

 **Eagle Rock**
414 Avenue
West Orange, NJ



MEDICAL/PROFESSIONAL FOR LEASE

- 54,799 SF building
- 650 SF - 24,624 SF (*see pages 4-5 for the various suite sizes & uses available*)
- Medical/Professional use
- Capital improvements are almost completed - includes new LED lighting, carpeting, ceiling tiles, wallcoverings, window frosting, restroom upgrades, and elevator refurbishment

Excellent Location!

- Located just off Route 280, perched on a cliff next to the very busy Chit Chat Diner
- Excellent views of the New York City skyline
- Next to the New York City Observatory and Eagle Rock Reservation

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NAI James E. Hanson
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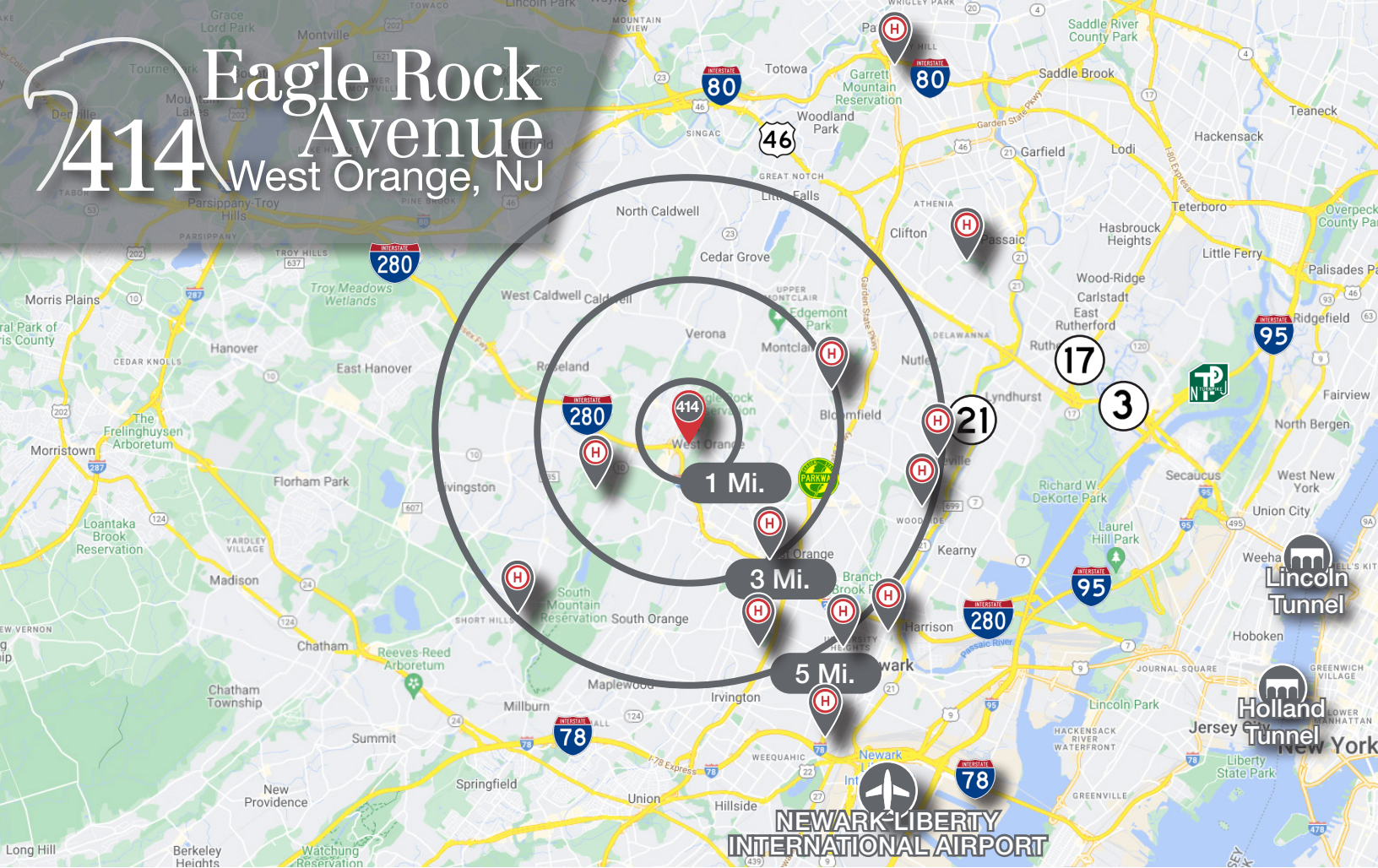
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SERVICES OFFERED

