



295 E Main Street

DENVILLE | NJ



Exam Room

Property Highlights

When this building was custom designed for its user in 2022, great attention was paid to details. High quality materials were used throughout to insure the occupants would be comfortable, efficient and happy within their surroundings.

The upper floor, served by a gurney-sized elevator, was designed as a full-service clinic featuring nine exam rooms, a laboratory, pharmacy, nurses station and a three-chair dental suite. The ground floor was designed to accommodate the business uses as well as the behavioral health and social wellness of the patient population.



Conference Room

Location



Adjacent to the Denville Train Station



1/4 mile from Interstate Route 80 and Route 46



2.6 miles to Route 10 via Tabor Road (Route 53)

17,700 SF

AVAILABLE SPACE

MEDICAL OFFICE

USAGE

SUBLEASE

LEASE TYPE

PLUG & PLAY

SPACE

4.0/1,000 SF

PARKING RATIO

Second Floorplan

SUBLEASE OPPORTUNITIES

Long-term sublease includes all equipment, fixtures and furnishings, reducing the capital cost of locating here to the absolute minimum.

The building has the opportunity to be divided by each floor with the 2nd floor having the smallest division of 5,934 square feet.





295 E Main St

Area Demographics

5 MILE RADIUS

148,798

POPULATION

0.7%

POP. GROWTH RATE

\$139,744

AVERAGE HH INCOME

\$6,223,499,399

ANNUAL SPENDING

Area Demographics

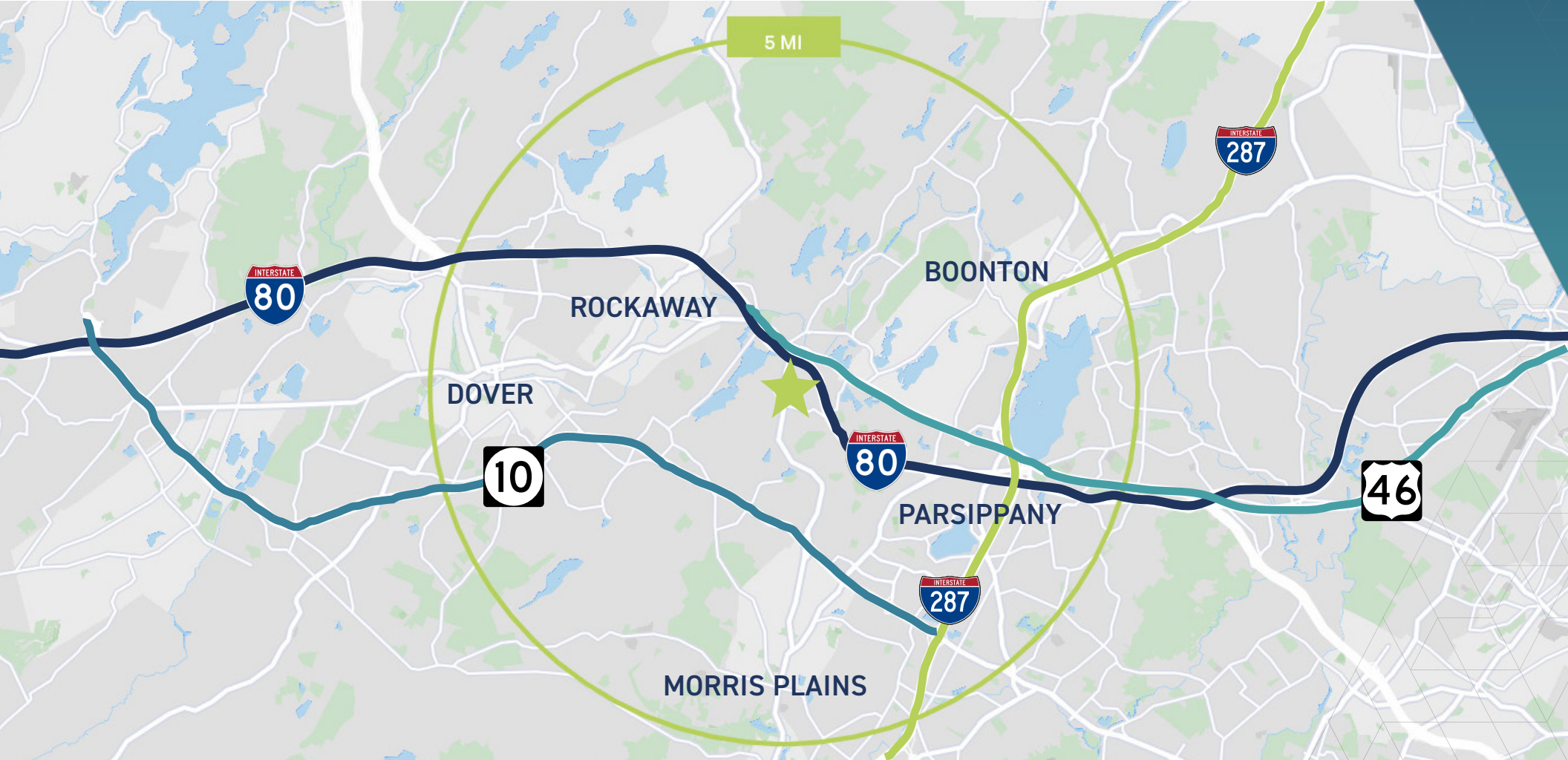
5 MILE RADIUS

16,624
Vehicles pass per day

91,583
Daytime employee
population

50,000
Train commuters per day
on Morristown Line

1,049.68
People per square mile





Break Room

295 East Main Street

DENVILLE | NJ

FOR MORE INFO, CONTACT:

RANDY EIGEN

First Vice President

+1 201 712 5630

randy.eigen@cbre.com



Collab Space

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE