

For Lease

RIPCO
RETAIL LEASING

347 Mount Pleasant Avenue

Country Club Plaza
West Orange, NJ

STATE-OF-THE-ART AMBULATORY SURGERY CENTER

- Equipped with the latest technology
- 3 Class C operating rooms
- Located on 3rd Floor
- Available for Surgeries and usage by existing surgeons in the building or new surgeons

2,544 - 19,225 SF Office/Medical Space Available

Newly renovated office/medical building with ample parking

Space Details

STREET VIEW



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PARKING



COUNTRY CLUB VIEWS FROM THE OFFICE UNITS

2nd Floor Suites Available	Suite 200	5,462 SF
	Suite 202	2,861 SF*
	Suite 204	2,544 SF*
	Suite 205	8,358 SF*

*** Total Contiguous 16,364 SF**

Total SF Available 19,225 SF

Possession	Immediate
Rent	Upon request - plus \$2.00 PSF electric inclusion

Comments Newly renovated Office/Medical building consisting of 50,462 SF

State-of-the-art Ambulatory Surgery Center equipped with the latest technology, located on the third floor - 3 Class C operating rooms

Great location - close proximity to restaurants, shopping, banking, medical, and LA Fitness

Ample parking

479,163 Daytime Population in 5 miles

Internet Provider: Comcast in building

Verizon is only available for phone lines, no Fios in the area

Excellent Access to Major Highways including NJ Turnpike, GSP, Interstates 78, 80, 280, and 287

Professionally managed and owner occupied

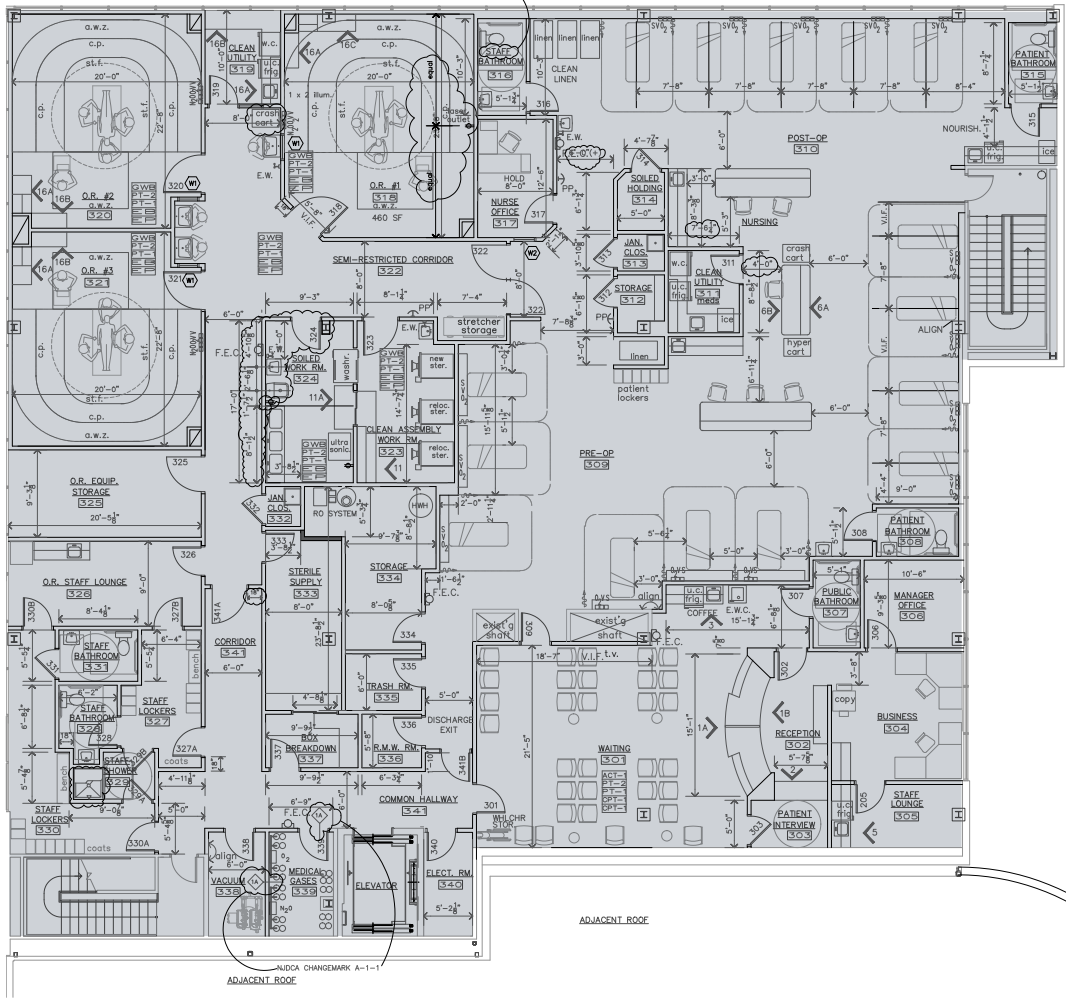
Neighbors Essex County Country Club, Redwood Elementary School, Eagle Rock Reservation

