

**AVAILABLE
FOR SALE**

12,852 SF

Premiere Medical Office

122 E. Ridgewood Ave.
Paramus, NJ

Across From



&



& Adjacent to Valley Hospital's MOB



TEAM LIZZACK-HORNING

EXECUTIVE SUMMARY

The Clinical Group has been exclusively retained to sell **The Parker Center at 122 E. Ridgewood Avenue, Paramus, New Jersey**, a premier, fully leased medical office building strategically located directly across from **The Valley Hospital's new Paramus campus**. The ±12,852-square-foot property features institutional-quality medical buildouts, modern clinical suites, and prominent East Ridgewood Avenue visibility with easy access to the Garden State Parkway and Route 17. Tenants benefit from monument signage, ample on-site parking, and immediate proximity to one of Northern New Jersey's most significant new healthcare destinations. With its modern construction, stable tenancy, and purpose-built medical design, The Parker Center offers investors a highly secure and attractive income stream.

MARKET OVERVIEW

The Parker Center stands out within the Paramus medical office submarket, one of the strongest in Bergen County. The building achieves average effective rents of approximately **\$37.56** per RSF Gross, exceeding the local market average of \$32 per RSF Gross, while maintaining **100 percent occupancy**—a notable advantage compared to the submarket's roughly 10 percent vacancy rate. This performance reflects both the superior location and the sustained demand for outpatient and specialty medical space in Paramus. The property's adjacency to The Valley Hospital, combined with its accessibility to Hackensack Meridian Health and other major medical providers, anchors it firmly within a thriving healthcare ecosystem that continues to expand patient traffic and provider presence.

INVESTMENT HIGHLIGHTS

The Parker Center offers investors a rare opportunity to acquire a fully stabilized, healthcare-focused asset in one of the most sought-after medical corridors in Northern New Jersey. Its irreplaceable location adjacent to a newly developed, full-service hospital campus provides enduring tenant appeal and long-term value protection. The combination of above-market rental rates, medical-grade infrastructure, and zero vacancy positions The Parker Center as a best-in-class, recession-resilient investment delivering both dependable income and strong upside potential in the years ahead.

DISCLAIMER

The Property is being offered for sale in an "as-is, where-is" condition, and the Seller and the Broker make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective Purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the expressed written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Broker as a "Registered Potential Investor" or as a "Buyer's Broker" for an identified "Registered Potential Investor". The use of this Offering Memorandum, and the information provided herein, is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Broker prior to delivery of this Offering Memorandum.

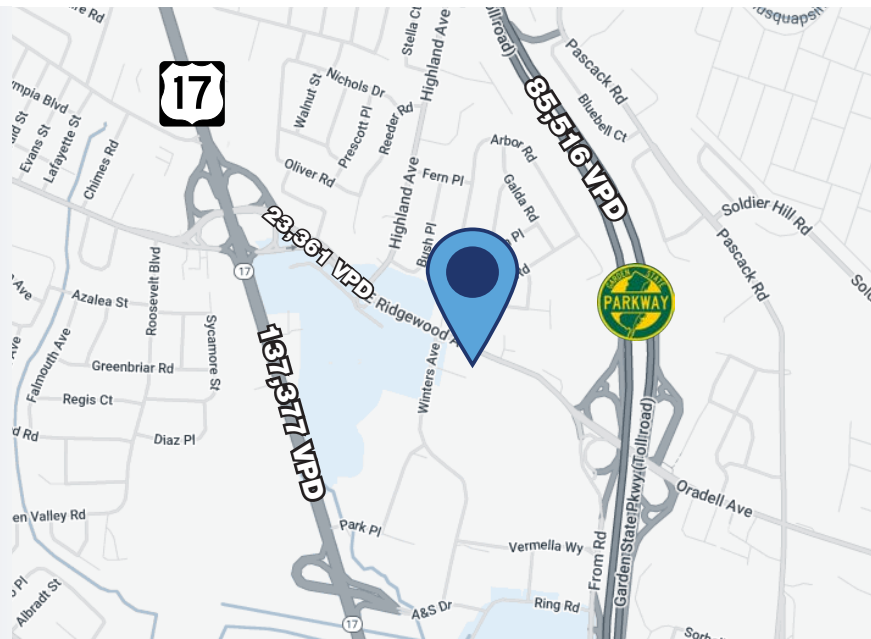
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INVESTMENT HIGHLIGHTS