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The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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Medical Tenants

AT
414 Eagle Rock Avenue

- Dentist
- Physical Therapy
- Optometrist
- Psychologist

Surrounding Hospitals:

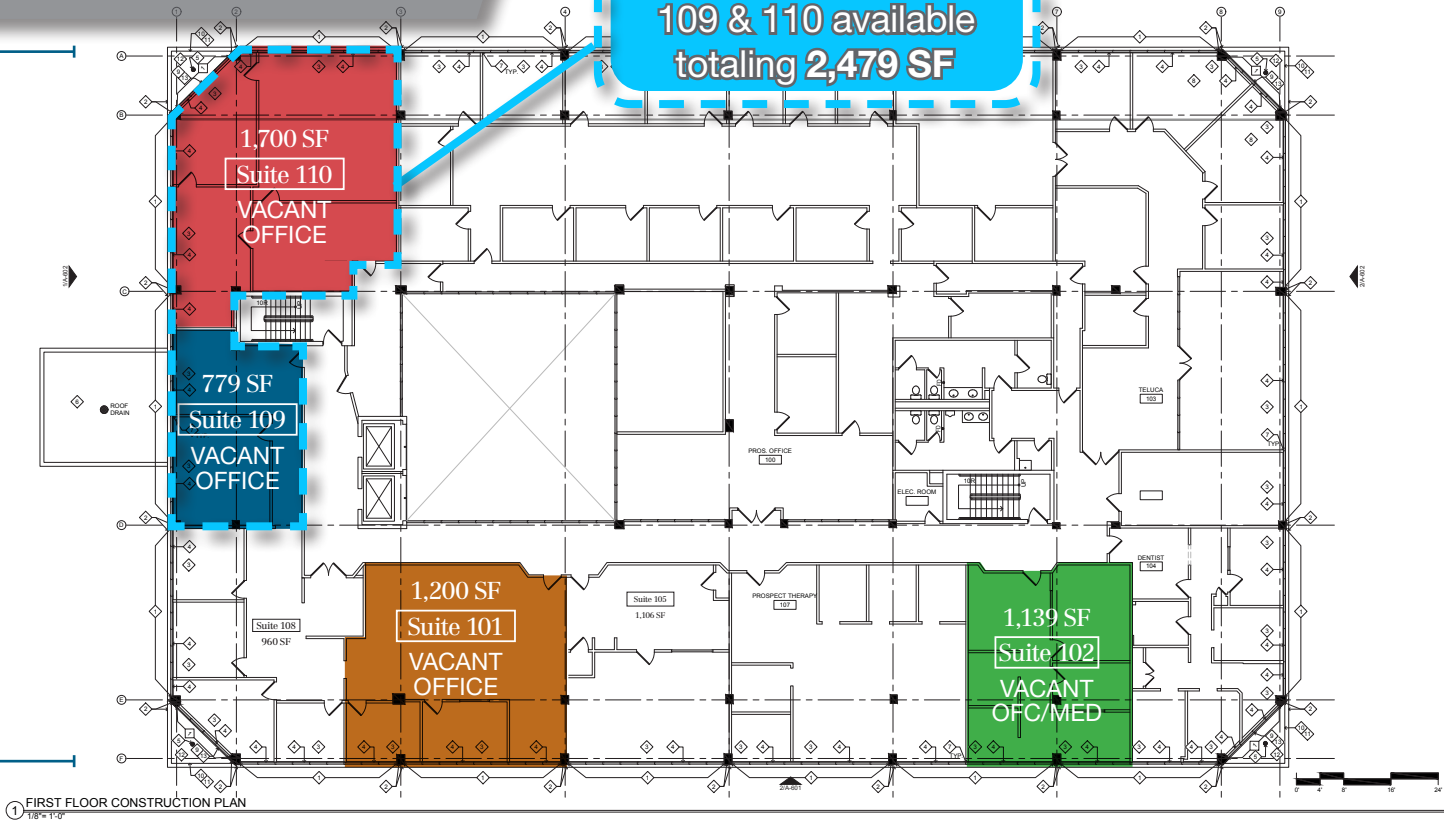
- Kessler Institute (2.5 mi.)
- Mountainside Medical Center (3.5 mi.)
- Orange Memorial Hospital (3.8 mi.)
- Care Well Health (4.8 mi.)
- Silver Lake Hospital (4.9 mi.)
- Clara Maass Medical Center (5 mi.)
- Cooperman Barnabas Med. Ctr. (5 mi.)
- Rutgers Health/University Hospital (6.5 mi.)
- Atlantic Health General Hospital (8 mi.)
- St. Joseph's Univ. Medical Center (9 mi.)
- St. Mary's General Hospital (10 mi.)
- RWJ Barnabas Med. Ctr. (12 mi.)

