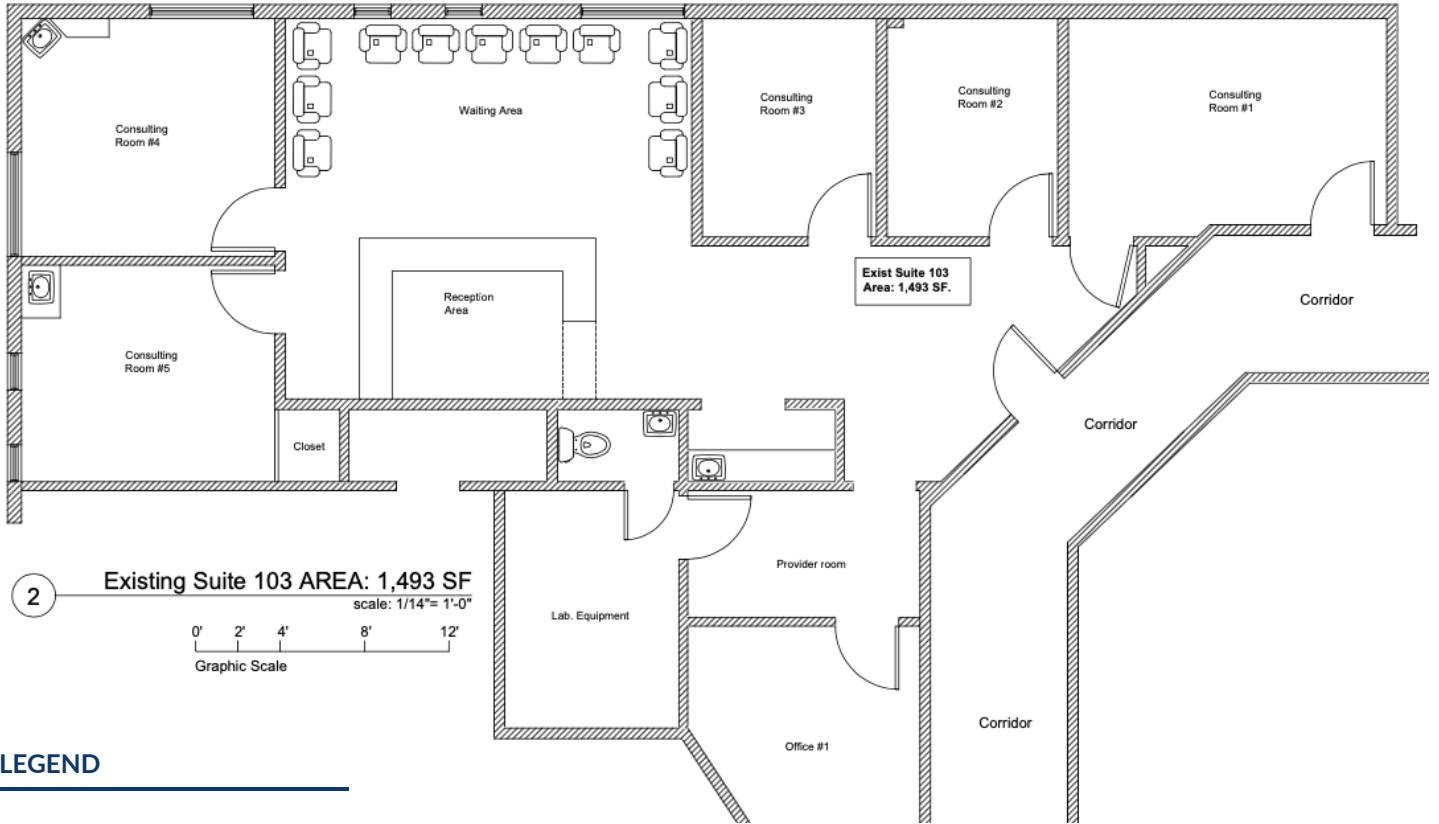
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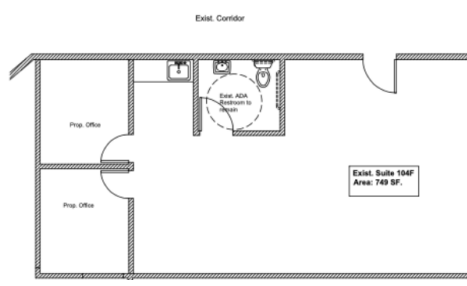
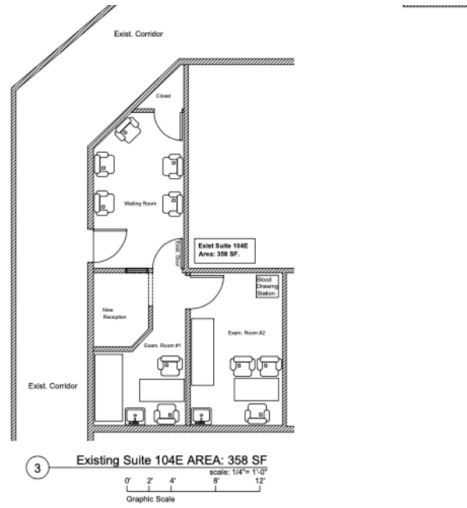
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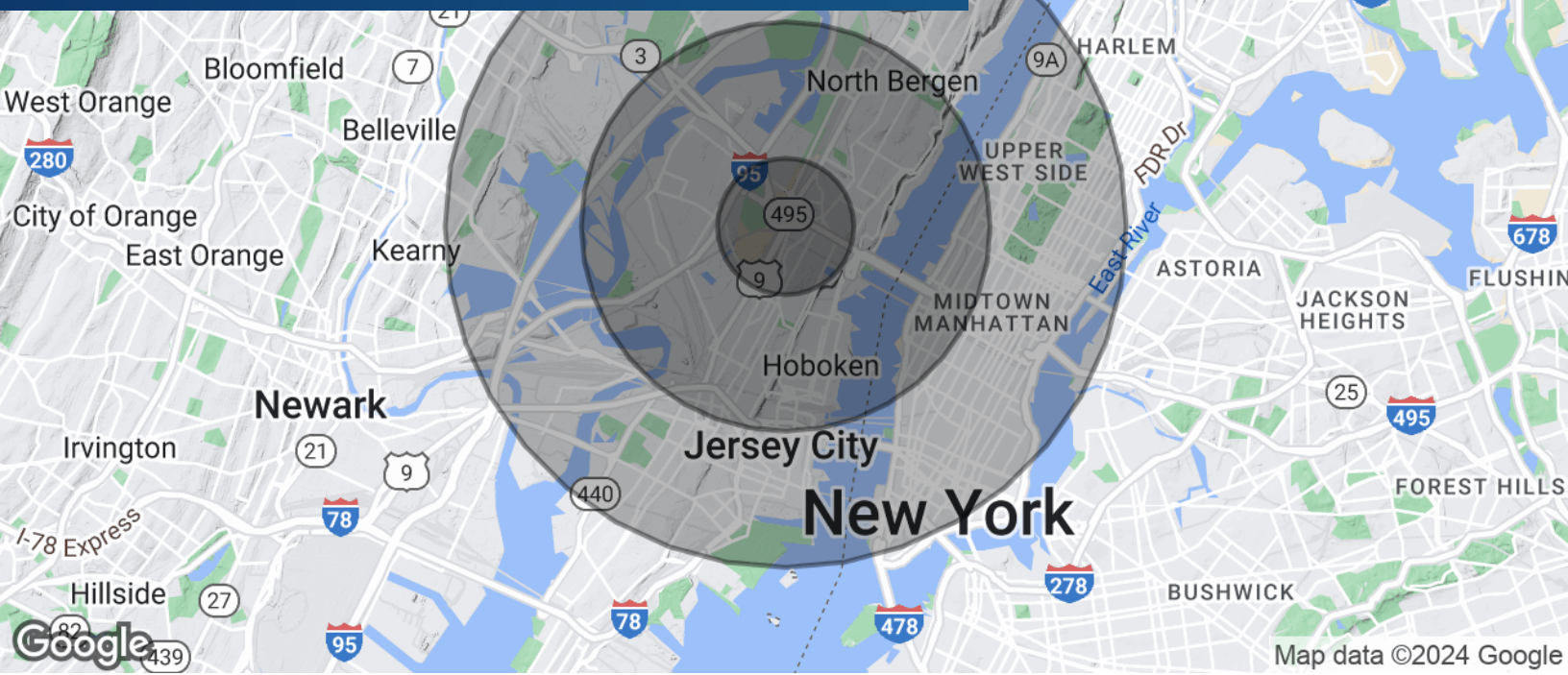
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	56,301	481,780	1,702,448
Average Age	39	39	40
Average Age (Male)	38	38	40
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	20,329	211,170	809,033
# of Persons per HH	2.8	2.3	2.1
Average HH Income	\$88,188	\$138,192	\$167,623
Average House Value	\$538,142	\$807,716	\$1,064,366

Demographics data derived from AlphaMap

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