

NEWLY RENOVATED BUILDING
OFFICE/MEDICAL SPACE AVAILABLE

WEST ORANGE, NJ

347 MOUNT PLEASANT AVENUE

COUNTRY CLUB PLAZA

1,178 SF
up to 16,364 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



STATE-OF-THE-ART AMBULATORY SURGERY CENTER

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PARKING



COUNTRY CLUB VIEWS FROM THE OFFICE UNITS

SUITES AVAILABLE

1st Floor
Suite 104 - 1,178 SF

2nd floor
Suite 200 – 5,462 SF*
Suite 202 – 2,861 SF
Suite 204 – 2,544 SF*
Suite 205 – 8,358 SF*

**Suites 200, 204 and 205 are Divisible and can be combined for 16,364 SF*

POSSESSION

Immediate

ASKING RENT

Upon Request
- plus \$2.00 PSF electric inclusion

COMMENTS

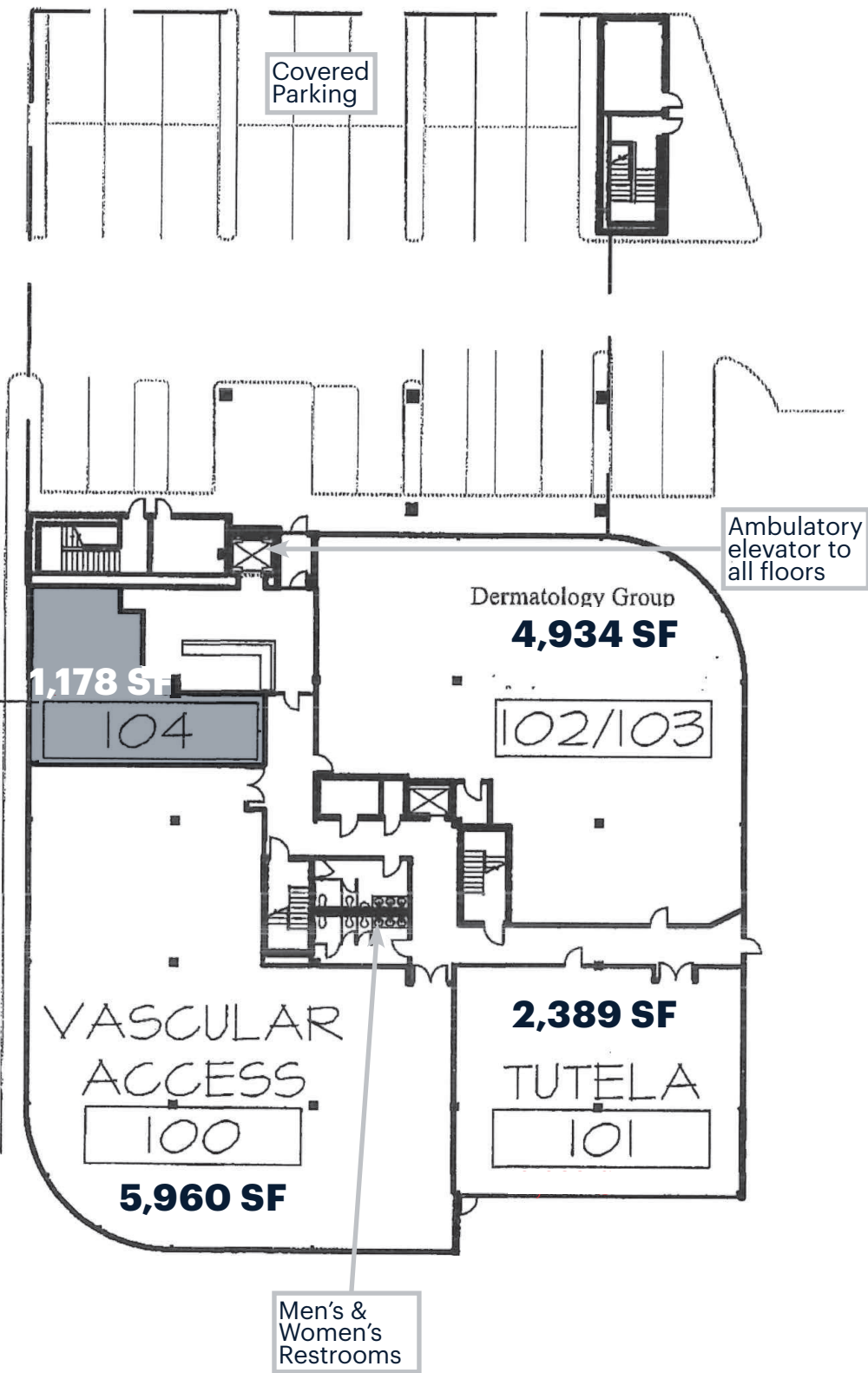
- Newly renovated Office/Medical building consisting of 50,462 SF
- State-of-the-art Ambulatory Surgery Center equipped with the latest technology, located on the third floor - 3 Class C operating rooms
- Great location - close proximity to restaurants, shopping, banking, medical, and LA Fitness
- Ample 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