Floor Plan & Interior Photos

Surgical center (3 class c operating room) for outpatients located on third floor

- available for use by surgeons in the building

11,200 Sf Surgical Center - 3 Class C Operating Rooms



Advanced Spine And Outpatient Surgery Center Interior Photos



Lobby Photos



Area Retail for Employees/Visitors close by



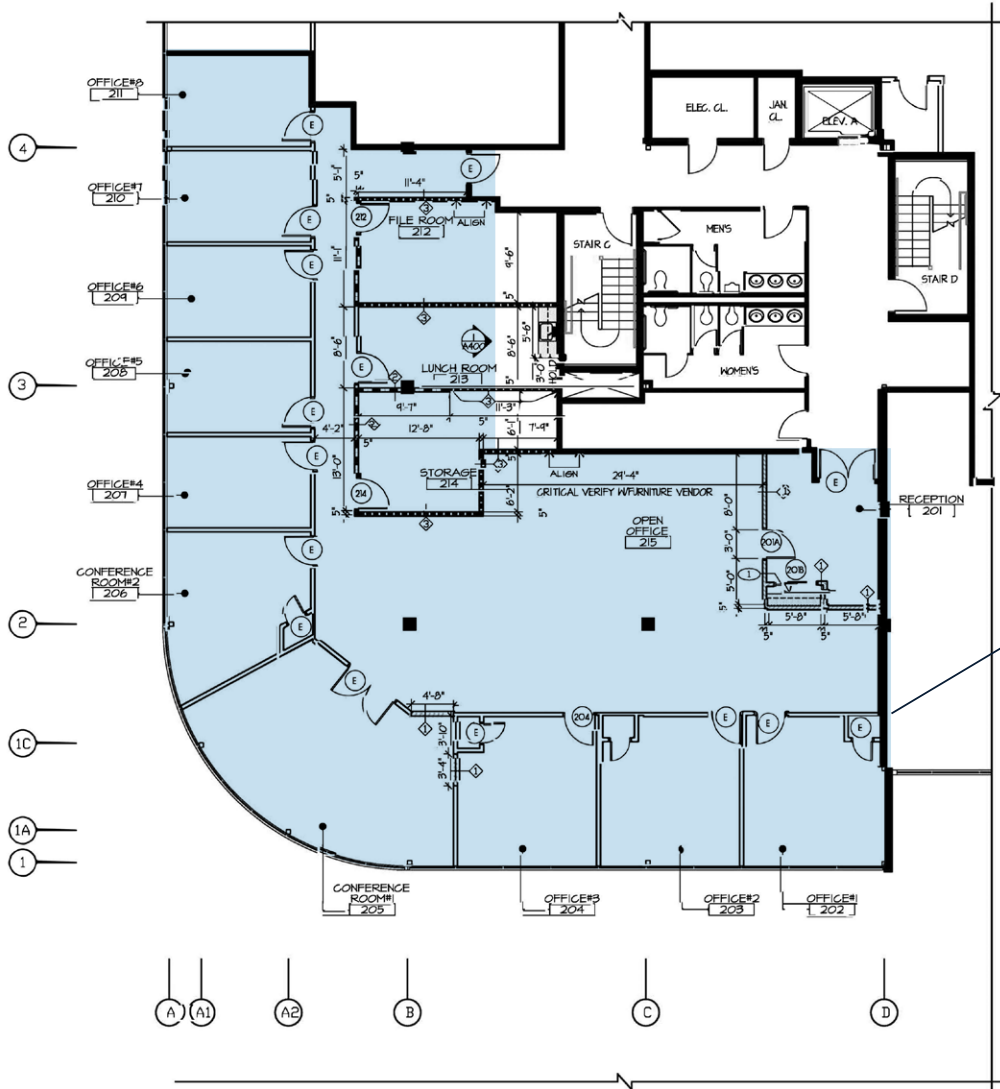
Zoom Aerial

347 MOUNT PLEASANT AVENUE

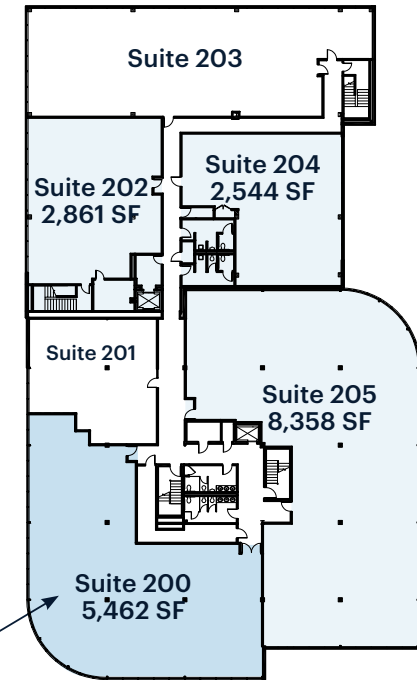


Second Floor - Floor Plan

Suite 200 - 5,462 SF



CONSTRUCTION PLAN
scale: 1/8"=1'-0"



