

**NEWLY RENOVATED BUILDING  
OFFICE/MEDICAL SPACE AVAILABLE**

## **WEST ORANGE, NJ**

**347 MOUNT PLEASANT AVENUE**

COUNTRY CLUB PLAZA

**2,544 -  
19,225 SF  
Available**

Newly Renovated Office/  
Medical Building with  
Ample Parking



### **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

**RIPCO**  
REAL ESTATE

# SPACE DETAILS

## STREET VIEW



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## PARKING



### COUNTRY CLUB VIEWS FROM THE OFFICE UNITS

## SUITES AVAILABLE

2nd Floor	
Suite 200	5,462 SF*
Suite 202	2,861 SF*
Suite 204	2,544 SF*
Suite 205	8,358 SF*
Total	19,225 SF

\*Suites are divisible and can be combined for 19,225 SF

## POSSESSION

Immediate

## ASKING 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

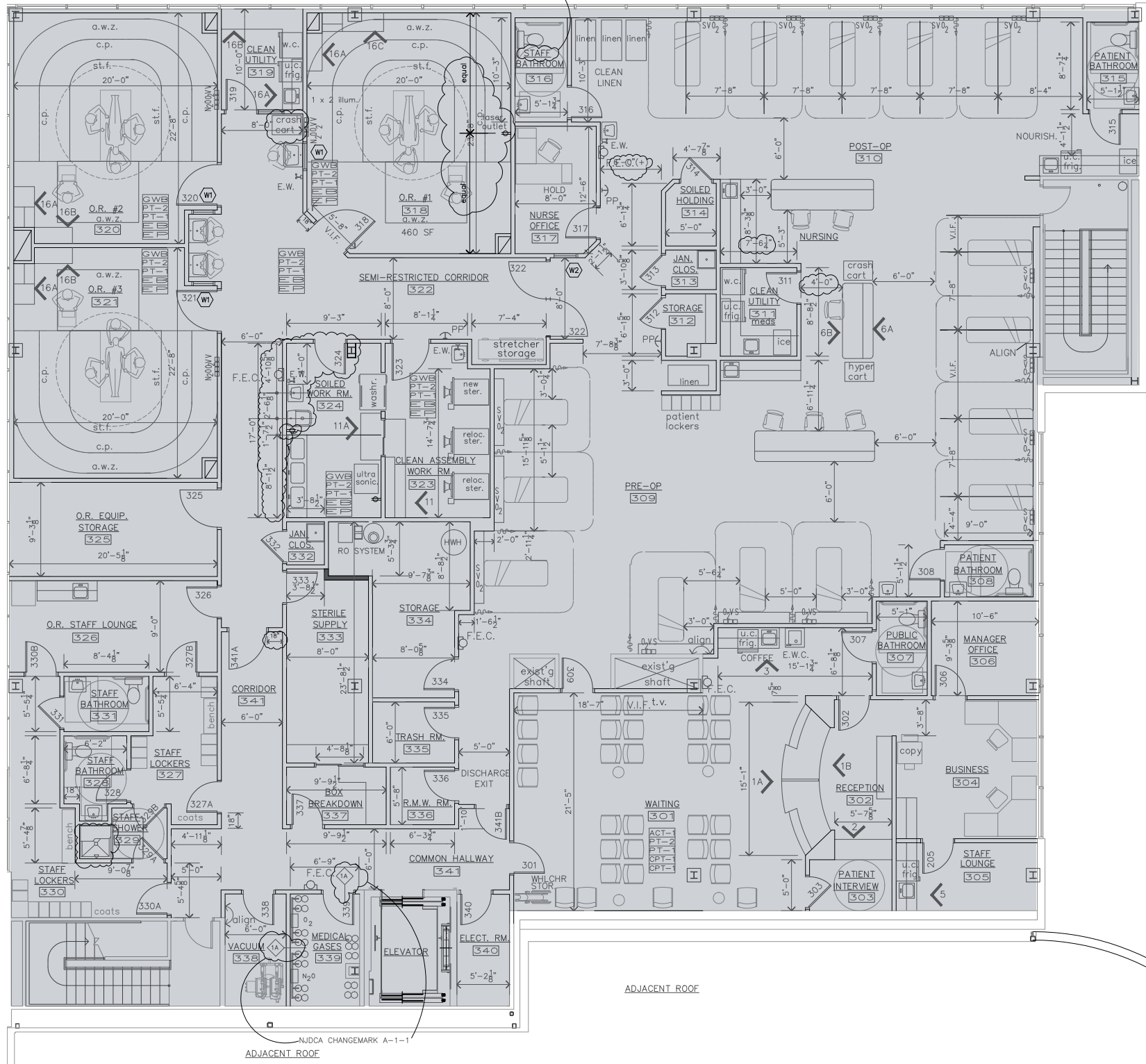
## NEIGHBORS

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

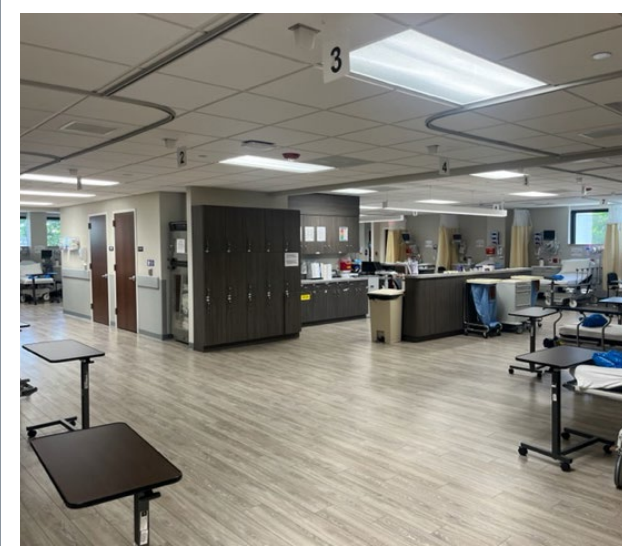
- **THIRD FLOOR SURGICAL CENTER FLOOR PLAN**
- **INTERIOR PHOTOS OF SURGICAL CENTER**
- **LOBBY PHOTOS OF THE BUILDING**

**SURGICAL CENTER (3 CLASS C OPERATING ROOM) FOR OUTPATIENTS LOCATED ON THIRD FLOOR — AVAILABLE FOR USE BY SURGEONS IN THE BUILDING**

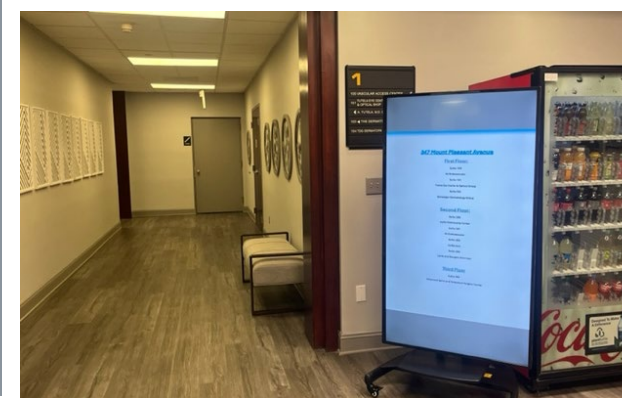
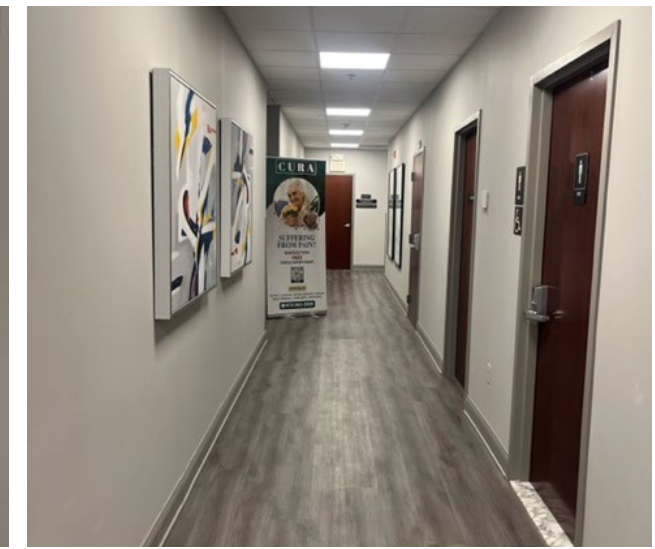
**11,200 SF SURGICAL CENTER - 3 CLASS C OPERATING ROOMS**