FIRST FLOOR PLANS

(Former Blood Bank - build out still in place)



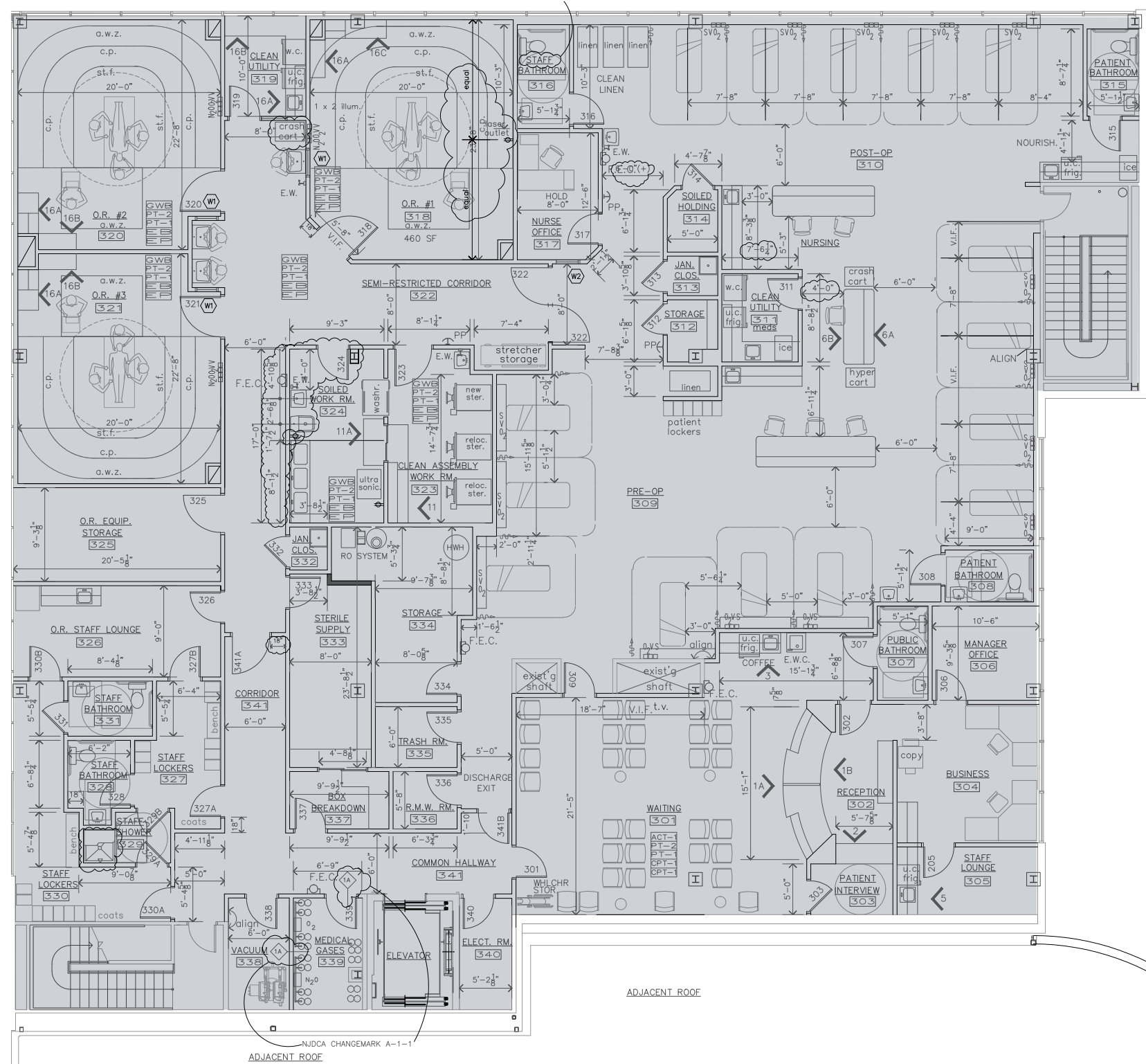
SURGICAL CENTER (3 CLASS C OPERATING ROOMS) FOR OUTPATIENTS LOCATED ON THIRD FLOOR — AVAILABLE FOR USE BY SURGEONS IN THE BUILDING