AVAILABLE SPACE - 2ND FLOOR

Suite 200 - 5,462 SF*

Suite 202 - 2,861 SF

Suite 204 - 2,544 SF*

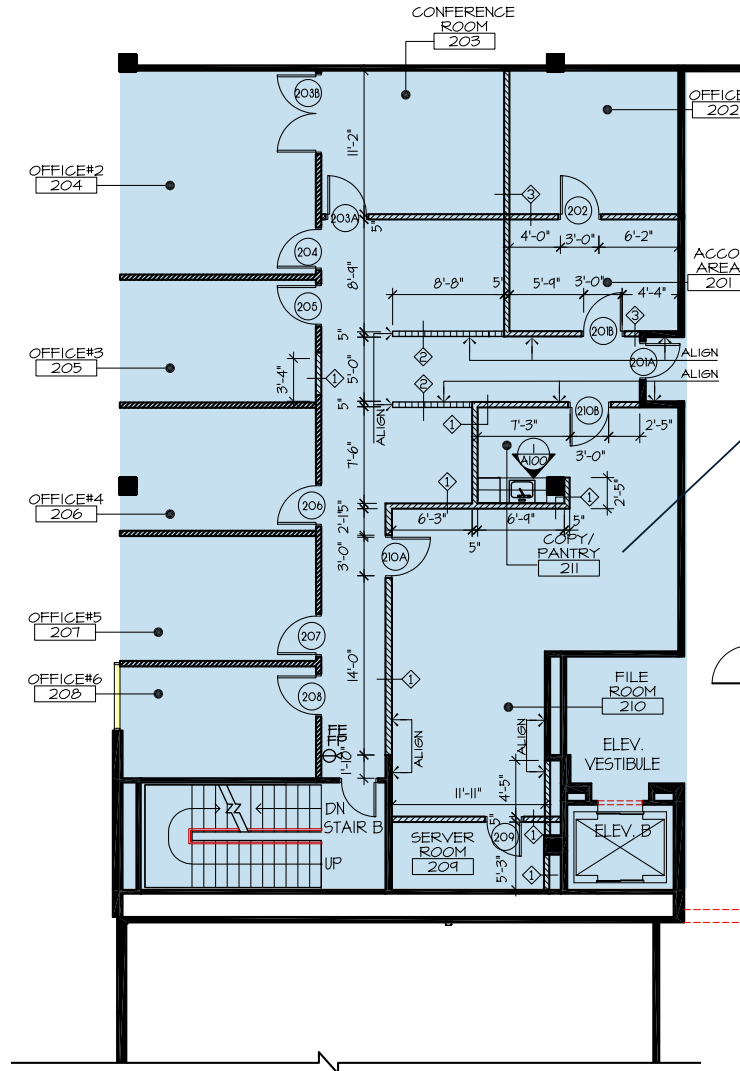
Suite 205 - 8,358 SF*

*Suites 200, 204, & 205
combined total - 16,364 SF



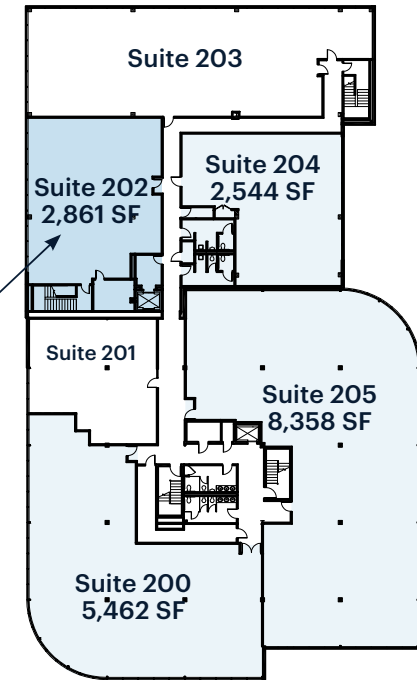
Second Floor - Floor Plan

Suite 202 - 2,861 SF



