

# 881 Allwood Rd



Presented by  
The Diamond Agency

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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For more listing information visit  
<https://www.loopnet.com/Listing/881-Allwood-Rd-Clifton-NJ/25368454/>

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



**Frank Cortes**

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(973) 202-7585

**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

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## Property Photos



20250913\_155739



20250913\_155755



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## Property Photos



20250913\_155816



20250913\_155841

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## Property Photos



20250913\_160137



20250913\_160154



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## Property Photos



20250913\_160215



20250913\_160238

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## Property Photos



20250913\_160411



Parking lot



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## Location

