



±70,000 SF CLASS “A” MEDICAL BUILDING
769 Northfield Ave, West Orange



ESSEX MEDICAL CENTER

Owned:



Leased and
Managed:



BUILDING FEATURES

- STRATEGICALLY LOCATED
- DROP OFF / PICK UP PORTICO
- 24/7 ACCESS
- BUILDING AND MONUMENT SIGNAGE
- DOCTOR'S PARKING LOT
- ENHANCED HVAC SYSTEM
- ONSITE PROPERTY MANAGER
- FULLY ADA ACCESSIBLE
- ONSITE FOOD SERVICE



PLANNED IMPROVEMENTS

- Fully ADA compliant
- New main lobby
- Digital tenant directory
- Renovated common areas
- New elevators
- Exterior facade replaced with porcelain tile rainscreen, GFRC panels and wood grain ceilings for the porticos
- New glass windows
- New covered porticos
- New bathrooms on each floor
- New doctor's parking lot
- New HVAC and energy management systems
- New roof
- New food service
- Repaving/restriping parking lot
- Upgraded electrical system



BUILDING SPECS

Address

769 Northfield Avenue West Orange, New Jersey, 07044

Renovations

2021-2022

Size

±70,000 sf

Stories

3 stories + penthouse

Floor Sizes

20,000 sf to 25,000 sf

New Roof

Single ply membrane to meet current energy code

Exterior Structure

Metal panels / aluminum mullions

Foundation

Ground Floor Concrete Slab for medical machinery

Insulation

All exterior walls to minimum insulated R - value equal to or exceeding current energy code standards

Elevators

Two (2) passenger hydraulic elevators

Windows

Insulated glass windows in aluminum frames

Electric

277/480 volt - 3 phase, 4 wire service with a pad-mounted transformer
2000 -amp 480/277 switchgear

HVAC

New HVAC system will have DX roof top package units; VFD supply and return fans, MERV 13 filters, 100% airside economizer, outdoor air flow monitors, BACNET compatible controls, vibration isolated curbing, and gas fired heating furnace

Fire Prevention

Automatic fire suppression system to be installed throughout the building.

Security

Perimeter card access system and security system

Telecom/Internet

FIOS

Parking

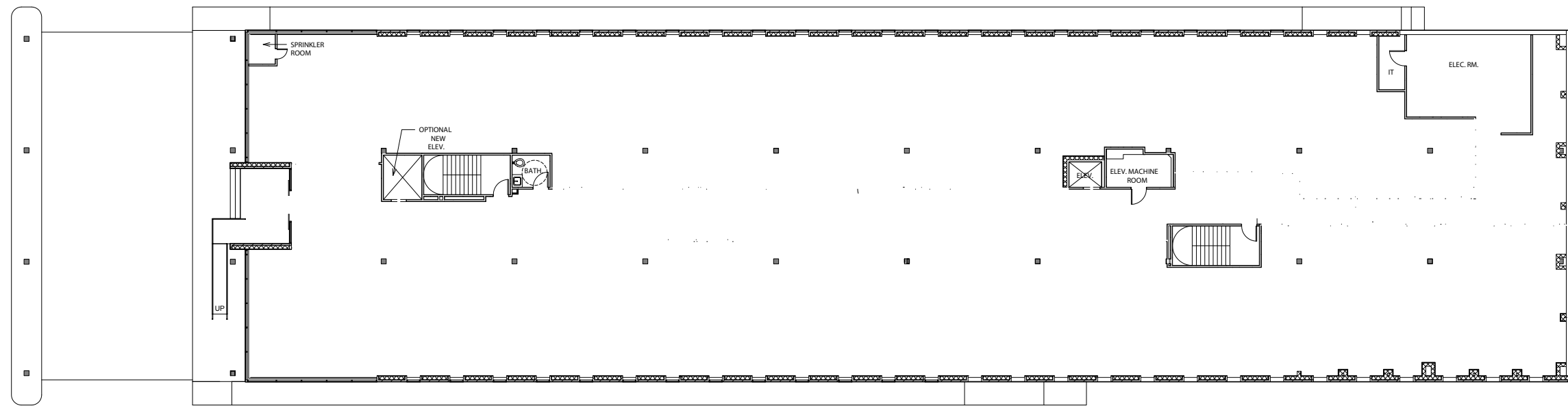
230 spaces (additional parking available)