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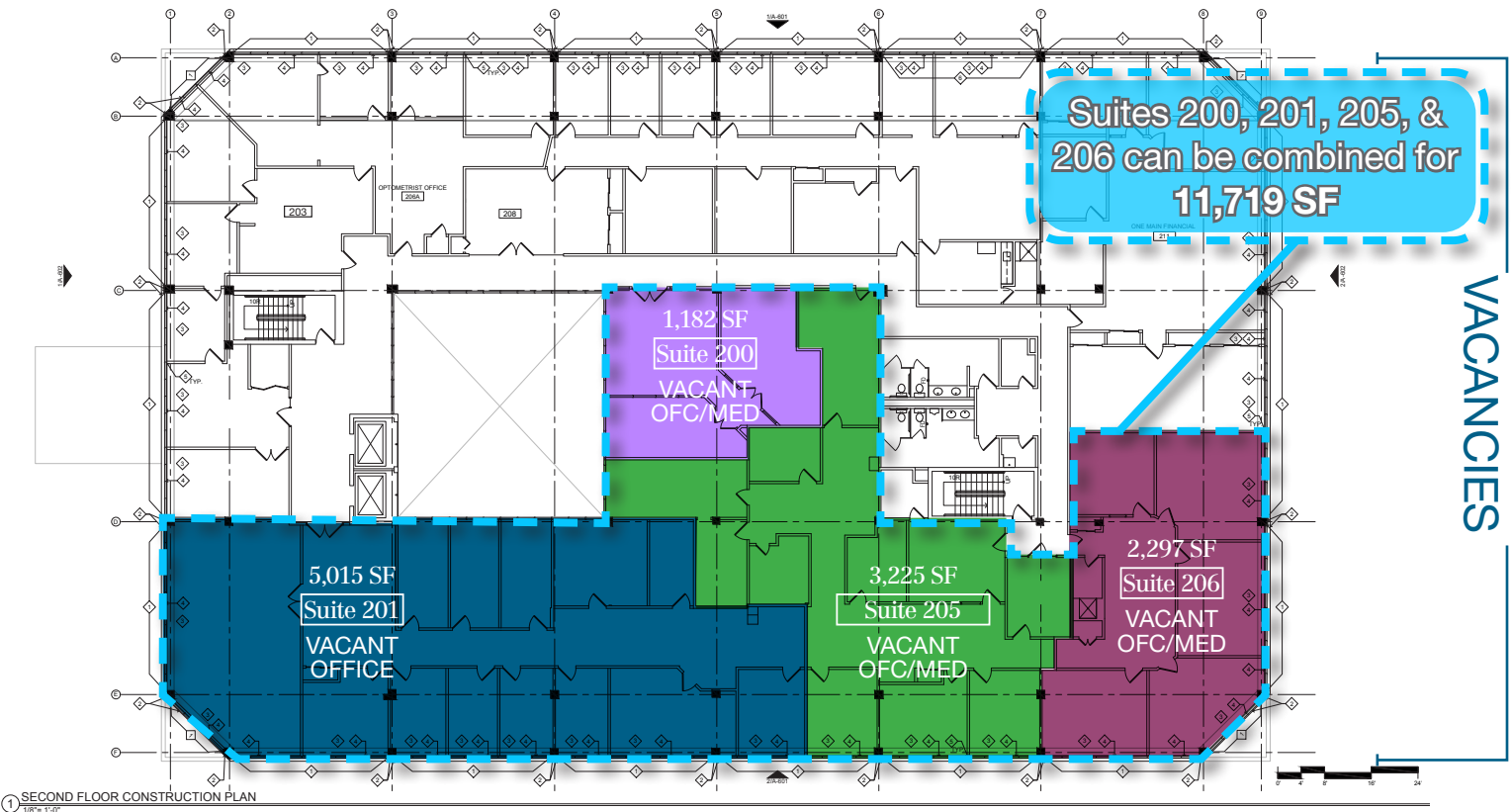
Location Map