CONSTRUCTION PLAN

scale: $1/8" = 1'-0"$



AVAILABLE SPACE - 2ND FLOOR

Suite 200 - 5,462 SF*

Suite 202 - 2,861 SF

Suite 204 - 2,544 SF*

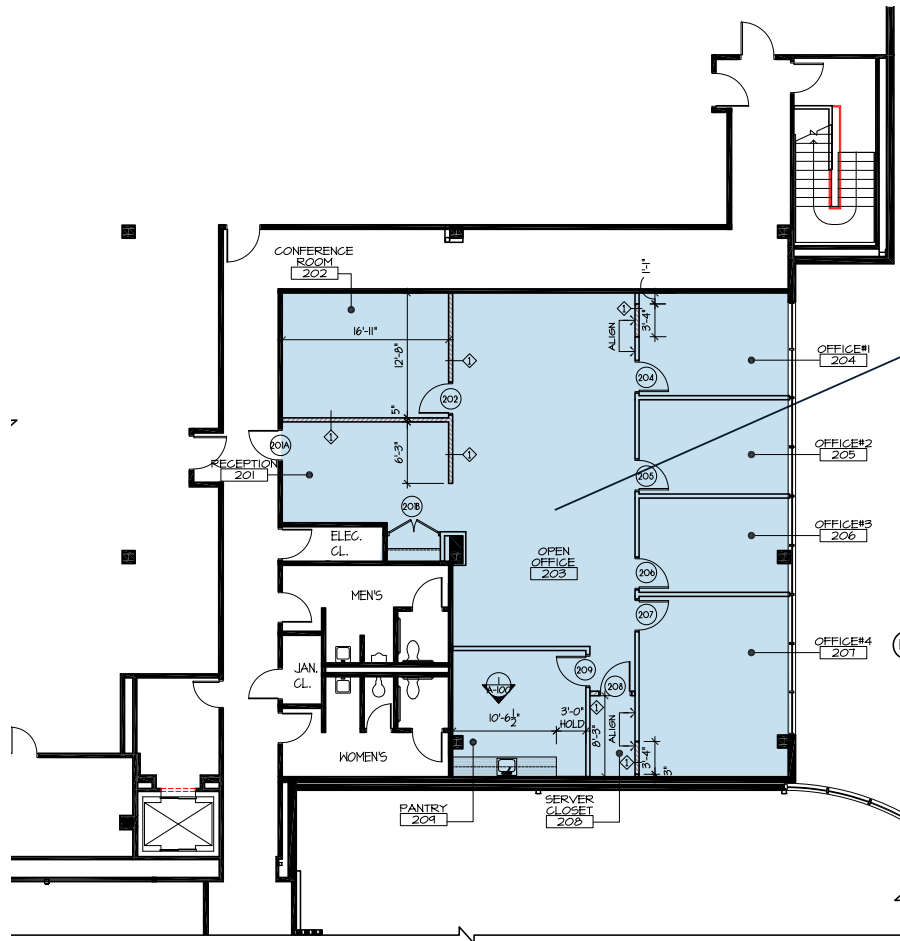
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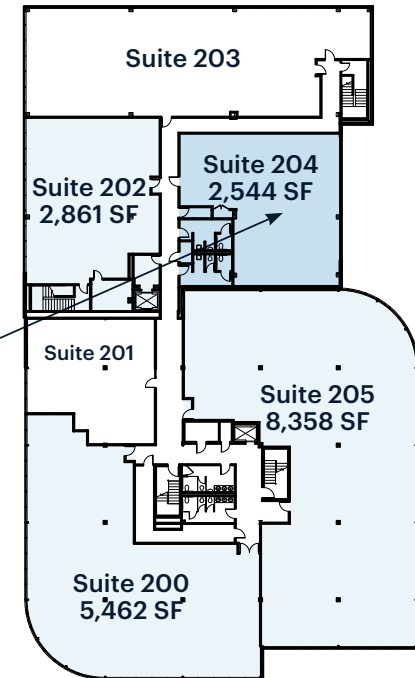
Second Floor - Floor Plan

