

39 S. Fullerton Avenue, Montclair, NJ

# FOR LEASE

## MEDICAL/OFFICE SPACE

UP TO 3,128 SF AVAILABLE



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# PROPERTY HIGHLIGHTS

**Available Approximately September 1, 2026 (TBD)** – This bright and versatile first-floor suite boasts 3,128 square feet of office/ medical space. Featuring a welcoming reception/waiting area, private restroom, and storage closet, leading into a main area with 9 private exam rooms/offices, a kitchenette, and a private rear entrance with convenient access to the building's back staircase.

Perfect for medical practices, wellness centers, or professional office use, the suite can be leased as a single unit or adapted into two separate spaces. **The photos represent a renovated unit within the building and are intended to provide a visual example of a completed space.**



## Customizable Layout

This built-to-suit space can be customized for medical or professional use and offers the flexibility to split the unit into two separate leasable spaces.



## Current Configuration

Existing layout features a waiting/reception area, private offices, storage closets, private bathroom, and open workspace.



## Building Features

Front and back entrance, private parking lot, elevator, public bathrooms on second and third floor. Recent upgrades include new ceilings, flooring, restrooms, wall finishes, signage, and directories. The next phase will focus on installing the new awning and windows. The building has truly undergone a full transformation since it was purchased last November.



## Additional Storage

On-site basement storage available for rent.



## Occupancy

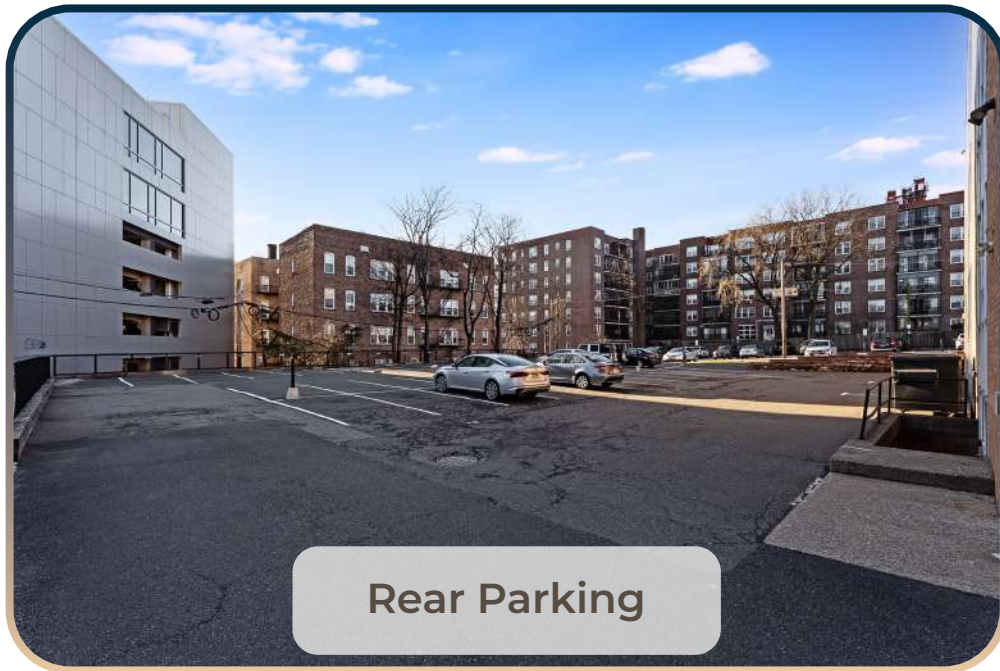
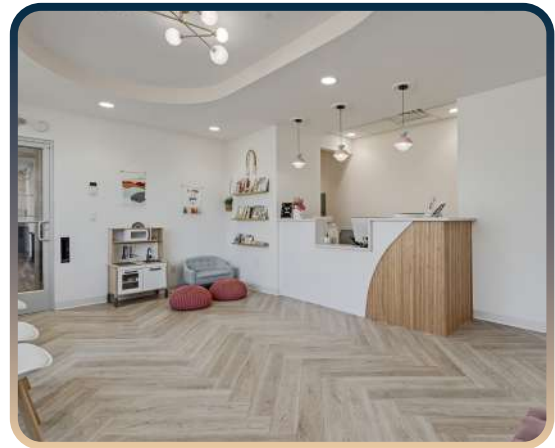
Ideal for 10–20 people depending on layout



