

MEDICAL SPACE
FOR LEASE

401

South Van
Brunt Street

ENGLEWOOD | NJ



CBRE



SPACE AVAILABLE

Available	Occupancy	Term
2 nd Floor – 3,149 SF	Immediate Availability	5-15 Years
2 nd Floor – 2,025 SF	Immediate Availability	5-15 Years
2 nd Floor – 1,200 SF	Immediate Availability	3-10 Years
3 rd Floor – 2,000-13,530 SF	Available April 2023	5-15 Years
4 th Floor – 2,050 SF	Immediate Availability	5-15 Years



PROPERTY HIGHLIGHTS



SIGNAGE

Building signage with lease of 13,530 SF on 3rd floor



TURNKEY

Full 3rd floor turnkey space available



RENOVATIONS

Newly renovated common areas and lobby



PARKING

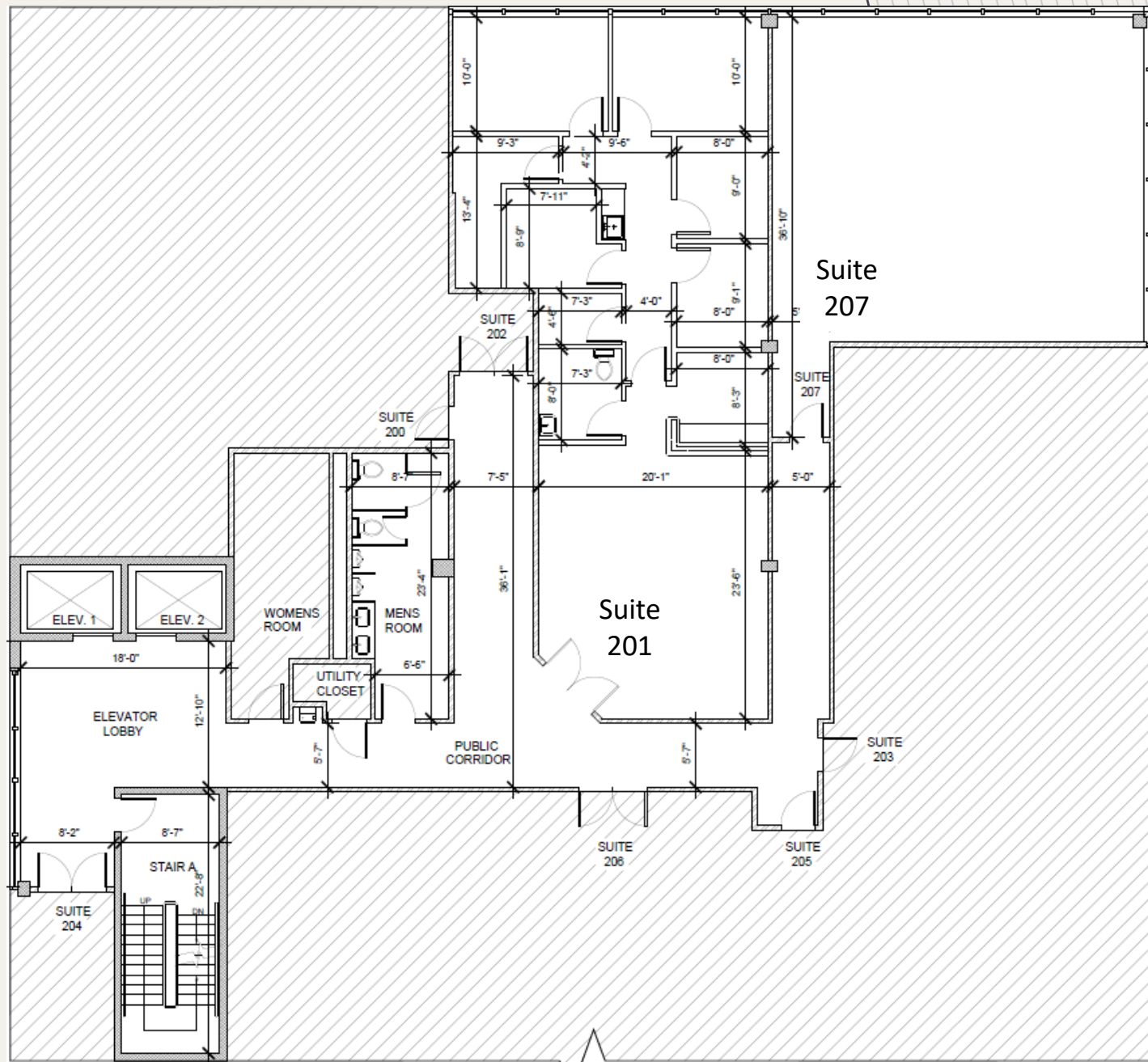
Covered and reserved parking available



LOCATION

Conveniently located off Route 4

SECOND FLOOR AVAILABILITY



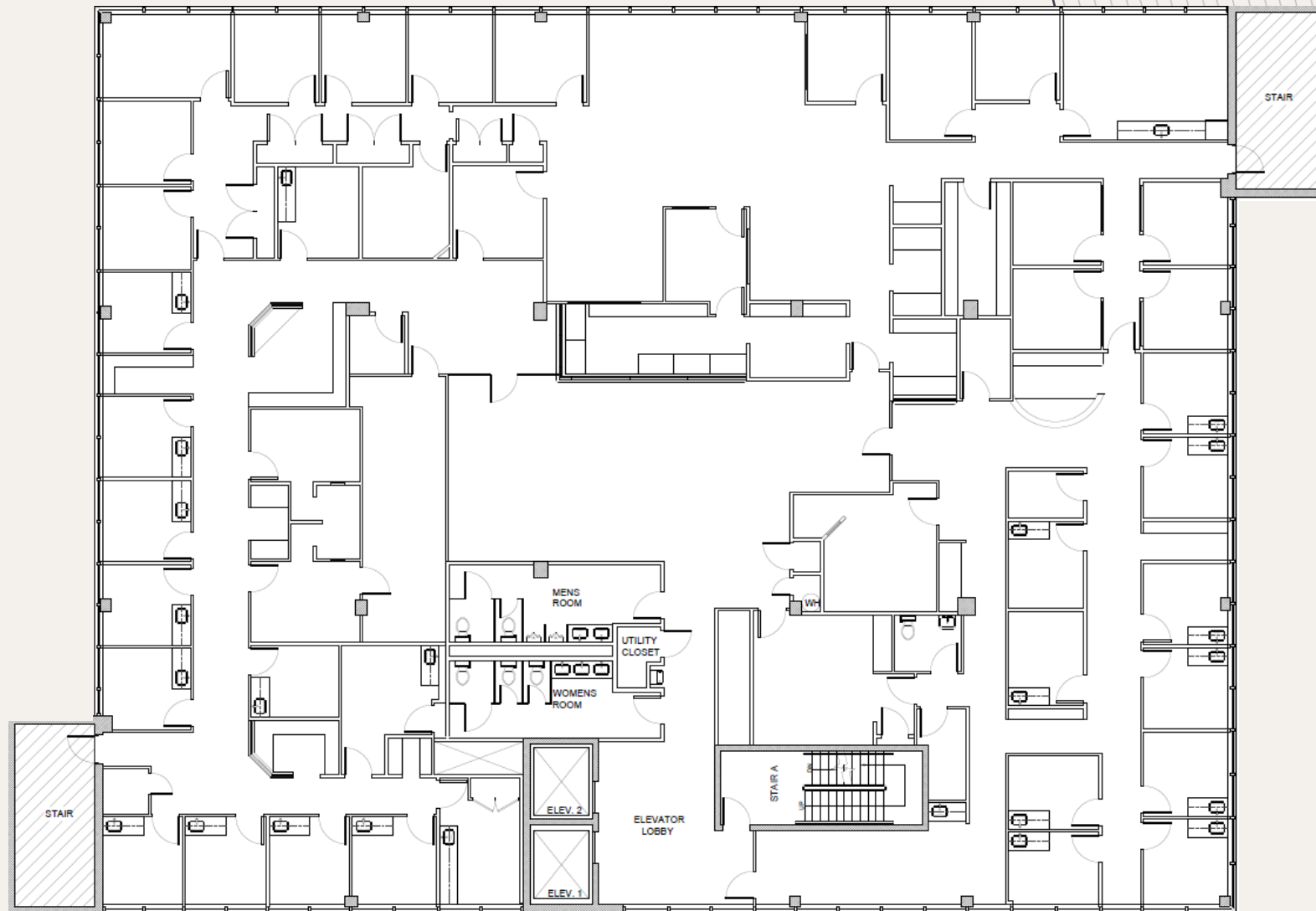
401 South Van Brunt St | Englewood, NJ

Floor plan of the second floor showing the following areas and dimensions:

- OPEN AREA** (Top): 35'-6" x 16'-0 1/2"
- OPEN AREA** (Middle): 22'-10" x 48'-4"
- ADMIN AREA**: 8'-6" X 8'-3"
- BATH**: 8'-9" X 6'-3"
- LAUNDRY AREA**: 8'-9" X 8'-0"
- WAITING AREA**: 21'-3" X 7'-6"