Suite 204 - 2,544 SF



CONSTRUCTION PLAN

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AVAILABLE SPACE - 2ND FLOOR

Suite 200 - 5,462 SF*

Suite 202 - 2,861 SF

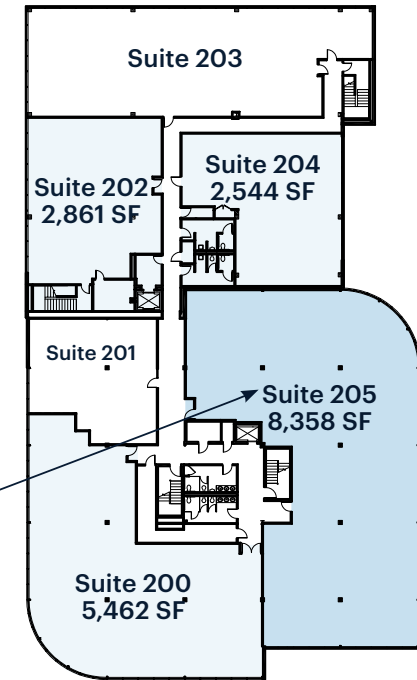
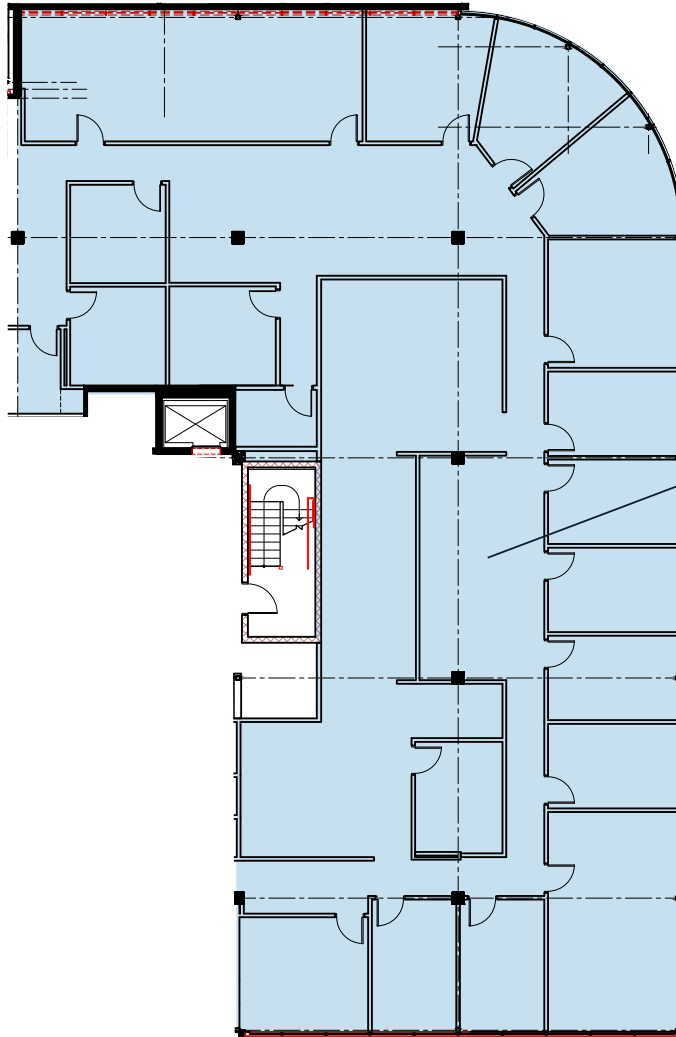
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Second Floor - Floor Plan

