



# PROFESSIONAL OFFICE SPACE FOR LEASE

690 Kinderkamack Road, Oradell, New Jersey



PRESENTED BY:

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# AVAILABLE SPACE OVERVIEW



## PROPERTY DESCRIPTION

690 Kinderkamack was granted a variance from the Oradell Board of Adjustments for up to five (5) surgical operating rooms. With six (6) Hospitals within seven and a half miles of the subject property making it ideal for a same-day Ambulatory Surgical Center.

The property has \$4 million in capital improvements, including a new roof, energy-efficient lighting, a new fire system, new 185-ton Trane high-efficiency HVAC units, and refurbished handicap accessible common area bathrooms.

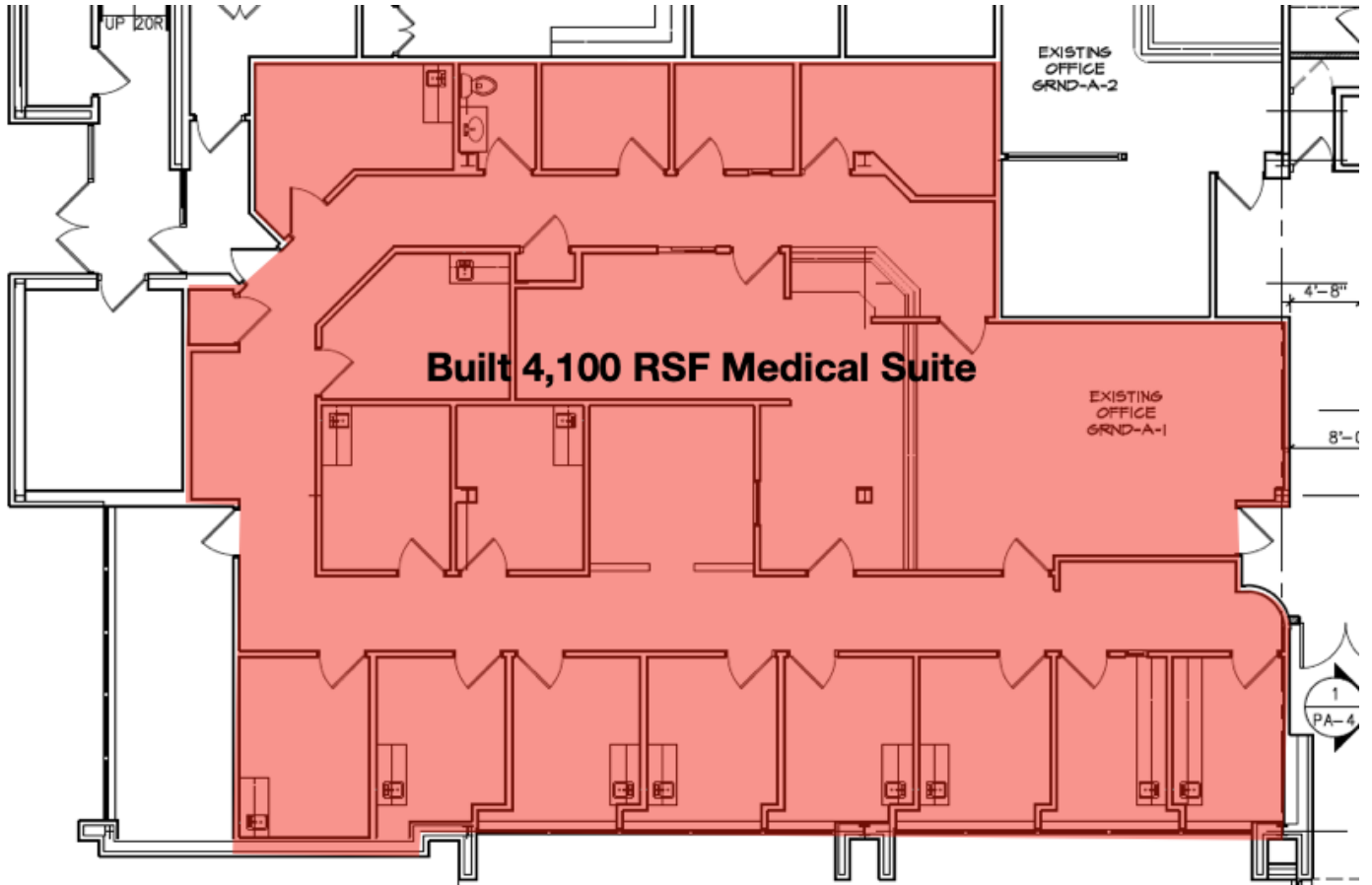
## 690 KINDERKAMACK ROAD:

<b>Building Class:</b>	Class A
<b>Building Size:</b>	55,317
<b>Available SF:</b>	1,569 - 49,756 RSF
<b>Year Built:</b>	1983
<b>Zoning:</b>	B-2

# ASKING \$32 PER SF PLUS TE

**Please contact Jon Stravitz for additional information and questions at [jstravitz@bioccre.com](mailto:jstravitz@bioccre.com) or 201.232.2767**

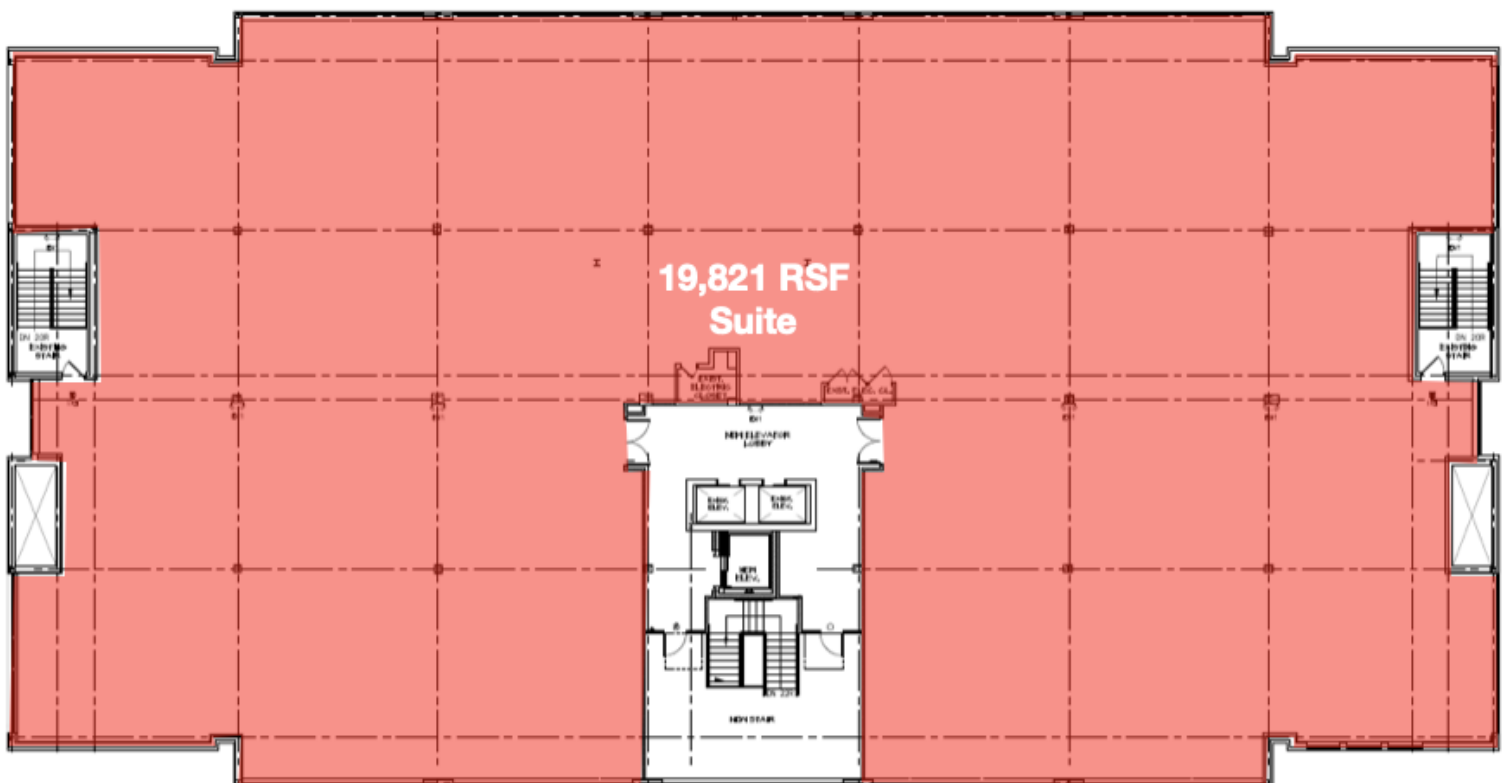
# BUILT GROUND FLOOR MEDICAL SPACE AVAILABLE