122 E. Ridgewood Ave. Paramus, NJ

- **12,852 SF** building
- **75** private parking spaces
- **New sign** & monument sign rights available for all tenants
- **Ideal location**; Around the corner from The Valley Hospital, and adjacent to The Valley Hospital MOB & Hackensack Meridian Health MOB
- **Highly accessible**; On main thoroughfare between the Garden State Pkwy & Rt. 17
- **Fully leased** upon delivery
- **Six** office suites/tenants

INQUIRE FOR SALE PRICE



PROPERTY SUMMARY

PROPERTY SUMMARY	
ADDRESS	122 E. Ridgewood Ave, Paramus, NJ
GLA	12,852 SF
LOT SIZE	0.84 AC
# TENANTS	6
PARKING	75 surface spaces
PARCEL ID	46 06301-0000-00001



Lease Terms
Modified Gross

WALT

7.47



Within a 5 mile radius:

Population: **360,457**

People ages 55+: **115,069**

Median Age: **43**

Average HH Income: **\$176,705**



Strong Traffic Counts

23,361

on E. Ridgewood Road



The property is
100% leased
with long term
stability and
upside potential

RENT ROLL

RENT ROLL					
TENANT	RENTABLE SF	% OCCUPANCY	ORIGINAL LEASE START	LEASE EXPIRATION	RENEWAL OPTIONS
Hormone Therapy	1,126	8.76%	1/1/2010	6/30/2031	None
Psychiatry	1,035	8.05%	8/15/2020	7/31/2030	One - 5 year
Plastic Surgery and Spa*	4,280	33.30%	1/1/2025	12/31/2034	Two - 5 year
General Denistry	2,224	17.30%	7/1/2021	6/30/2033	Two - 5 year
Chiropractic	1,830	14.24%	2/1/2016	3/31/2026	None
Surgery Center*	2,357	18.34%	1/1/2025	12/31/2034	Two - 5 year
TOTAL	12,852	100%			

**Have been occupants since 1993*

EXPENSES

EXPENSES	2025
Repairs & Maintenance - Building	\$ 5,970.87
Cleaning & Snow Removal	\$ 11,418.56
Landscaping	\$ 9,886.82
Garbage Disposal	\$ 4,509.51
Utilities	\$ 5,078.85
Electric & Gas	\$ 37,028.98
Water & Sewage	\$ 2,892.57
Management Fee	\$ 15,577.26
Real Estate Taxes	\$ 57,342.84
Total Expenses	\$ 149,706.26

SITE PLAN

The site plan illustrates the layout of a medical facility, including a two-story building, parking areas, and surrounding streets. Key features include:

- 2 STY. BLDG.** (Two-story building) with various rooms and a central courtyard.
- Parking Areas:** SON ACCESSIBLE PARKING, SON PRIVATE PARKING, and a central courtyard.
- Streets:** RIDGEWOOD AVENUE, N1108'27'E, N201'21'E, and S76'36'53'E.
- Survey Points and Bearings:** S58'00'31"E 191.15', S76'36'53"E 153.08', N1108'27"E 17.41', N201'21"E 37.00', and S19'02'59"N 218.18'.
- Other Features:** BLOCK 6301 LOT 1, BLOCK 6301 LOT 2, GUARD GATE, and various utility lines.