- 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

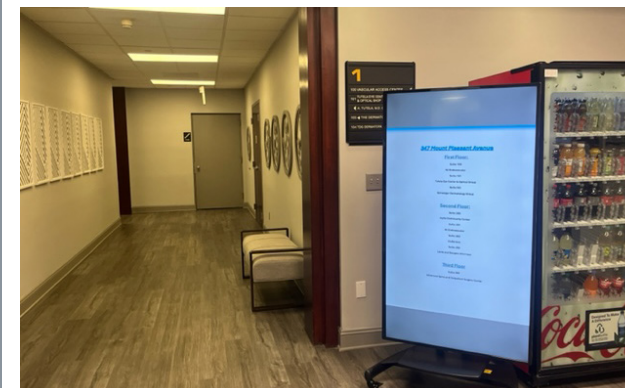
11,200 SF SURGICAL CENTER - 3 CLASS C OPERATING ROOMS



**ADVANCED SPINE AND OUTPATIENT SURGERY CENTER
INTERIOR PHOTOS**



LOBBY PHOTOS



The map displays a dense network of roads and commercial establishments. A red rectangular box is drawn around a specific location, labeled '347' on the building. This location is situated near the intersection of the Garden State Parkway and a local road. The surrounding area is filled with logos for various businesses, including restaurants like Domino's, McDonald's, and Starbucks, as well as retail stores like Target and Home Depot. The map also shows major highways such as Interstate 280 and the Garden State Parkway, along with local streets like Northfield Avenue and South Orange Avenue.

