

881 Allwood Rd, Clifton, NJ 07012



Price: \$22.00 /SF/YR

\*\*NEW PRICE\*\*

\*\*Location, Location, Location!\*\* This well-maintained office building features seven office suites, most of which have been renovated, offering a mix of medical and professional spaces. The available space, located on the second floor, is approximately 2,211 square feet and was occupied by an insurance company.

This is a fully gross lease, which means all utilities are included in the rent. The building provides both front and rear entrances and features two brand-new public restrooms, as well as a renovated lobby. Cleaning services, including garbage removal and vacuuming, are provided from Monday to Friday.

Ample parking is available for both tenants and clients. Please note that a 3% annual rent increase will be applied after the first year.

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All utilities included Centrally Located to public transportation & HWYS Suitable for Professional Use Plenty of parking



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**The Diamond Agency** 881 Allwood Rd, Suite 2 Clifton, NJ 07012



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#### Listing space

#### 2nd Floor

Space Available 2,211 SF Rental Rate \$22.00 /SF/YR

Date Available Now

Service Type Full Service

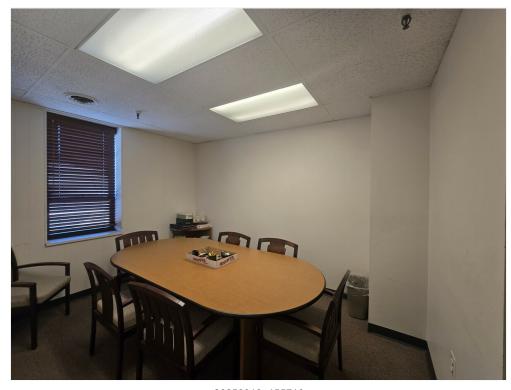
Built Out As Professional Services

Space Type Relet
Space Use Office
Lease Term Negotiable

This well-organized floor plan is suitable for a variety of professional uses, including attorney offices, CPA firms, administrative, billing centers, insurance companies, among others. The layout includes six offices, with three measuring 9x9 feet and the remaining three measuring 10x13, 12x13, and 13x15 feet respectively. Additionally, there are two conference rooms, one measuring 9 feet by 14 feet and the other 13 feet by 19 feet. The space also features a kitchenette and a workstation.

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### Property Photos





20250913\_155710 20250913\_155723

#### 881 Allwood Rd, Clifton, NJ 07012

### Property Photos





20250913\_155739 20250913\_155755

#### 881 Allwood Rd, Clifton, NJ 07012

### Property Photos





20250913\_155816 20250913\_155841

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### Property Photos





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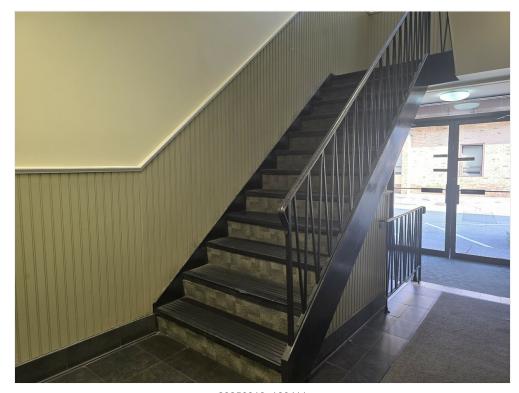




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#### 881 Allwood Rd, Clifton, NJ 07012

### Property Photos





20250913\_160411 Parking lot

# 881 Allwood Rd, Clifton, NJ 07012

#### Location