ADVANCED SPINE AND OUTPATIENT SURGERY CENTER INTERIOR PHOTOS



LOBBY PHOTOS





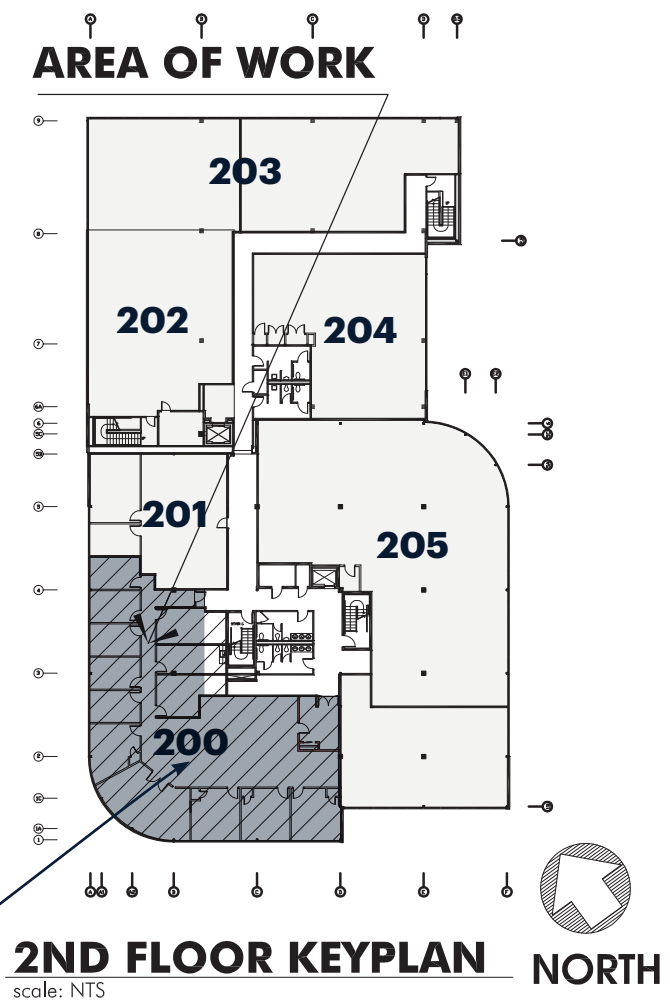
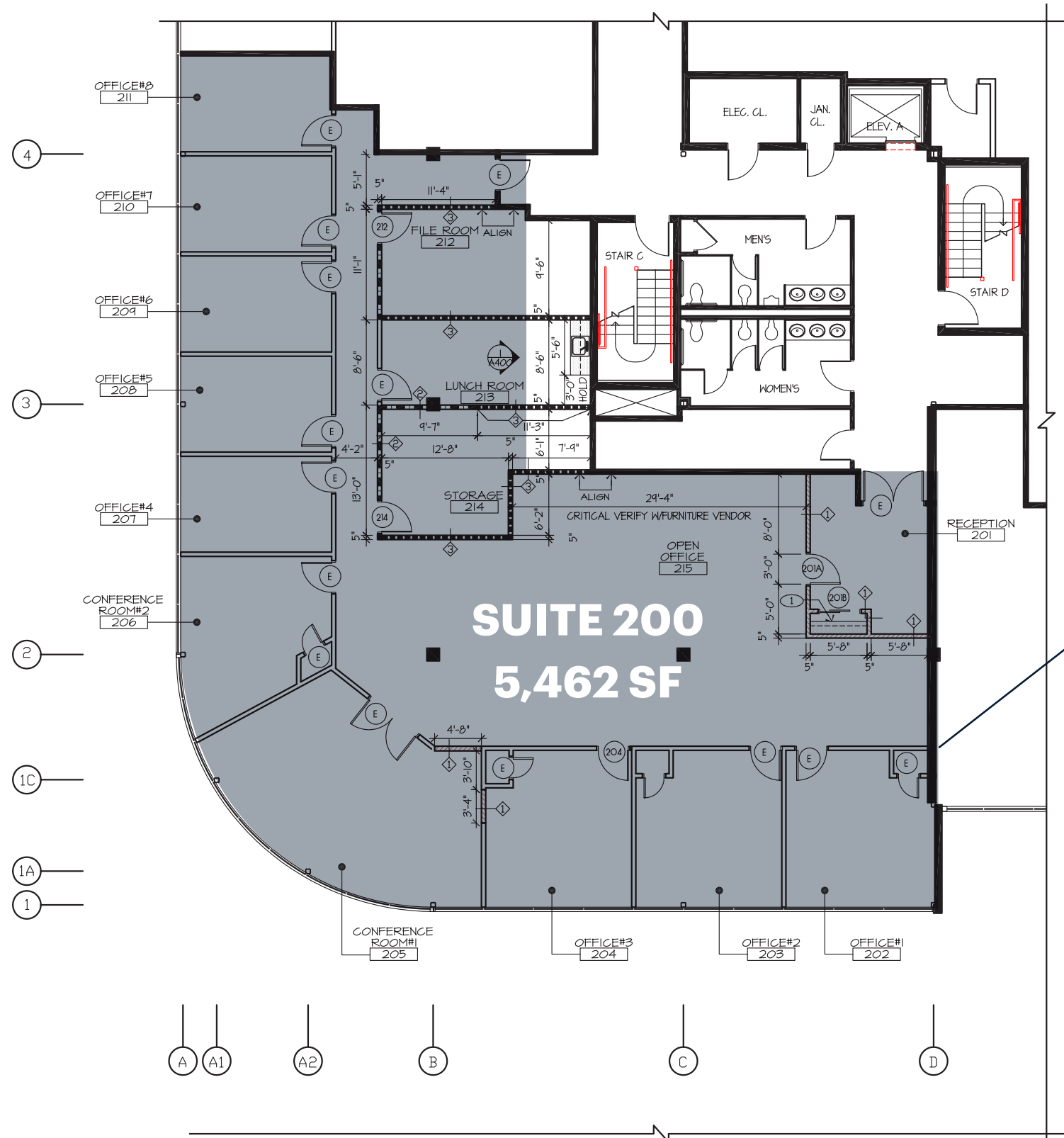
# ZOOM AERIAL