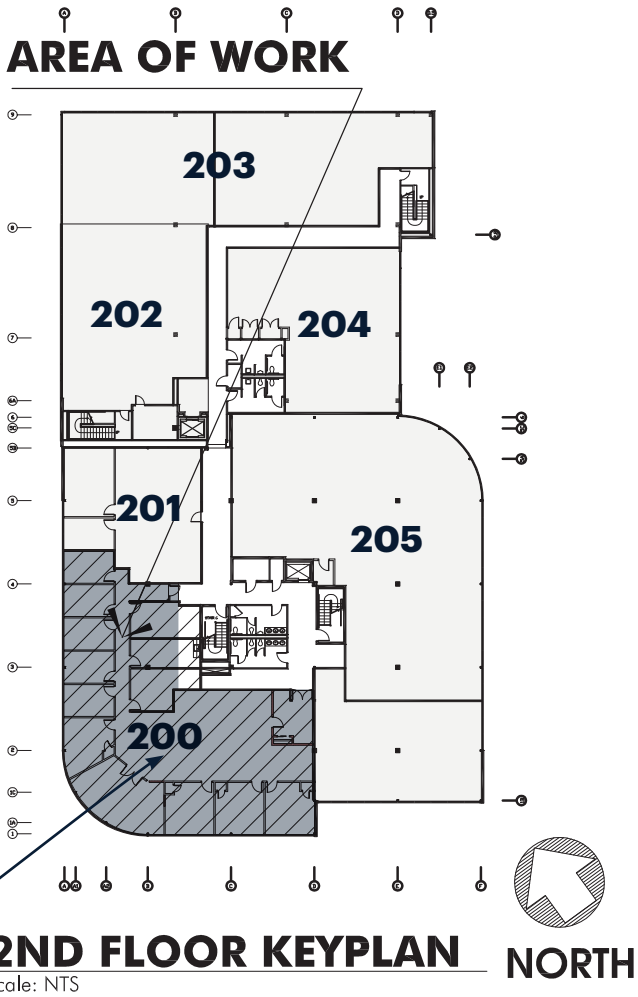
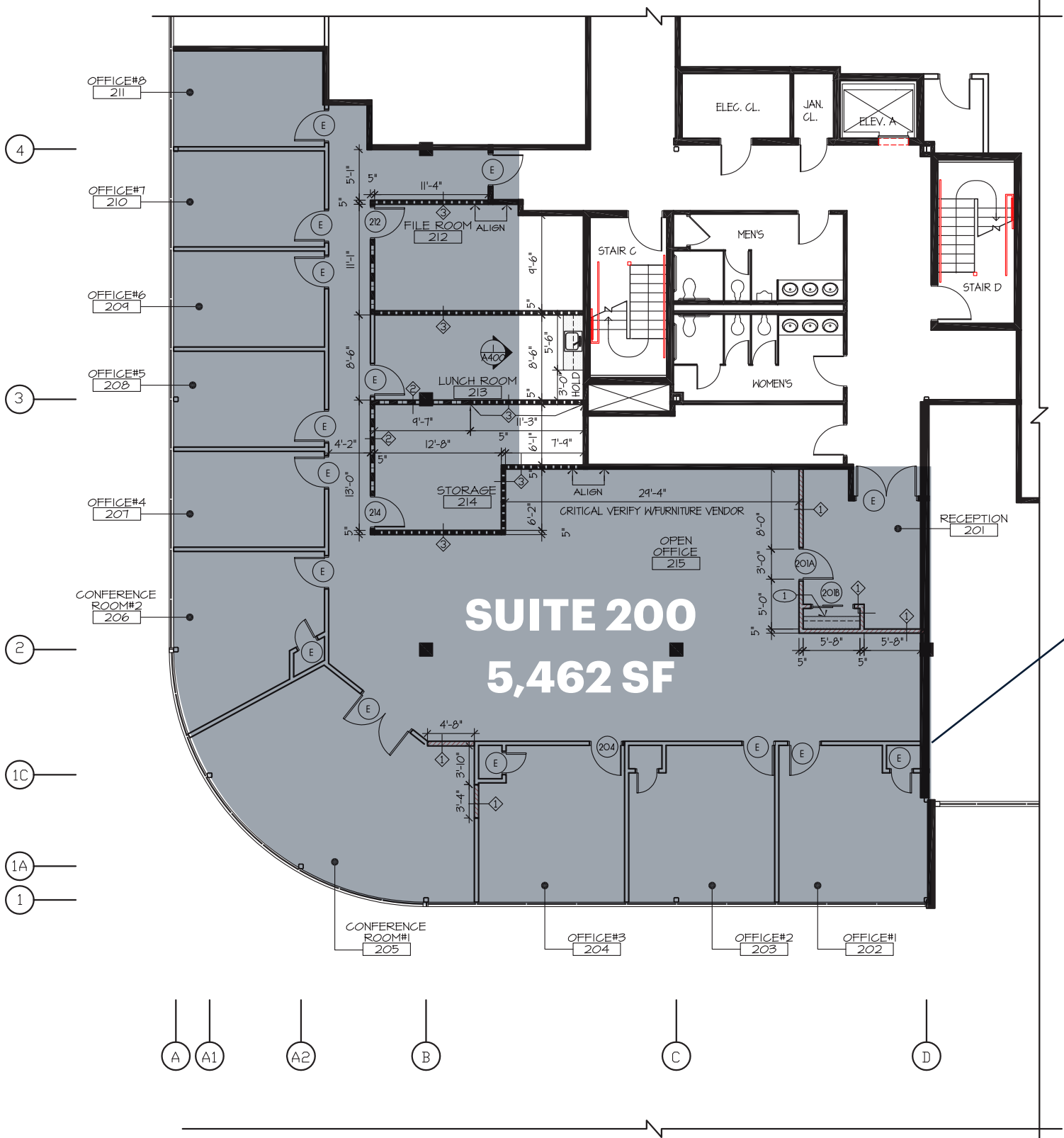
ZOOM AERIAL