Suite 205 - 8,358 SF



AVAILABLE SPACE - 2ND FLOOR

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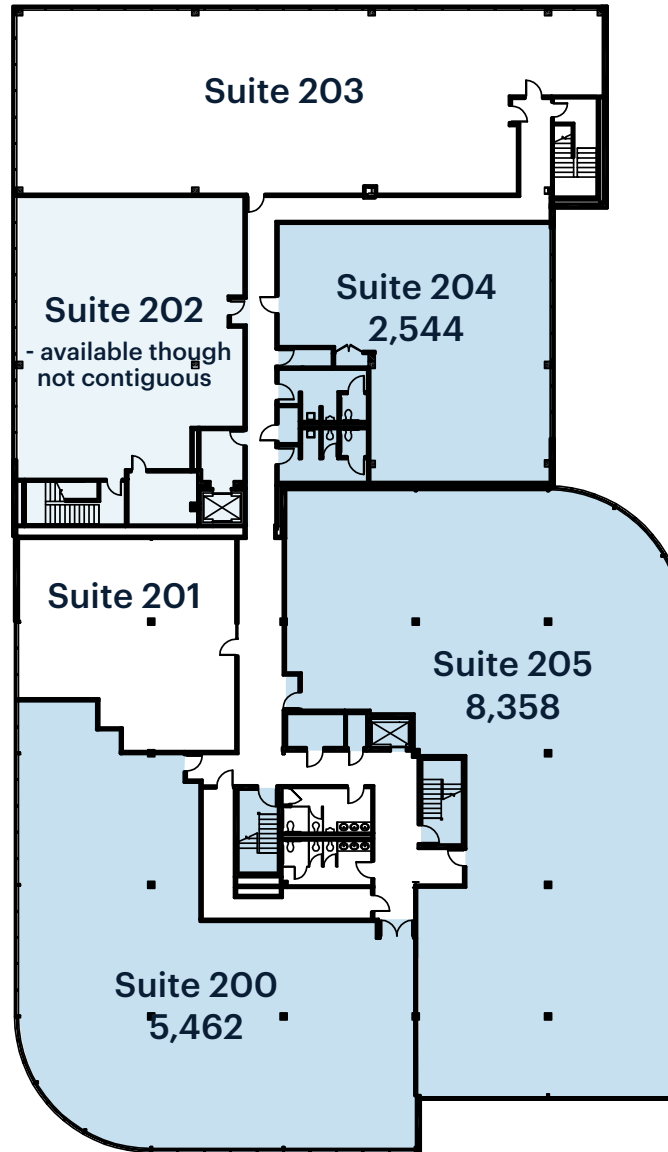
Second Floor - Contiguous Floor Plan