# SPACE OVERVIEW



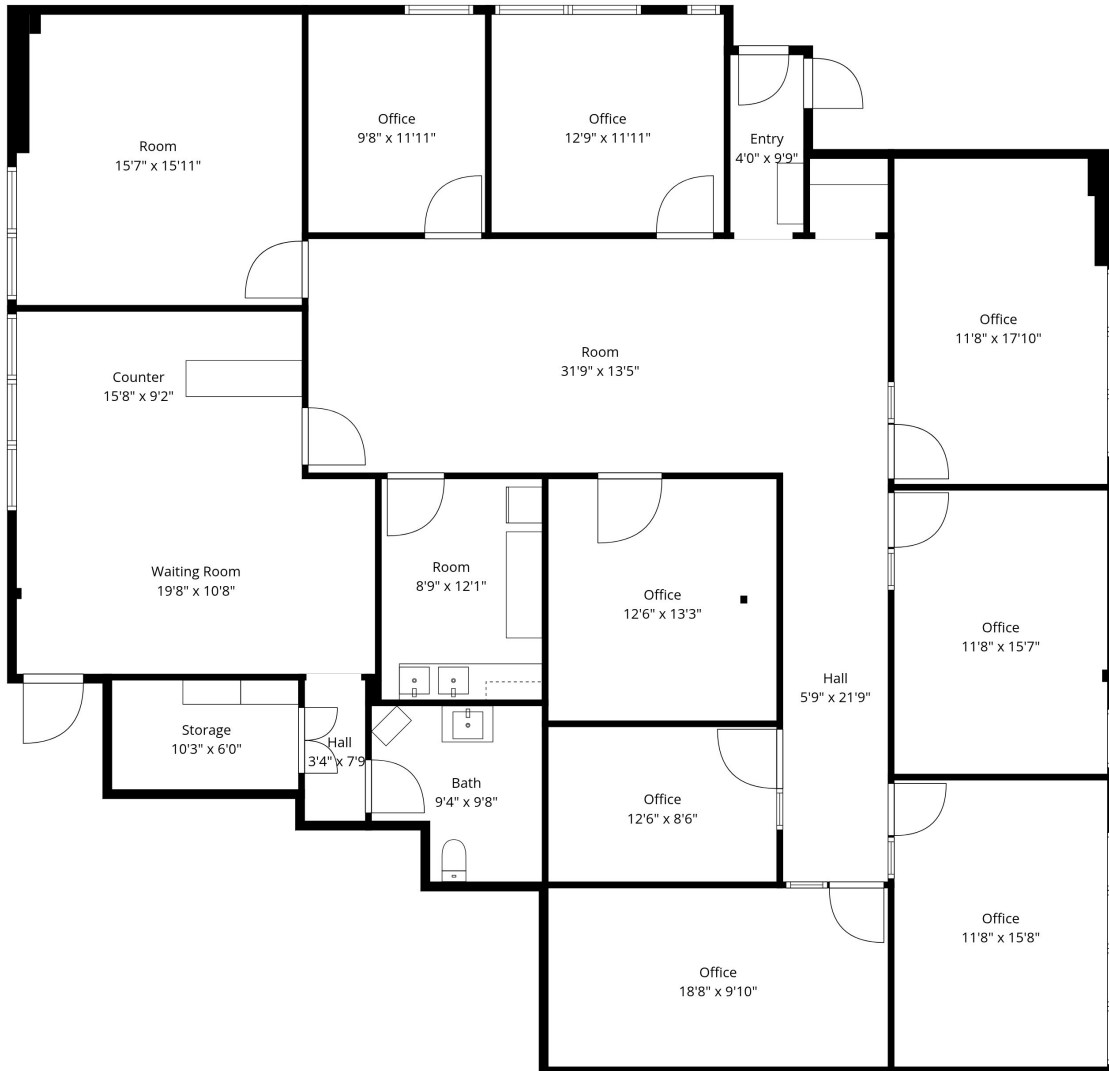
Building Exterior



Rear Parking



# FLOOR PLAN



## Entire Suite Layout



