

COMMERCIAL REAL ESTATE

Medical & Dental Office Listings

RE/MAX
NOW

Fort Lee, NJ — Premier Medical/Dental Office Cooperative

Two exceptional turnkey units available — ideal for dental specialists and medical practitioners

BUILDING HIGHLIGHTS

Prime Location Across Fort Lee High School	NYC Access Bridge & Transit at Your Door	24/7 Security Doorman + Round-the-Clock	Utilities Incl. In Monthly Maintenance
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Pediatric Dental Unit — Available for Dental Specialists

Approximately 2,000 Square Feet | Fully Built-Out | Turnkey Ready

OVERVIEW

A spacious and fully built-out dental office available in a prime location — perfect for a practicing Oral Surgeon, Periodontist, Prosthodontist, or Endodontist looking for a seamless transition. Currently operating as a pediatric dental practice, this approximately 2,000 square foot space is already thoughtfully configured for dental use, allowing a new owner to take over effortlessly without the time and expense of a full build-out.

SPACE FEATURES

- Approximately 2,000 square feet of fully configured dental space
- All necessary indoor plumbing and dental infrastructure in place
- Multiple operatories supporting full clinical workflow
- Ideal for immediate continued use as a dental or specialty practice
- Turnkey opportunity — step into a ready-to-go environment

LOCATION & BUILDING BENEFITS

- Situated inside a well-established cooperative building
- Directly across from Fort Lee High School — a true landmark location

- Consistent building traffic and a professional, established setting
- NYC transportation and George Washington Bridge access at your fingertips
- Doorman services and 24-hour security provided

FINANCIALS

\$2,087/mo Monthly Maintenance	Included Utilities	Included HOA Dues	Included Real Estate Taxes
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Monthly maintenance is just \$2,087 and conveniently includes utilities, homeowner dues, and real estate taxes — helping keep operating costs predictable and manageable. This is a rare opportunity to acquire a ready-to-operate dental space in a highly desirable building and location.

IDEAL TENANT PROFILE

- Oral Surgeon seeking an established, fully equipped operatory environment
- Periodontist, Prosthodontist, or Endodontist looking to expand or relocate
- Dental specialist wanting to minimize setup time and capital expenditure

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Orthodontic Office Unit — Medical, Dental & Professional Use

Approximately 1,800 Square Feet | Private Entrance | Flexible Layout

OVERVIEW

Approximately 1,800 square feet of professional space available in a highly desirable and well-established cooperative building. Currently configured and operating as an orthodontist office, this suite is well suited for continued medical use, but also offers excellent flexibility for a wide range of medical, dental, or professional practices.

SPACE FEATURES

- Approximately 1,800 square feet of adaptable professional space
- Practical layout designed for patient flow and day-to-day operations
- Separate private entrance — added convenience and privacy for clients and staff
- Generous square footage with an existing professional setup
- Excellent flexibility for medical, dental, orthodontic, or professional use

LOCATION & BUILDING BENEFITS

- Located in a phenomenal, highly accessible landmark location
- Strong visibility and easy patient access
- Directly across from Fort Lee High School

- NYC transportation and George Washington Bridge access at your fingertips
- Doorman services and 24-hour security provided

FINANCIALS

\$1,729/mo Monthly Maintenance	Included Utilities	Included HOA Dues	Included Real Estate Taxes
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Monthly maintenance is \$1,729, which includes utilities, homeowner association dues, and real estate taxes, providing predictable operating costs. This is an outstanding opportunity to establish or relocate a medical, dental, orthodontic, or professional office in a sought-after building with excellent accessibility and built-in convenience.

IDEAL TENANT PROFILE

- Orthodontist or dental specialist seeking a move-in ready configured suite
- Medical or healthcare practitioner needing a private, professional setting
- Any professional practice benefiting from high visibility and landmark location

Schedule a Private Showing Today

Both units are available now. Contact Ray Park directly for a private tour and full property details.



YOUR LISTING AGENT

Ray Park

RE/MAX NOW | Fort Lee, NJ

 **(201) 674-7221**

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