



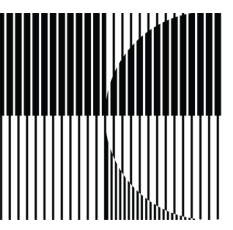
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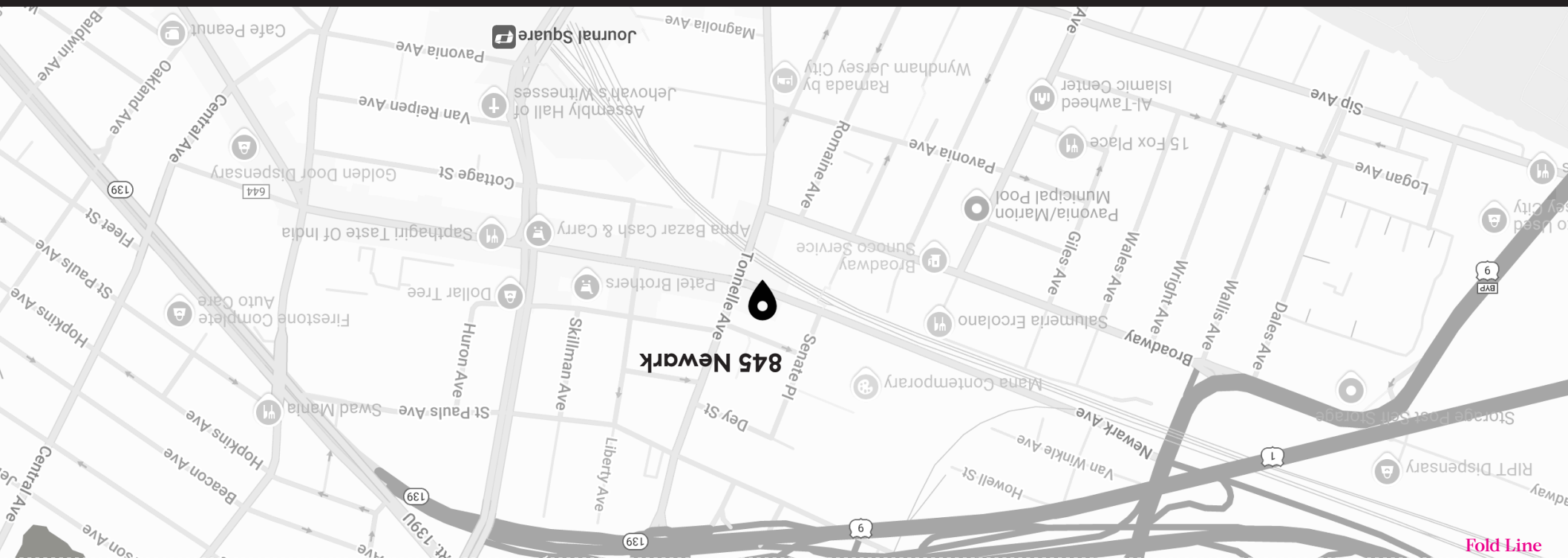
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**COMPASS COMMERCIAL**



- High Traffic Corner
- Close to Journal Square PATH Station
- Located in Lively India Square
- Thousands of Newly Constructed Apartments within Blocks
- Rare Large Parking Lot
- Walk Score ®: 99 (Walker's Paradise)
- Transit Score ®: 80 (Excellent Transit)

## LOCATION



# Turnkey Medical Office with 18-Car Parking

**For Lease 845 NEWARK AVE, 1ST FLOOR, JERSEY CITY**

COMPASS COMMERCIAL



Turnkey, newly built-out medical office with 18-car patient/employee parking. Open the new location of your medical office/urgent care in record time. This space is newly completed and is absolutely ready to take occupancy. The build out is thoughtfully designed and done to the highest standards. Mindfully laid out with a circular flow, the design is set up for five exam rooms, x-ray, and phlebotomy room. Take advantage of the growing population in Journal Square to expand your medical practice. Well-located on a high traffic corner close to Journal Square PATH, bustling India Square, and thousands of newly built apartments. Surface parking lot for 18 cars included in rent.



## FLOOR PLAN

Fold Line