Generator

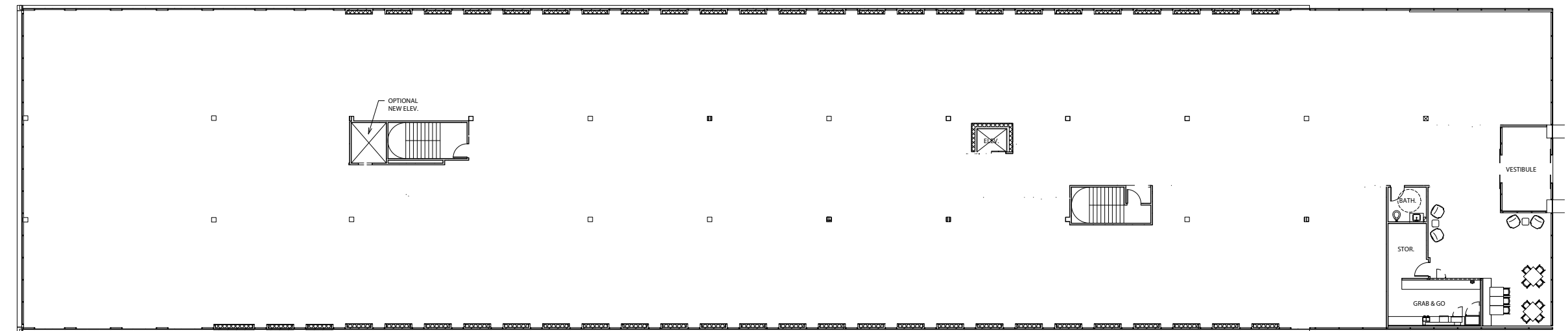
Pad available

FLOOR PLANS

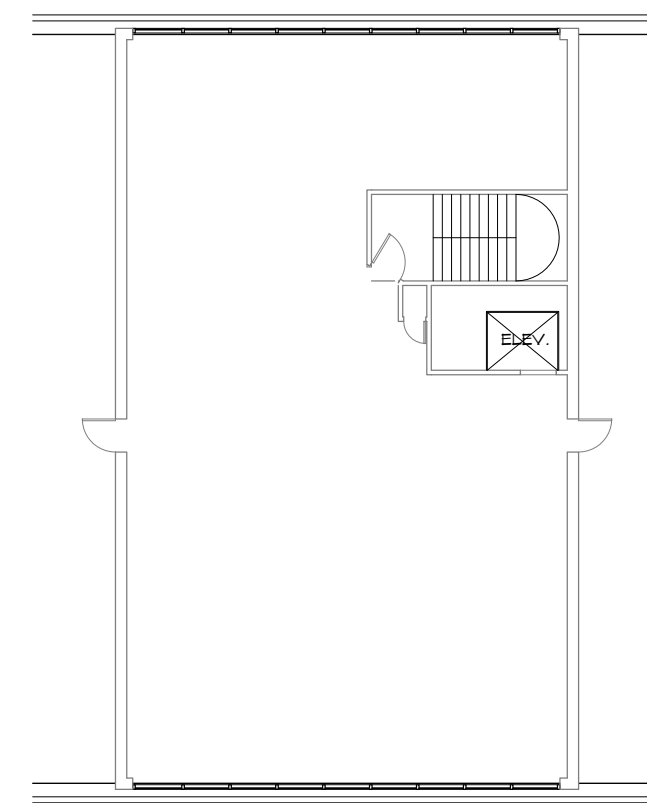
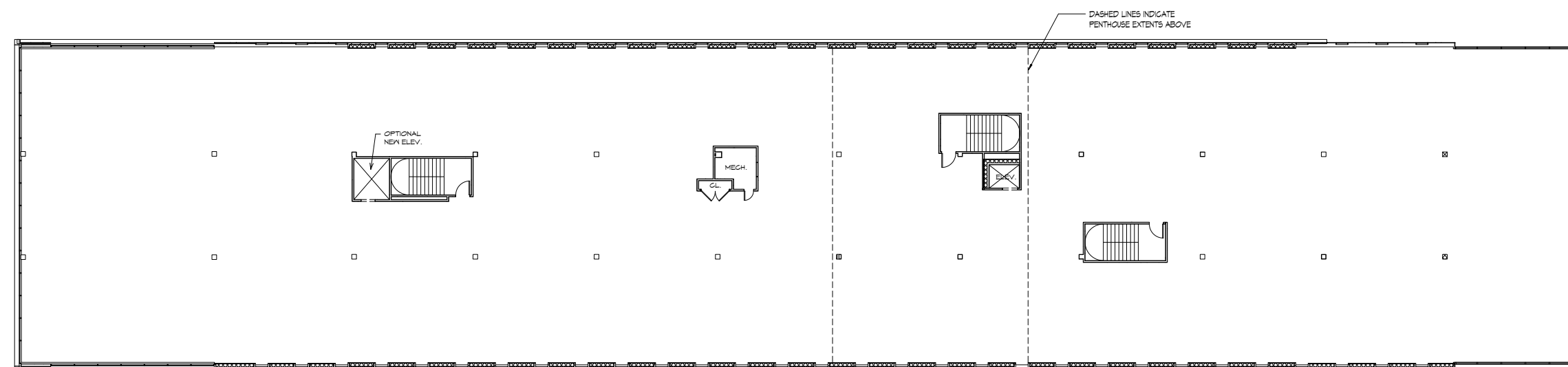
Lower level



