

FOR LEASE
6,000 SF MEDICAL FACILITY
788-794 Mt. Prospect Ave., Newark



PROPERTY FEATURES

New 6,000 SF medical facility conveniently located in the Newark's desirable Forest Hill section - 2 blocks from Belleville border and minutes from Clara Maass Medical Center. Excellent location with incredible visibility and high traffic area. Bus stop in front of property. Location is a great opportunity for Family Practice or Urgent Care Center. First floor tenant is a family owned pharmacy in same location for over 100 years and has won a national pharmacy award, "Good Neighbor Pharmacy of the Year 2011".

AVAILABLE SPACE: 6,000 SF Medical Facility

FACILITY IS DIVIDED INTO:

- 2 Full doctor's offices
- 2 Nurse in-take areas
- 2 Facilities for a lab
- Spacious waiting area
- 13 Examination rooms (11'6" X 10'4")
- Separate pediatrics or well area
- 2 Archive areas
- Breakroom facility
- Conference Room

ELEVATOR: Full self-serve elevator can accommodate stretcher

ACCESS: Full handicap access, back entrance from parking, side emergency exit

WINDOWS: Fixed windows in every exam room

WIRING: All medical wiring

HVAC: 2 Roof top

SPRINKLER: Building has fully automatic sprinkler system

PARKING: Convenience of on-site parking (11 regular and 2 handicap), Parking for medical only

LEASE TERM: Long term

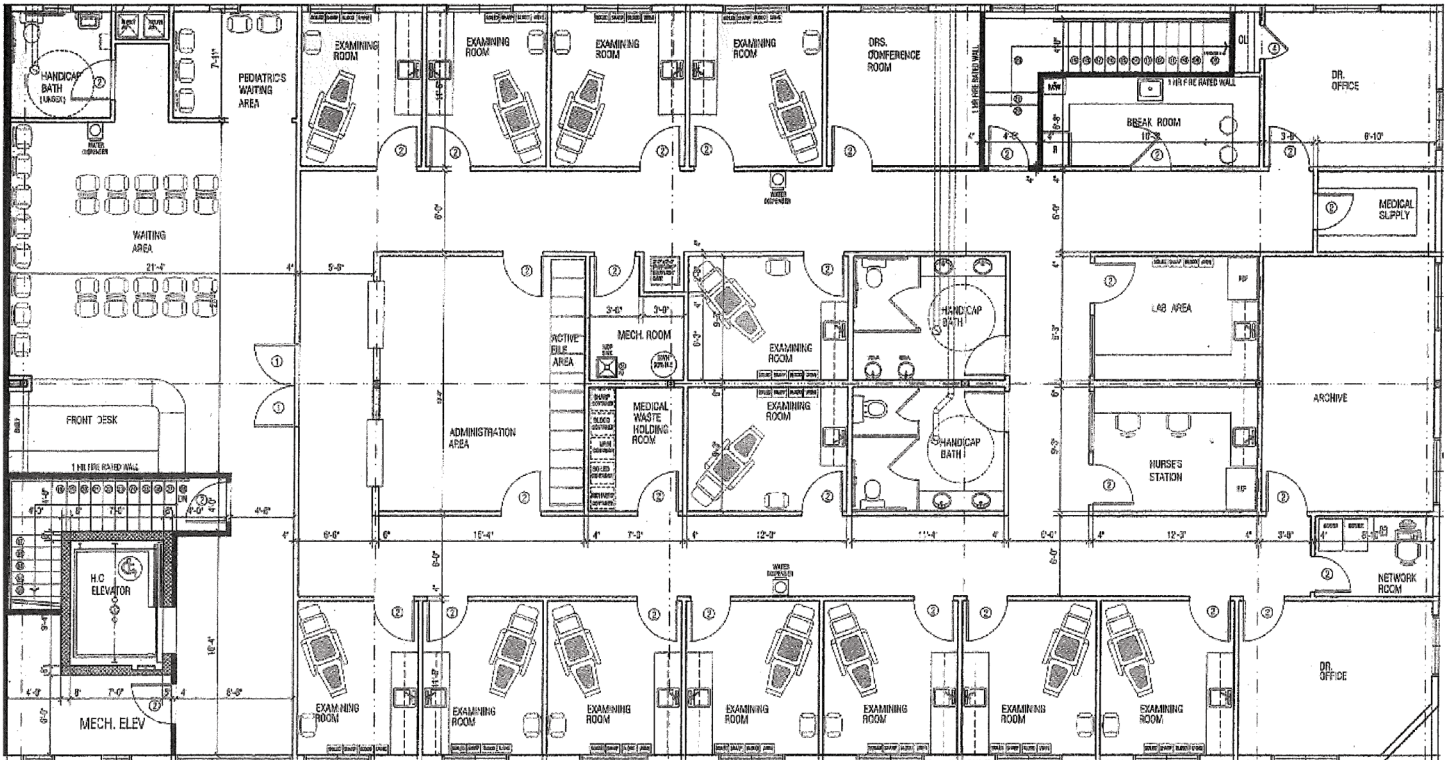
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