

AMBULATORY
SURGERY CENTER (ASC)
FOR SALE OR LEASE

13,500 SF

321 Essex Street
Hackensack, NJ

**OWNER/USER
OPPORTUNITY**

The
CLINICAL
Group

321

ATLANTIS
AMBULATORY
SURGERY CENTER



TEAM LIZZACK-HORNING

PROPERTY INFORMATION

321 ESSEX STREET Hackensack, NJ

**Total Building Size /
Space Available: 13,500 SF**
Ambulatory Surgery Center

- **# Operating Rooms:** 2
- **# Exam Rooms:** 2
- **Surgery Center Includes:** Nurse's station, medical supply room, lockers, conference room, file room/storage, kitchen/cafeteria, large reception area, and lobby
- **Across From:** Hackensack Meridian Health
- **Lot Size:** 0.41 Acres
- **Parking:** Ample



**CLICK TO SEE
FLOOR PLANS**

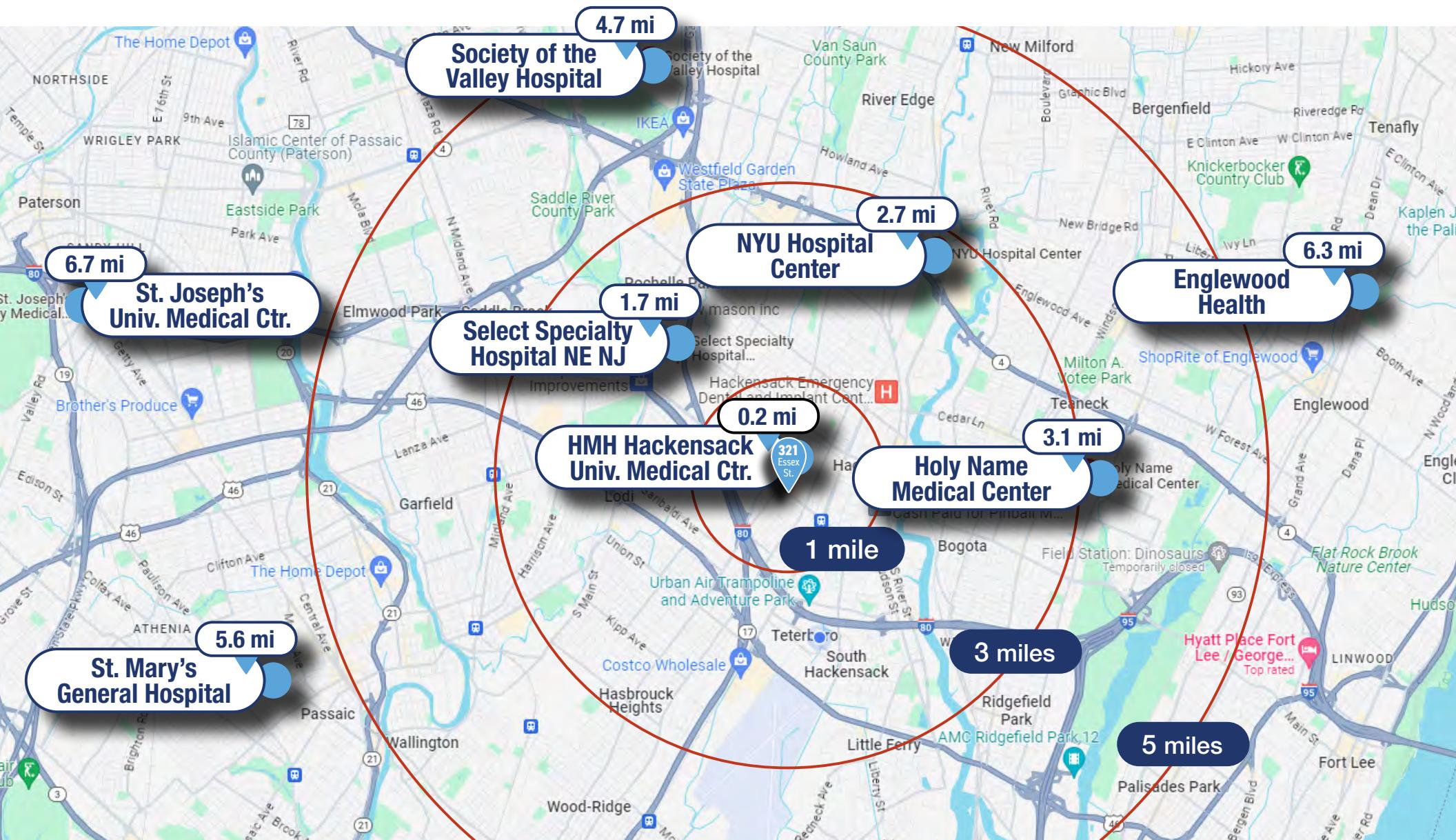


PROPERTY HIGHLIGHTS

- 📍 **Prime Hackensack Corridor:** Directly across from Hackensack Meridian Health, minutes from downtown, and the courthouse district