## 347 MOUNT PLEASANT AVENUE



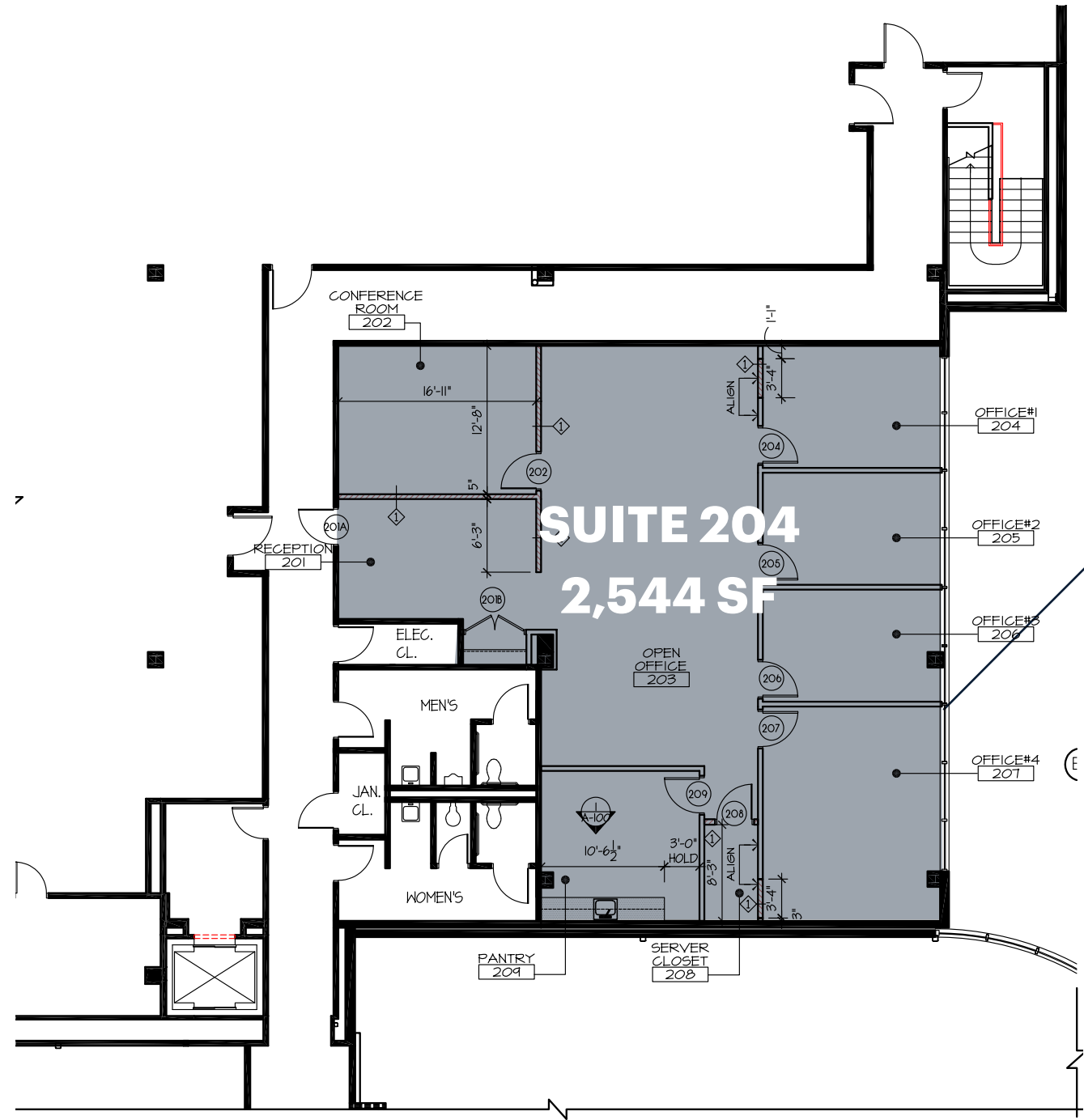
# SECOND FLOOR - FLOOR PLANS



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