Suite 200 - 5,462 SF

Suite 204 - 2,544 SF

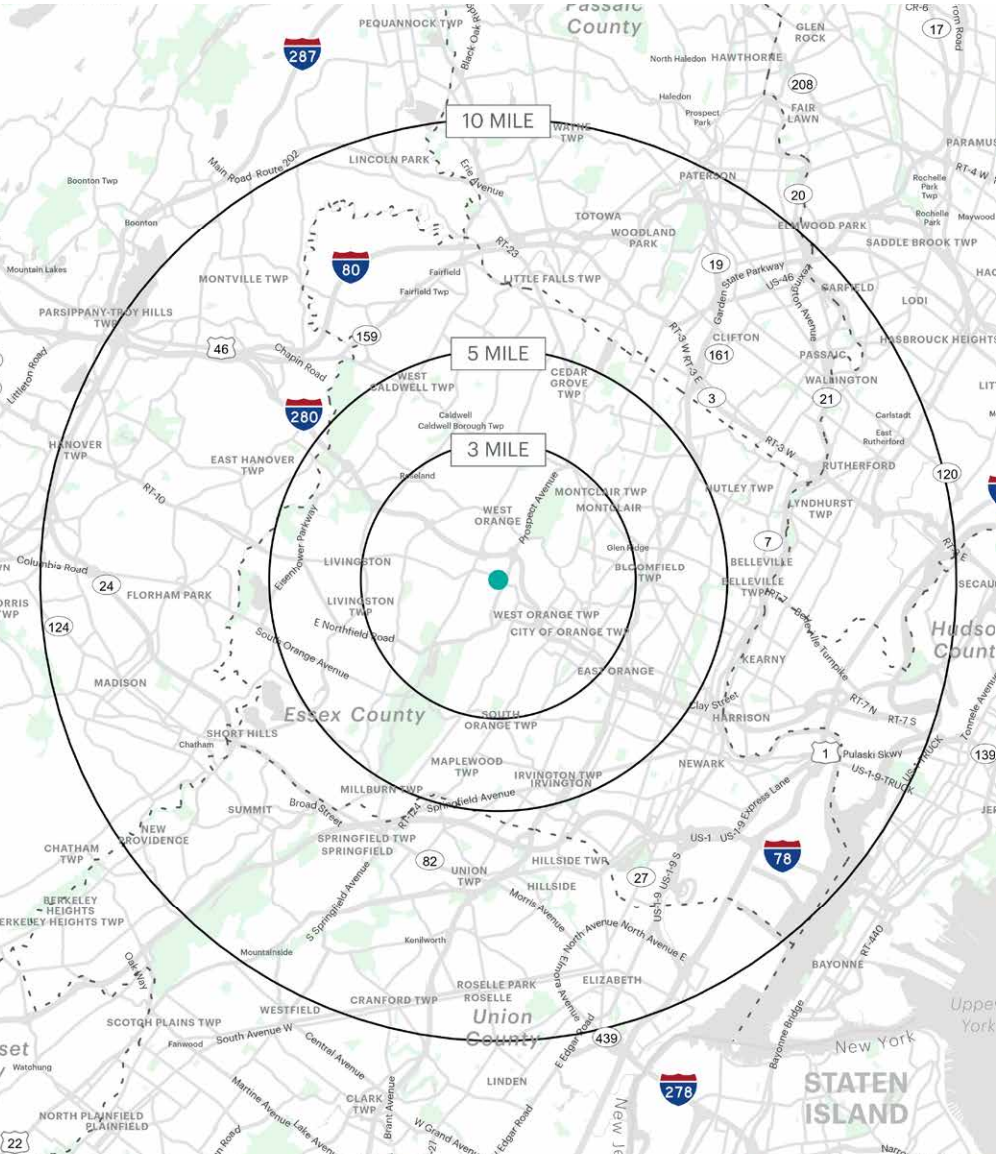
Suite 205 - 8,358 SF

Contiguous Total - 16,364 SF



Area Demographics

2025 ESRI Summary Report



347 Mt Pleasant Ave, West Orange, NJ

	1 mile	3 miles	5 miles
Total Population	167,769	573,027	1,790,698
Total Households	64,400	214,489	648,746
Average Household Income	\$177,679	\$155,244	\$141,835
Median Household Income	\$107,601	\$92,458	\$92,491
% Population with Bachelors +	56,453	169,840	489,563
Daytime Population	144,168	484,339	1,761,548
Total Daytime Employees	60,653	166,199	743,221
Total Businesses	5,404	15,204	61,145