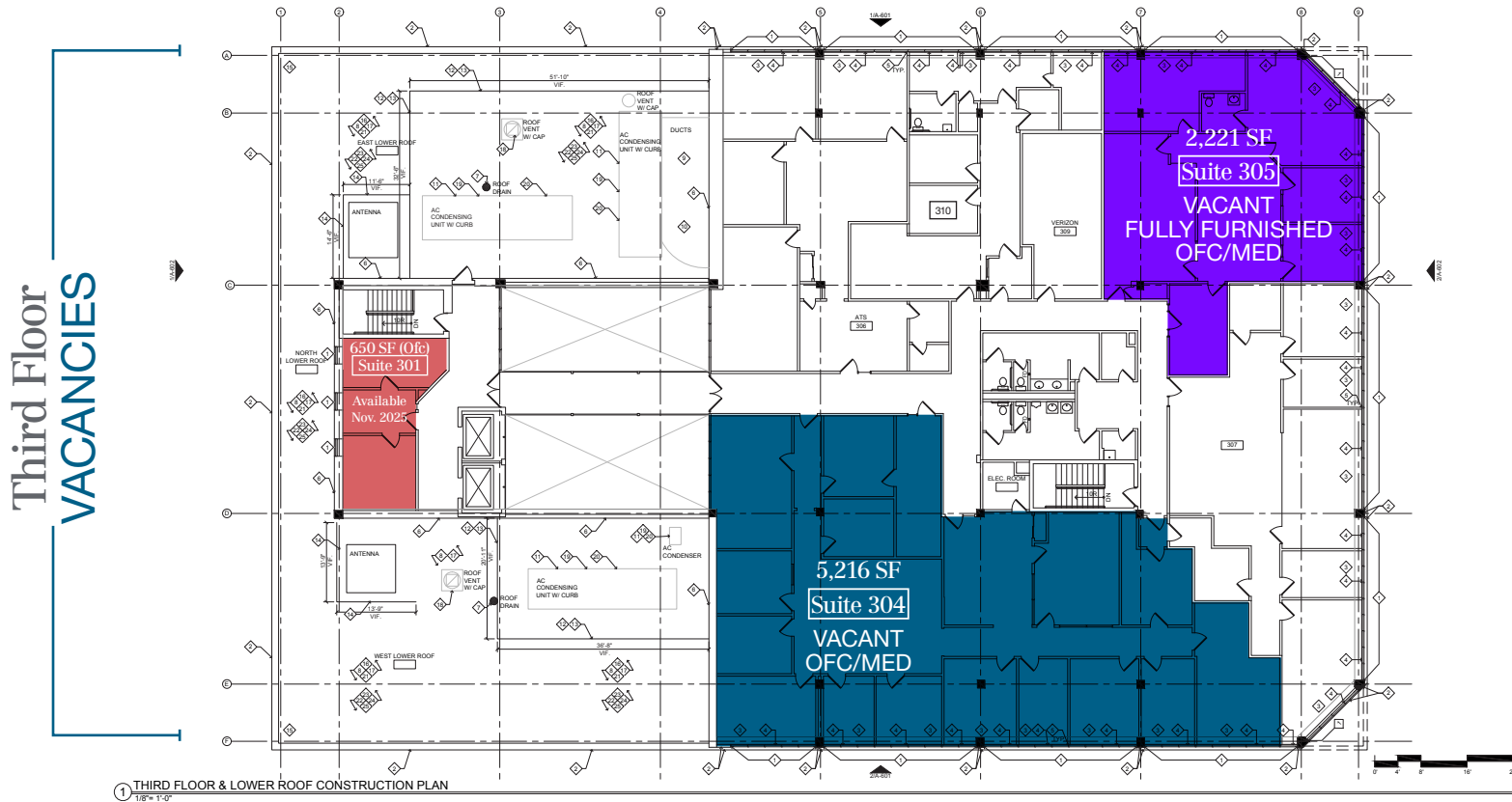


First Floor VACANCIES



Second Floor VACANCIES





All Vacancies

First Floor

- Suite 101: 1,200 SF
- Suite 102: 1,139 SF
- Suite 109**:
- Suite 110*: 1,700 SF

*Suites 109 & 110 can be combined for 2,479 SF

**Suite 109 is only available as part of a contiguous lease with Suite 110.

Second Floor

- Suite 200*: 1,182 SF
 - Suite 201*: 5,015 SF
 - Suite 205*: 3,225 SF
 - Suite 206*: 2,297 SF
- 1 restroom with a sink and toilet

*Suites 200, 201, 205 & 206 can be combined for 11,719 SF

Third Floor

- Suite 301: 650 SF
- Available November 2025
- Suite 304: 5,216 SF
- Fully furnished
- 1 sink and pantry area
- Suite 305: 2,221 SF
- Fully furnished



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Views of
NEW YORK CITY



NEW YORK CITY

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