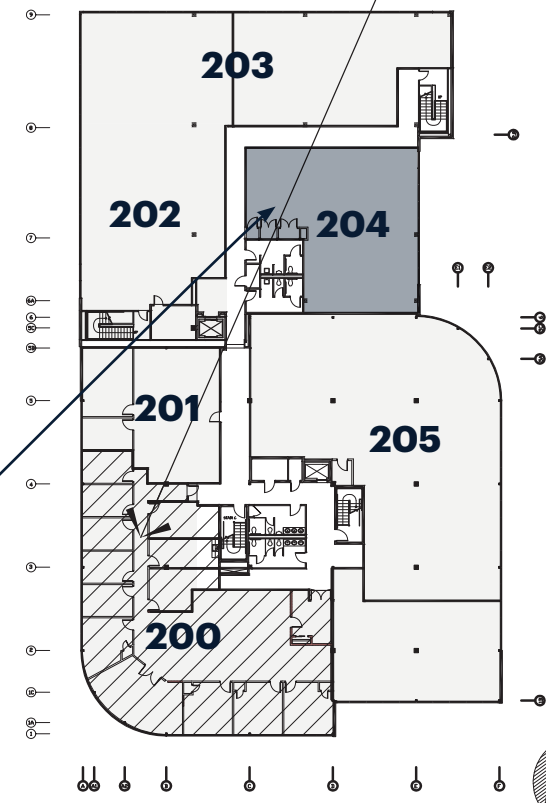
# SECOND FLOOR - FLOOR PLANS



## CONSTRUCTION PLAN

