



FOR LEASE: 3,100 SF Medical Office Leasing Opportunity

154 Union Blvd | Totowa, NJ 07512

LEASING BROCHURE



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Fully Furnished 3,100 SF Medical Office for Lease

154 Union Blvd | Totowa, NJ 07512

EXECUTIVE SUMMARY

Located at **154 Union Blvd, Totowa, NJ**, this **3,100 SF medical office** offers an excellent leasing opportunity in a well-established healthcare corridor with convenient access to Routes 46, 80, and 23.

Available for January 2027 occupancy, the space is ideal for medical and healthcare users seeking a professional location with strong regional connectivity and access to surrounding residential and commercial communities.

- » **Asking Rent:** \$40.00 NNN (\$6.00 PSF NNN charges) + utilities.

KEY HIGHLIGHTS

- » **Medical Office Opportunity**
 - » 3,100 SF of medical office space available for lease, ideal for medical, dental, specialty healthcare, or wellness providers.
- » **Future Occupancy**
 - » Available for January 2027 occupancy, providing ample lead time for practice planning, relocation, or build-out coordination.
- » **Accessible Location**
 - » Conveniently located on Union Boulevard with excellent access to Routes 80, offering connectivity throughout Northern New Jersey.
- » **Proximity to Major Healthcare Providers**
 - » Positioned near St. Joseph's Totowa Health Campus and St. Joseph's University Medical Center, offering a strategic location within an established healthcare market that supports medical office users.

FFE List Available Upon Request



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LOCATION OVERVIEW

Fully Furnished

154 Union Blvd is strategically located in Totowa, Passaic County, along the Union Boulevard commercial corridor with convenient access to **Interstate 80, U.S. Route 46, and Route 23**, providing connectivity throughout Northern New Jersey.

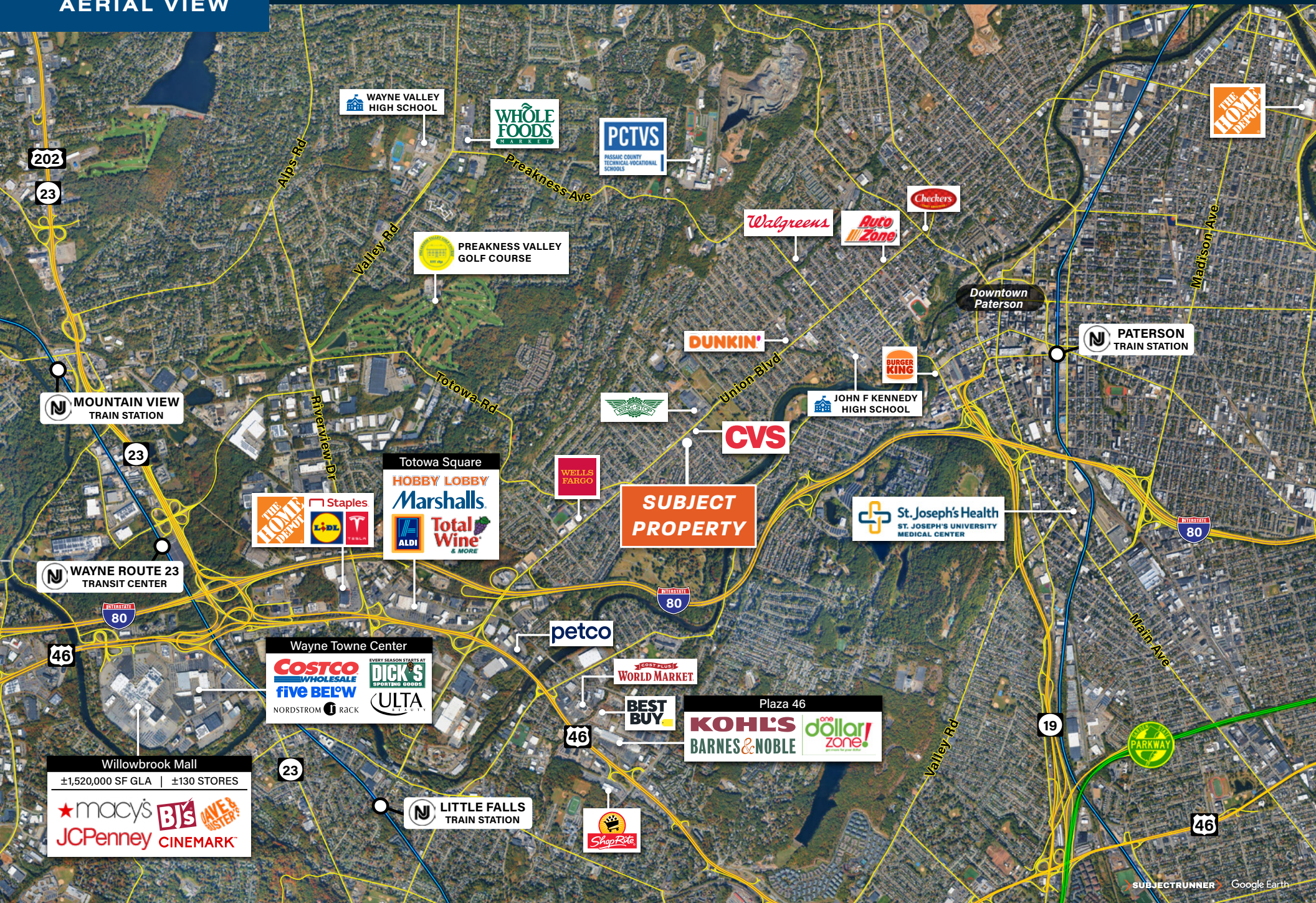
The property is situated just minutes from **St. Joseph's Health Totowa Health Campus**, a multispecialty outpatient medical campus, as well as **St. Joseph's University Medical Center** and **St. Joseph's Wayne Medical Center**, making it well-positioned for medical practices seeking proximity to established healthcare providers.



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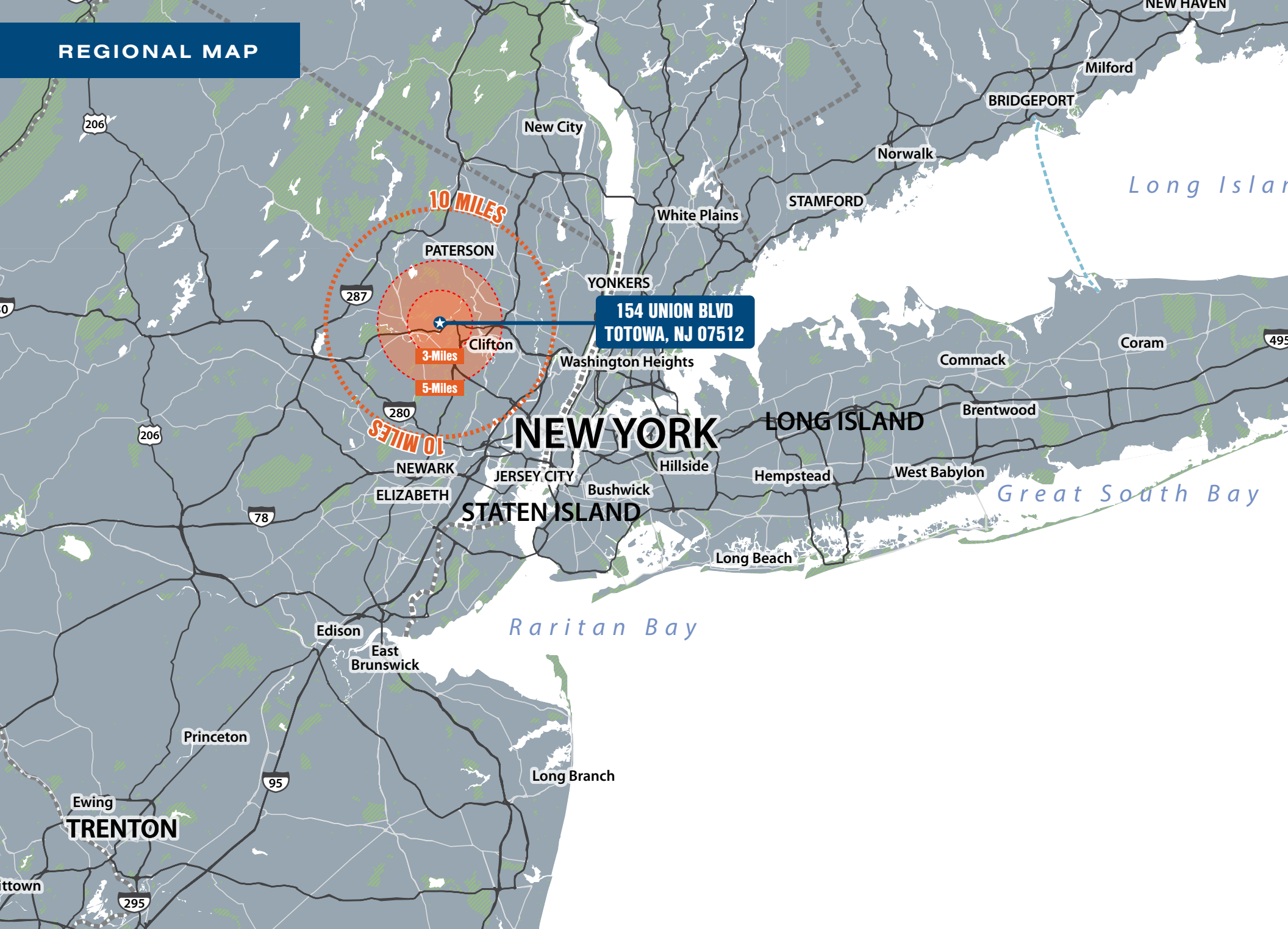
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AERIAL VIEW



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REGIONAL MAP



INTERIOR PHOTOS

Fully Furnished



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