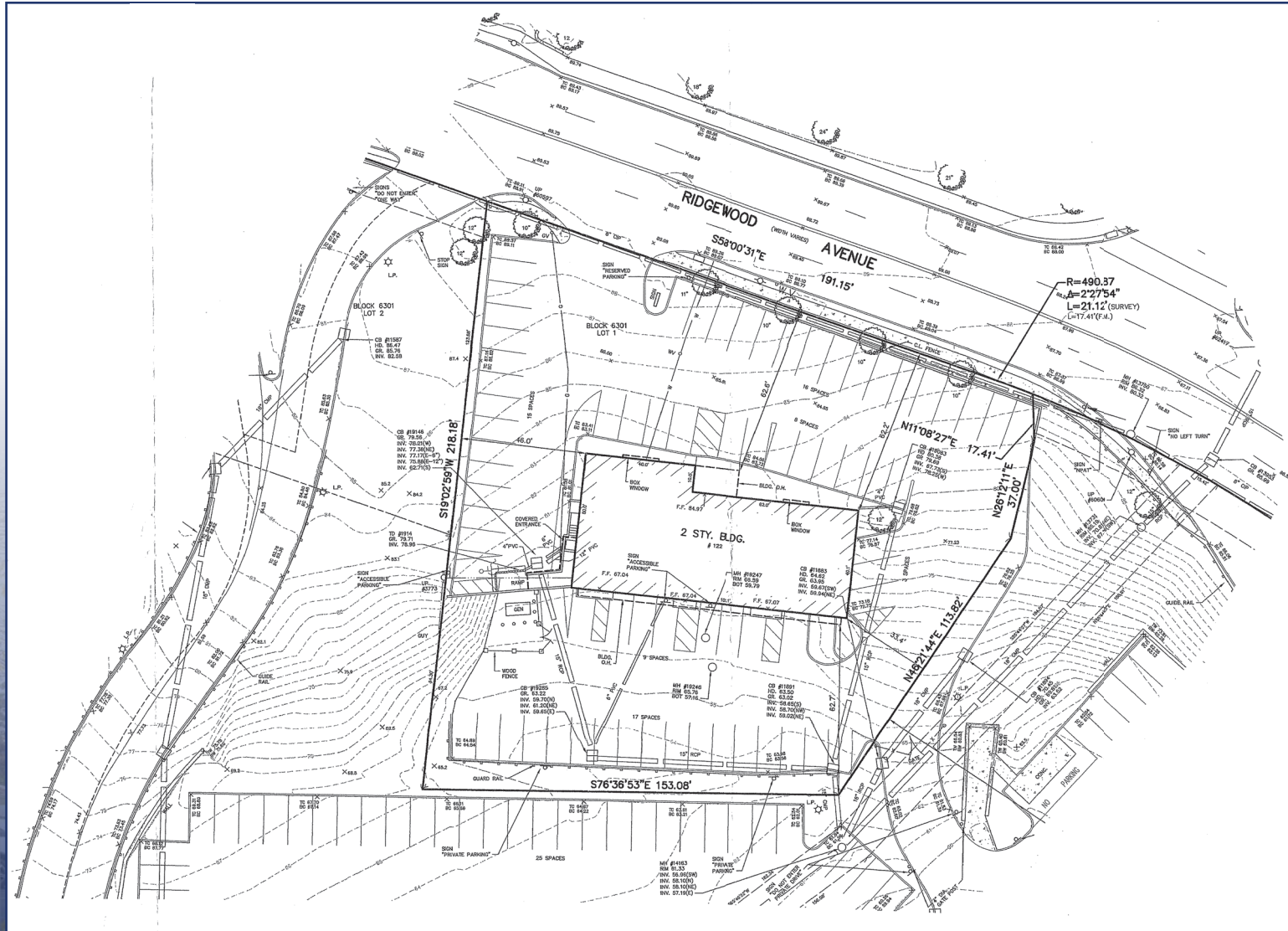
The plan also includes a small inset map in the bottom left corner showing the location of the site relative to Parker Center and Parker Center West.