First floor

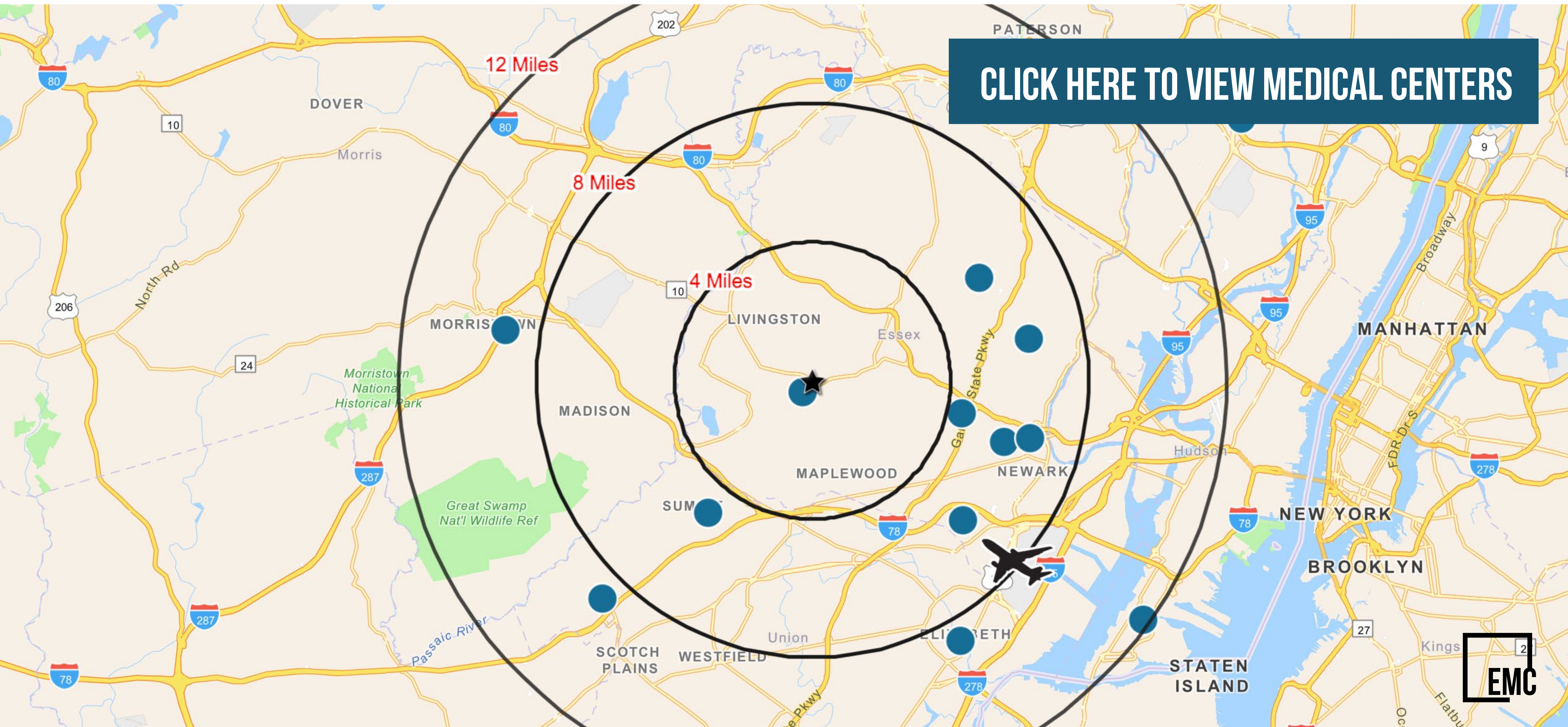


Second floor

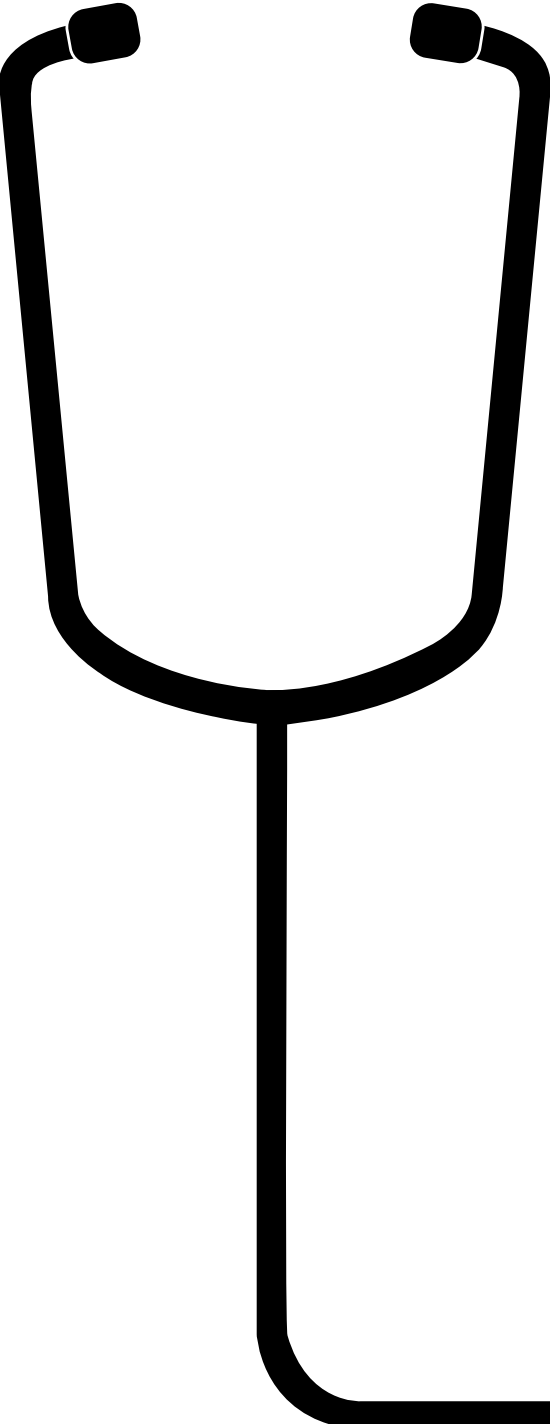


Penthouse

INTERACTIVE HOSPITAL MAP

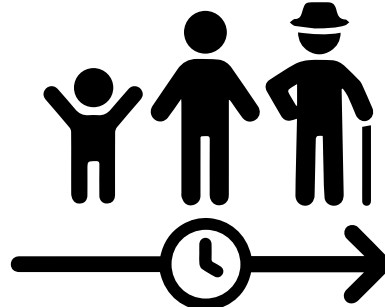


MEDICAL DEMOGRAPHICS




Population
1.8% ↑
by 2025

This is right in line with national average and positive because it means people are continuing to move to the area = more demand for healthcare services


Age Group
65+ ↑

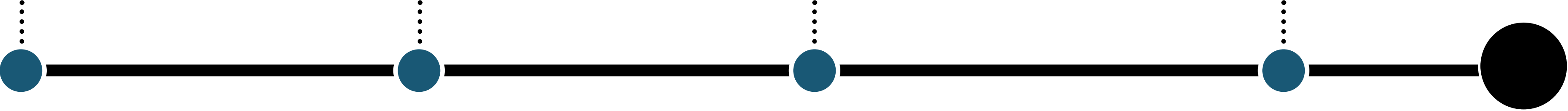
The 65+ population is set to grow by nearly 2%, meaning most of the population growth is actually occurring in the 65+ segment where there is higher demand for medical services


Household Income
\$5,000 ↑

The median household income is projected to grow more than \$5,000 by 2025—this is well above national average and means disposable incomes are continuing to increase which supports more medical spending


Medical Demand
HIGH

High spending potential in medical areas such as eye, hearing, dental, vitamins & medical equipment (general use, meaning canes, blood pressure measurement, and other home-use medical equipment) these are all areas that older population rely on more heavily.



BOTTOM LINE

Tenants who are in medical fields that treat older patients are likely to do well in this location.





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For further information, please contact:

Jeffrey L. Heller, SIOR

Principal & Managing Director
D +1 973 753 1100 | C +1 973 699 4987
jeff.heller@avisonyoung.com

Steven Geltzeiler

Senior Vice President
D +1 973 898 4013 | C +1 732 713 1423
steven.geltzeiler@avisonyoung.com

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