- 📍 **High-Traffic Area:** Strong daily vehicle counts and steady pedestrian activity
- 📍 **Easy Highway Access:** Route 17, I-80, Route 4, & Route 46
- 📍 **Freestanding Commercial Building:** Strong street visibility
- 📍 **Close to Public Transit:** Bus routes along Essex St. and near Essex Street NJ Transit Station
- 📍 **High-Income Residential Area:** Strong demographics and a large daytime population
- 📍 **Ample Private Surface Parking/Convenient Access:** Patient-friendly layout with parking close to the entrance
- 📍 **Fast Occupancy:** Move-in ready with minimal downtime or renovation needs



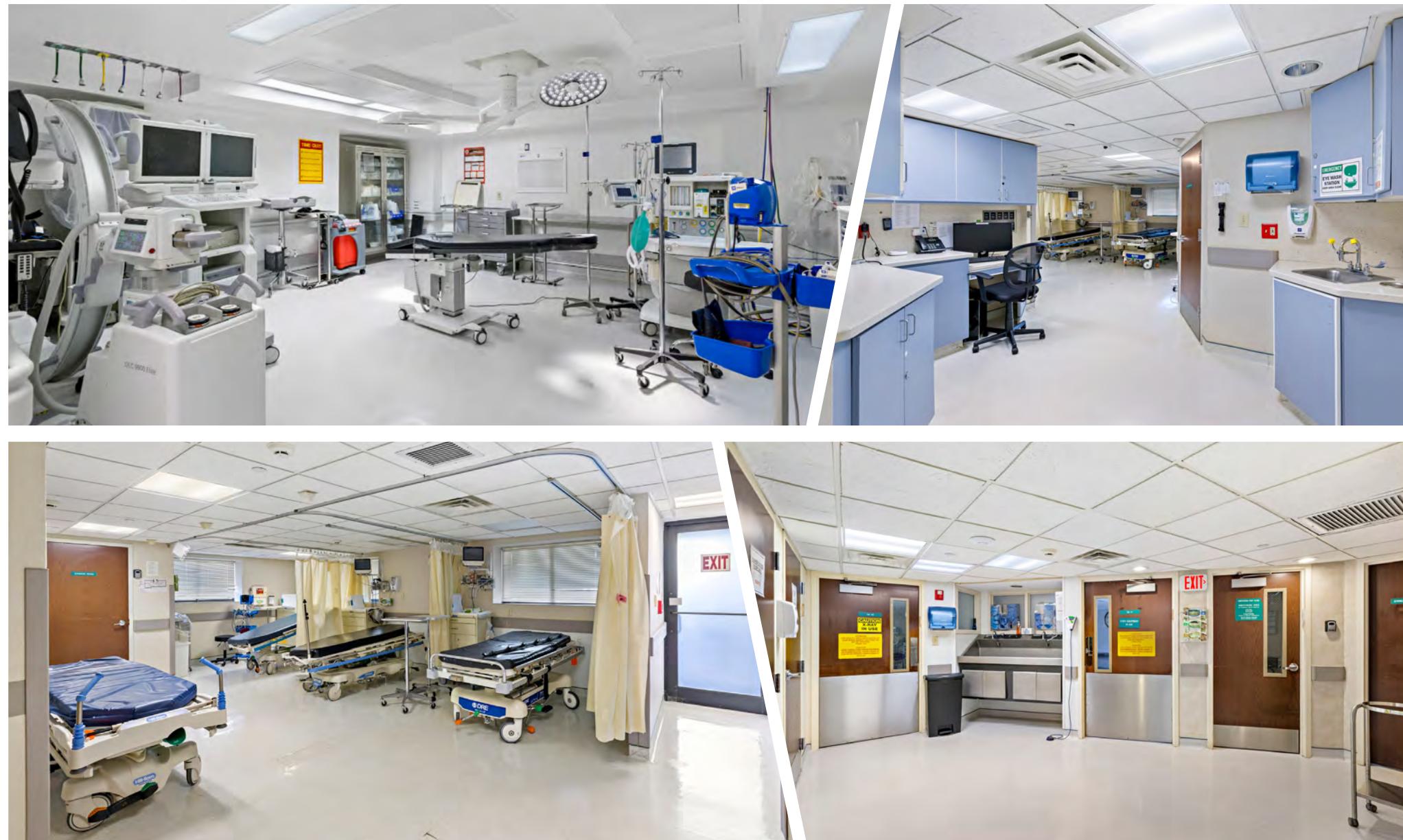
LOCATION & SURROUNDING HOSPITALS MAP



PROPERTY PHOTOS - EXTERIOR, WAITING ROOM, LOBBY



PROPERTY PHOTOS - INTERIOR





For more information

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