122
Parker Center
PARKER CENTER FOR PLASTIC SURGERY
PARKER CENTER WEST SPA
ADVANCED HORMONE SOLUTIONS
SPECIAL FOR THE WOMEN CONSULTING
VALLEY NATURAL HEATH
PLANNED DEVELOPMENT

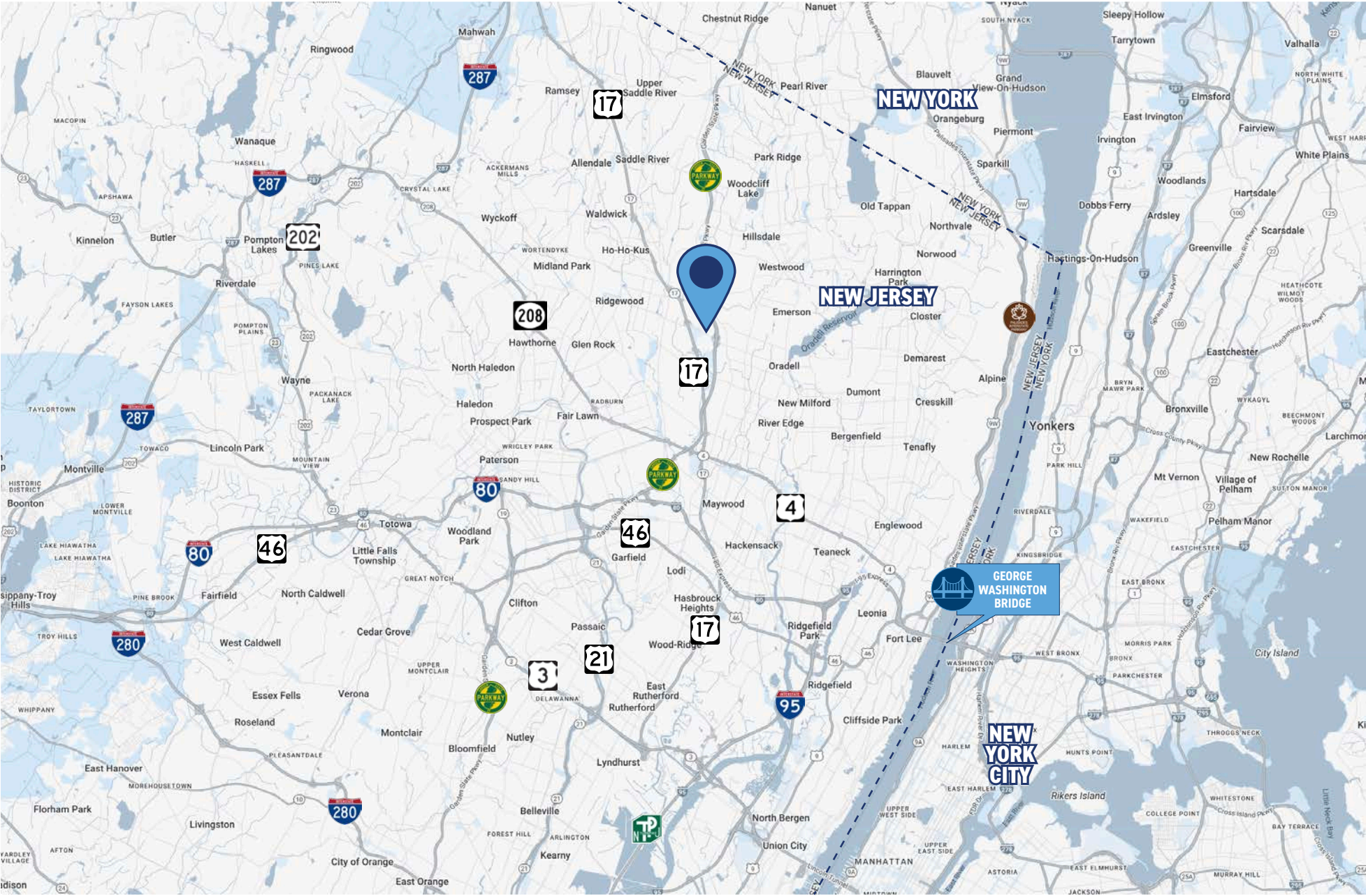
The CLINICAL
Group

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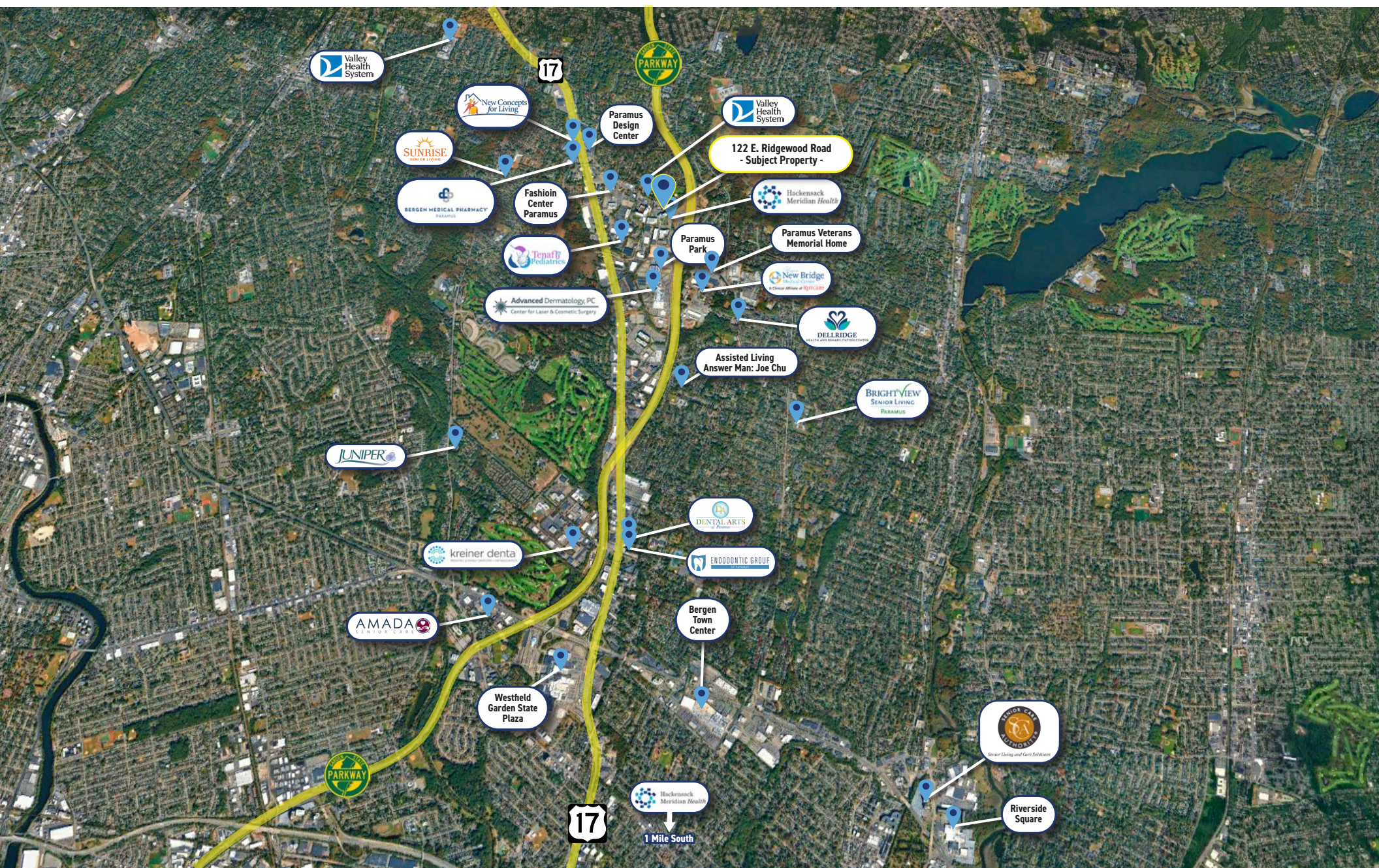
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LOCATION MAP



LOCAL HEALTHCARE MAP



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - INTERIOR



PROPERTY PHOTOS - INTERIOR





👤 For more information

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