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

## AREA OF WORK

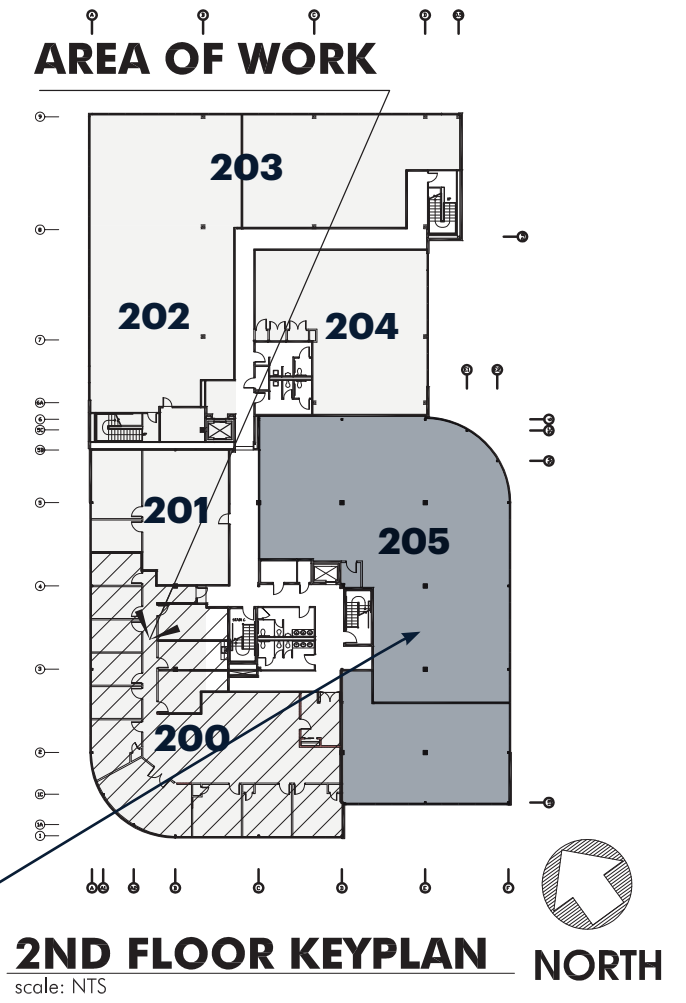
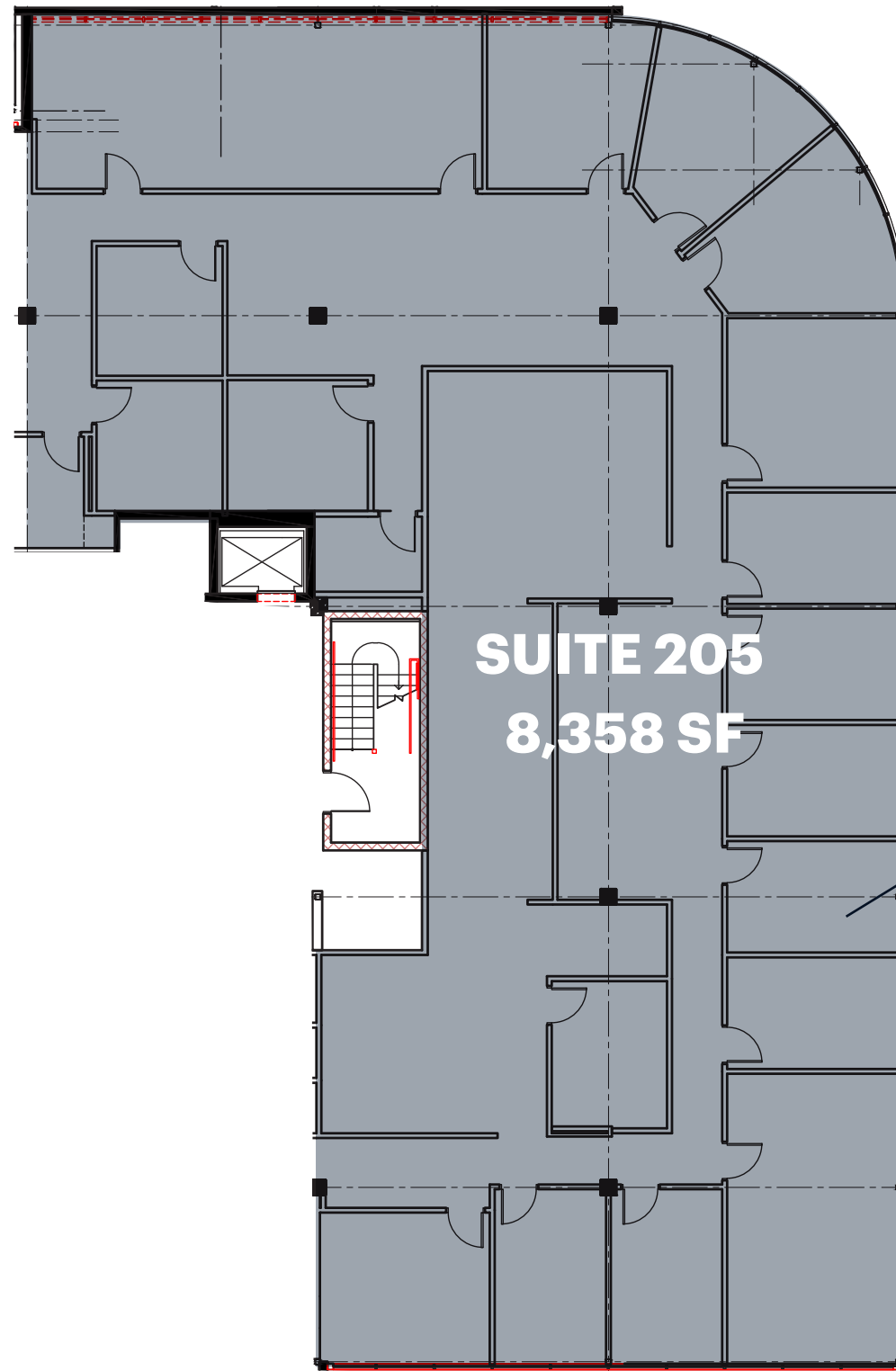