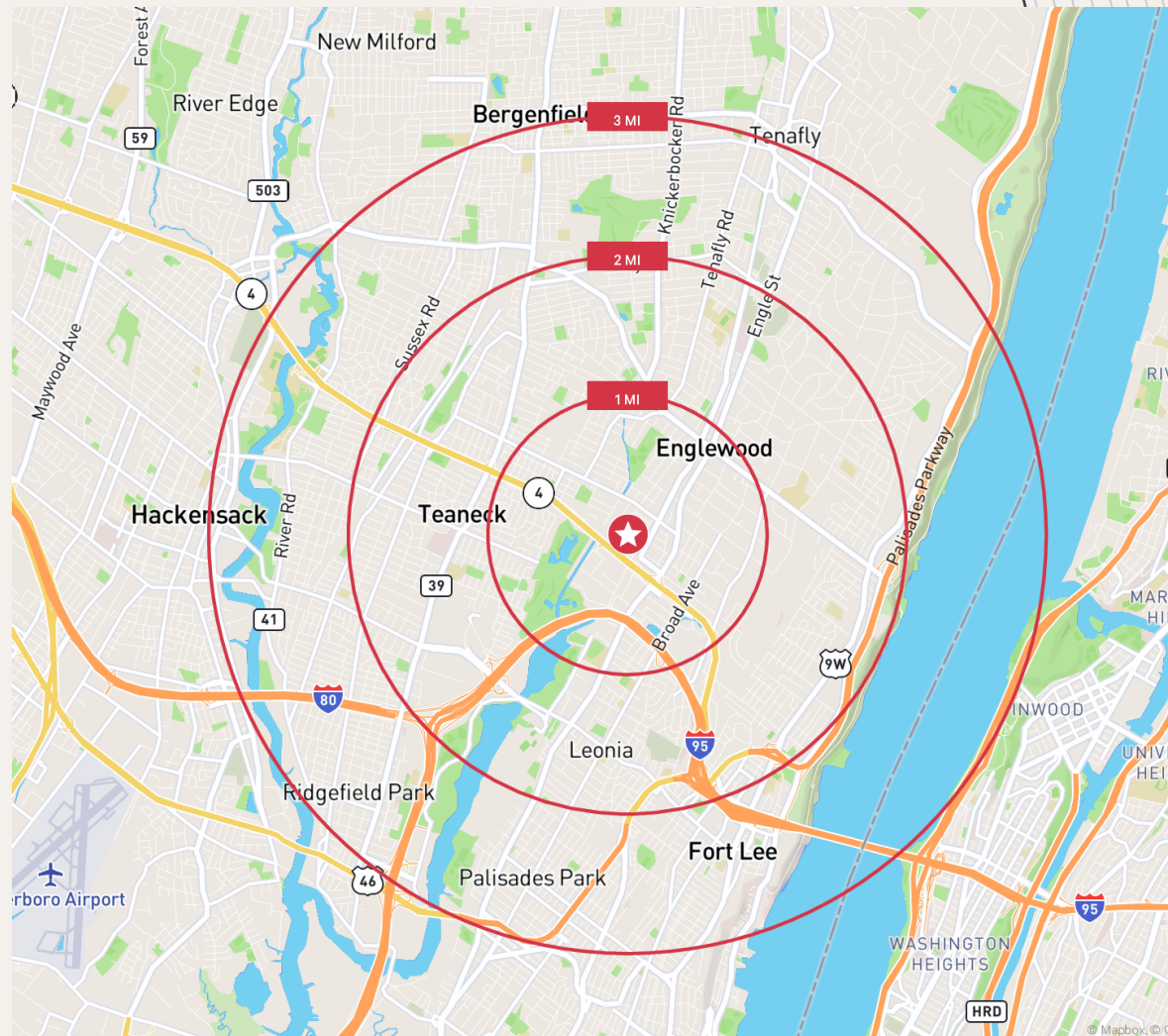
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THIRD FLOOR – 13,530 SF



LOCATION

- ♦ Conveniently located off Route 4
- ♦ Two miles from New Jersey Turnpike, Englewood Hospital, and Holy Name Medical
- ♦ Just minutes from George Washington Bridge
- ♦ Close proximity to a luxury hotel, shops, and restaurants
- ♦ Adjacent to new 350-unit single family housing site with ground floor retail



401 South Van Brunt St | Englewood, NJ

NEIGHBORHOOD AMENITIES



401 South Van Brunt St | Englewood, NJ

401
South Van
Brunt Street

CONTACT US

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