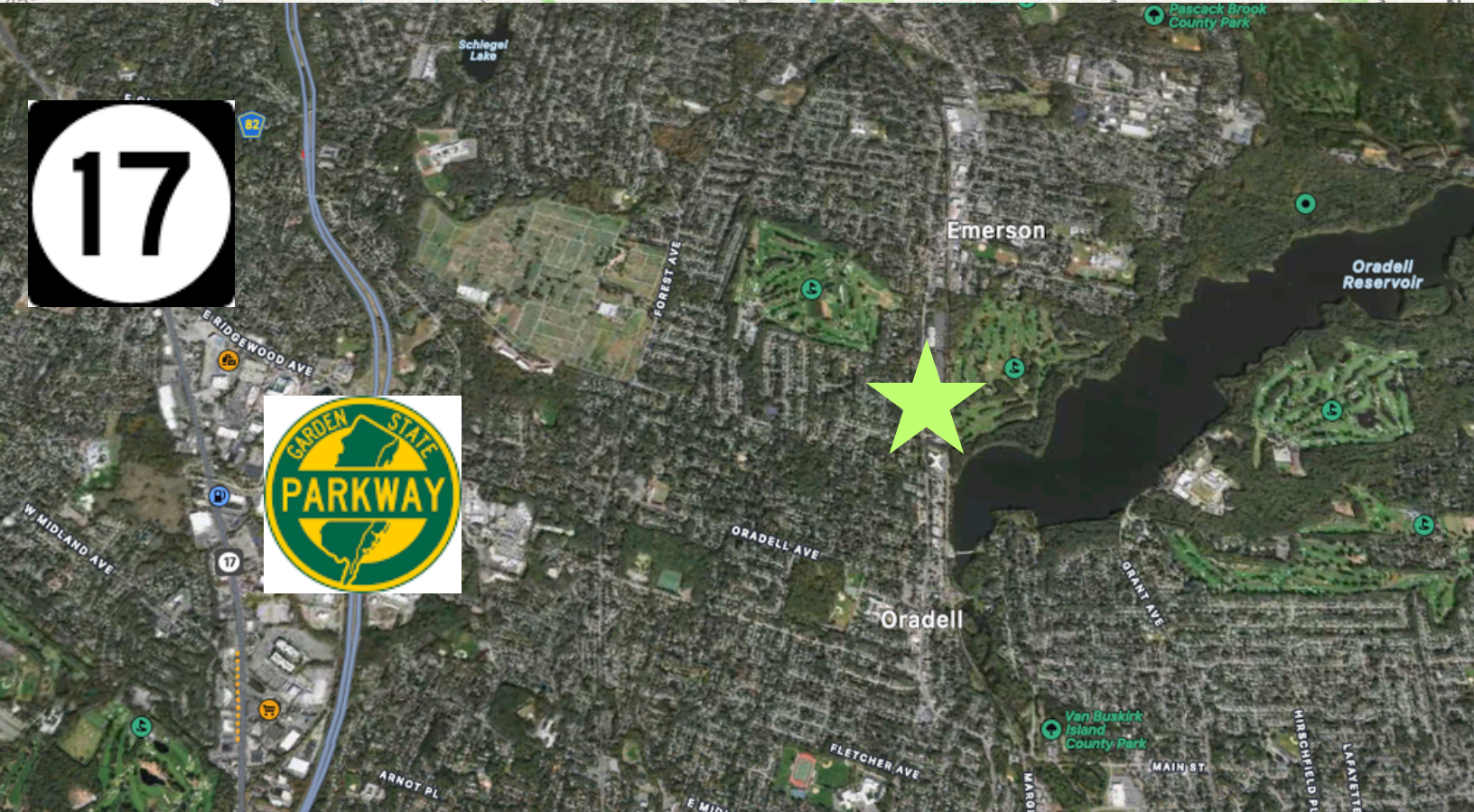
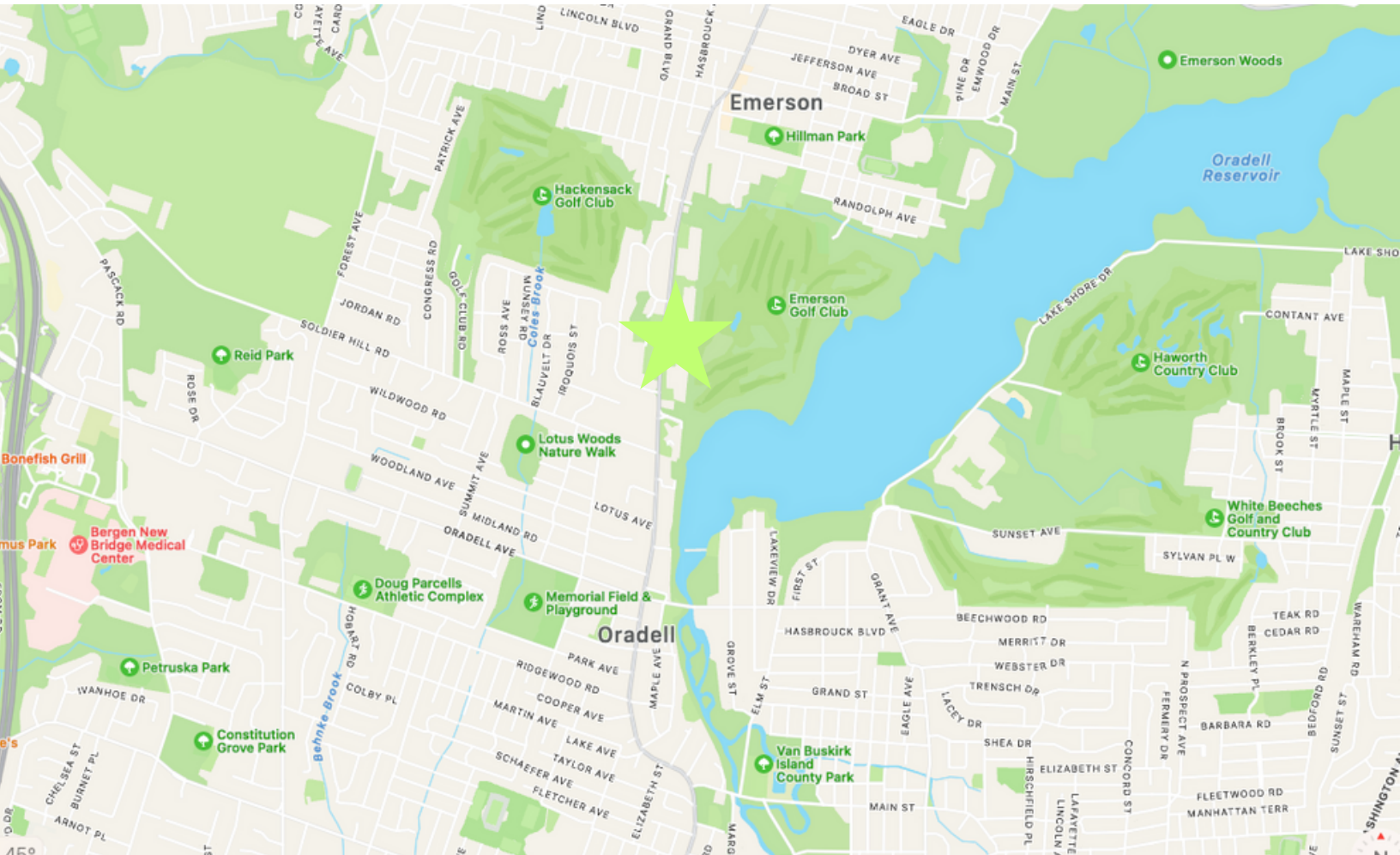
# SECOND FLOOR SPACE AVAILABLE



# THIRD FLOOR SPACE AVAILABLE



# LOCATION MAP





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Commercial Real Estate

**For Additional Information Please Contact:**

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**BIOC Commercial Real Estate, LLC**

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