## 2ND FLOOR KEYPLAN

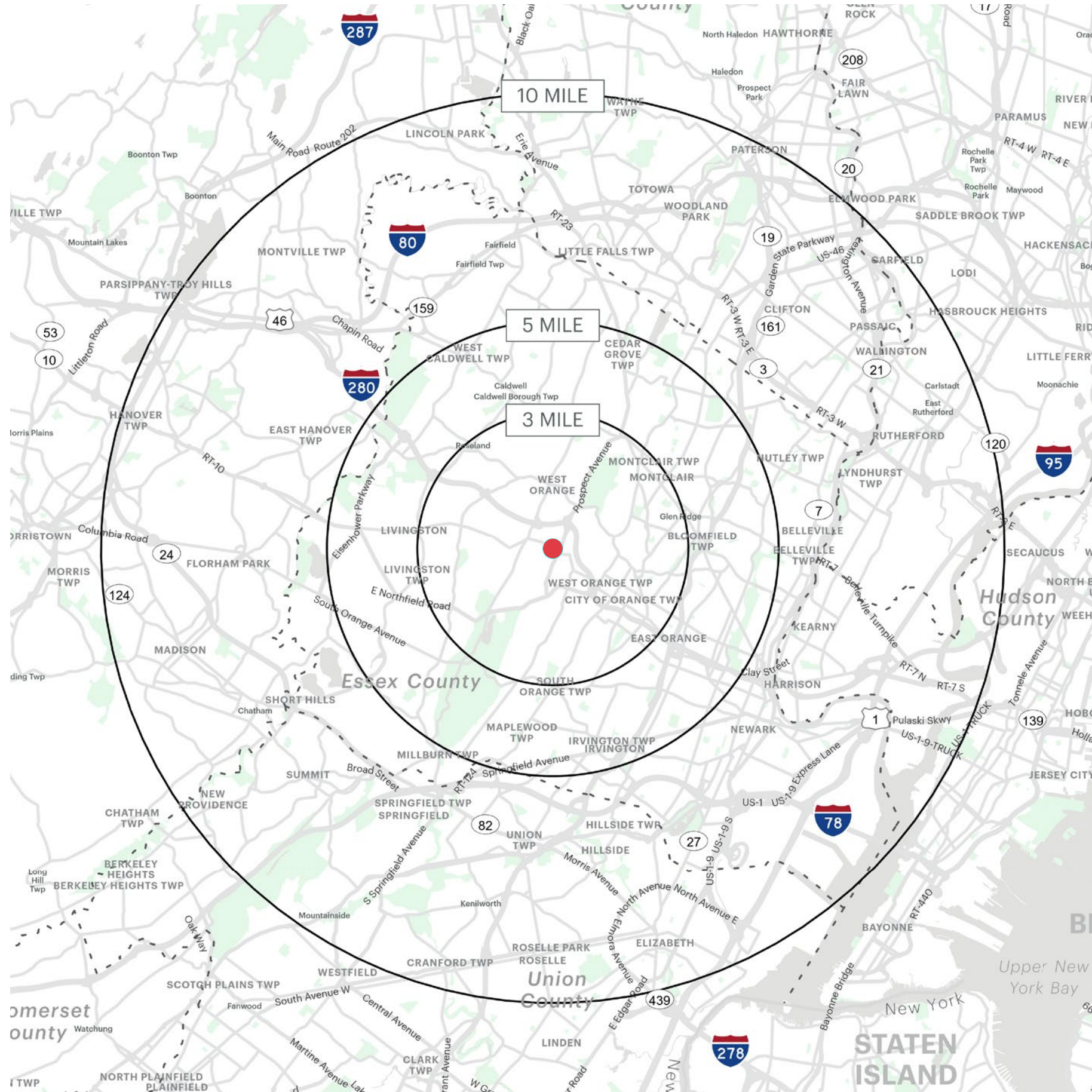
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# SECOND FLOOR - FLOOR PLANS



# AREA DEMOGRAPHICS



## **3 MILE RADIUS**

**POPULATION**  
167,769

**HOUSEHOLDS**  
64,400

**MEDIAN HOUSEHOLD INCOME**  
\$107,601

**COLLEGE GRADUATES (Bachelor's +)**  
56,453

**TOTAL BUSINESSES**  
5,404

**TOTAL EMPLOYEES**  
60,653

**DAYTIME POPULATION (w/ 16 yr +)**  
144,168

**AVERAGE HOUSEHOLD INCOME**  
\$177,679

## **5 MILE RADIUS**

**POPULATION**  
573,027

**HOUSEHOLDS**  
214,489

**MEDIAN HOUSEHOLD INCOME**  
\$92,458

**COLLEGE GRADUATES (Bachelor's +)**  
169,840

**TOTAL BUSINESSES**  
15,204

**TOTAL EMPLOYEES**  
166,199

**DAYTIME POPULATION (w/ 16 yr +)**  
484,339

**AVERAGE HOUSEHOLD INCOME**  
\$155,244

## **10 MILE RADIUS**

**POPULATION**  
1,790,698

**HOUSEHOLDS**  
648,746

**MEDIAN HOUSEHOLD INCOME**  
\$92,491

**COLLEGE GRADUATES (Bachelor's +)**  
489,563

**TOTAL BUSINESSES**  
61,145

**TOTAL EMPLOYEES**  
743,221

**DAYTIME POPULATION (w/ 16 yr +)**  
1,761,548

**AVERAGE HOUSEHOLD INCOME**  
\$141,835

\*2025 estimates

## CONTACT EXCLUSIVE AGENTS

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