347 MOUNT PLEASANT AVENUE

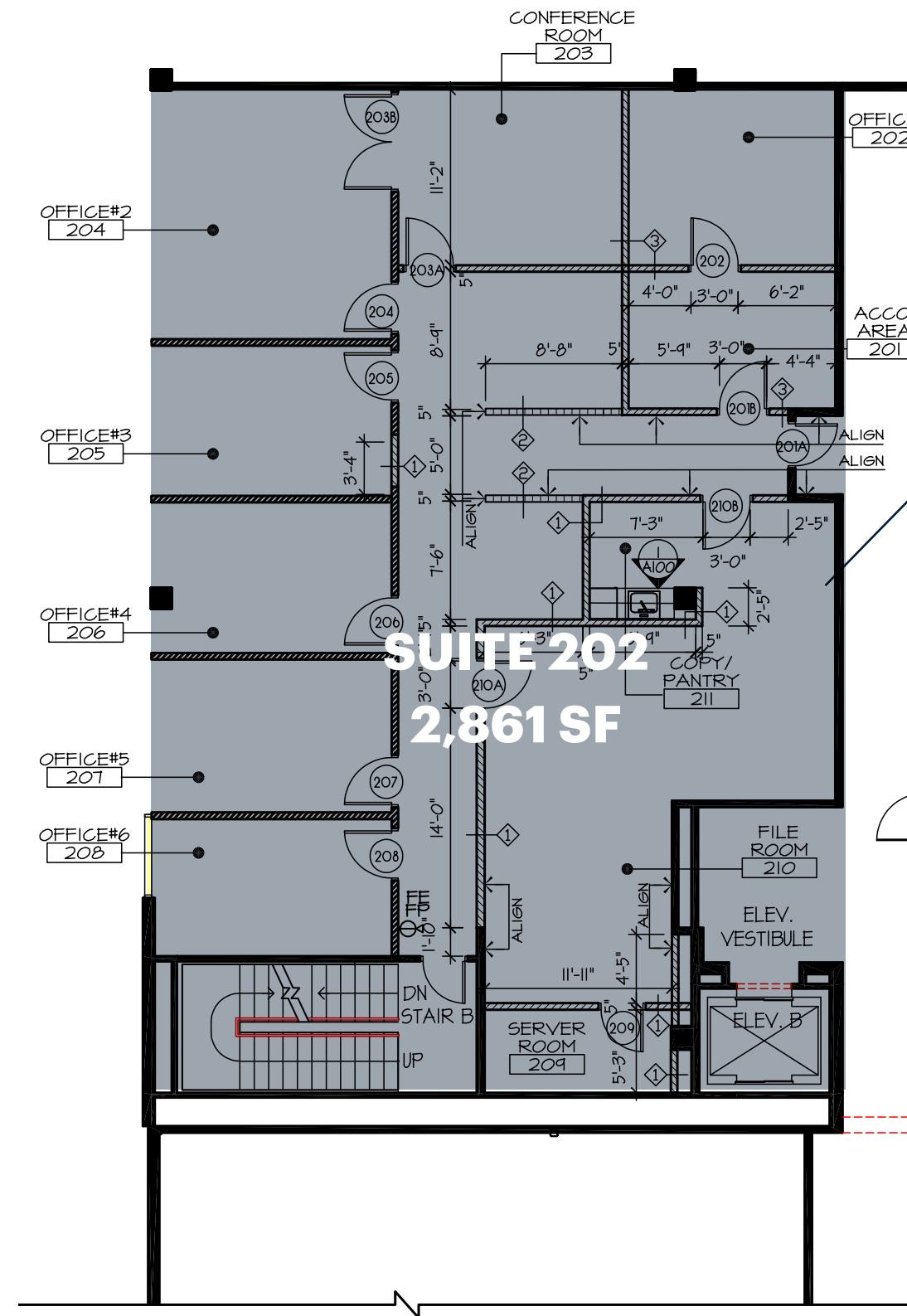
ESSEX COUNTY COUNTRY CLUB

SECOND FLOOR - FLOOR PLANS



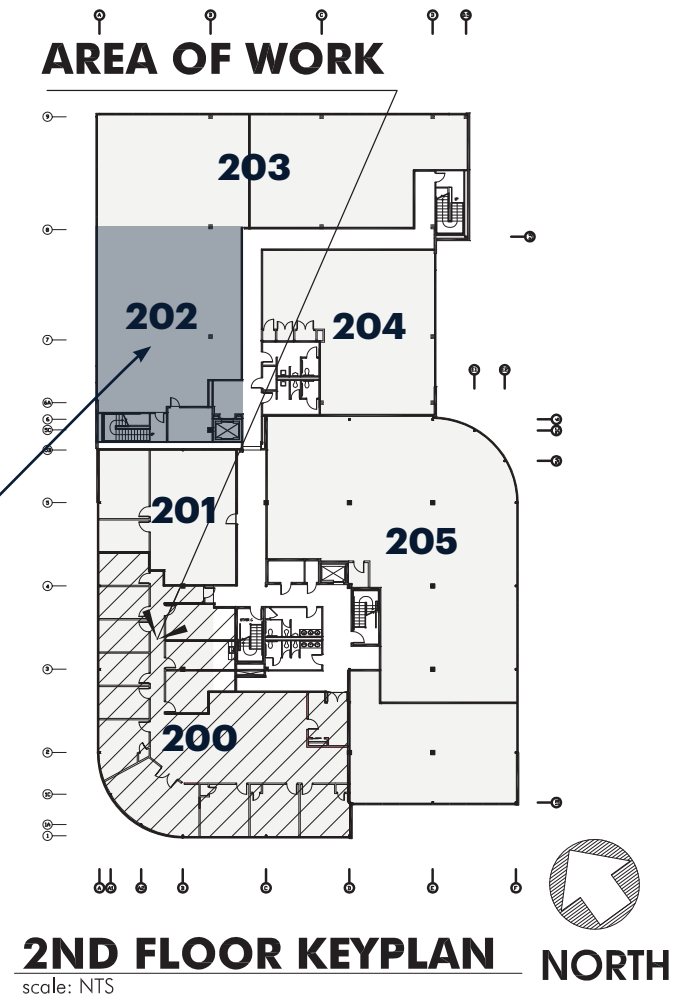
CONSTRUCTION PLAN
scale: 1/8"=1'-0"

SECOND FLOOR - FLOOR PLANS



CONSTRUCTION PLAN

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

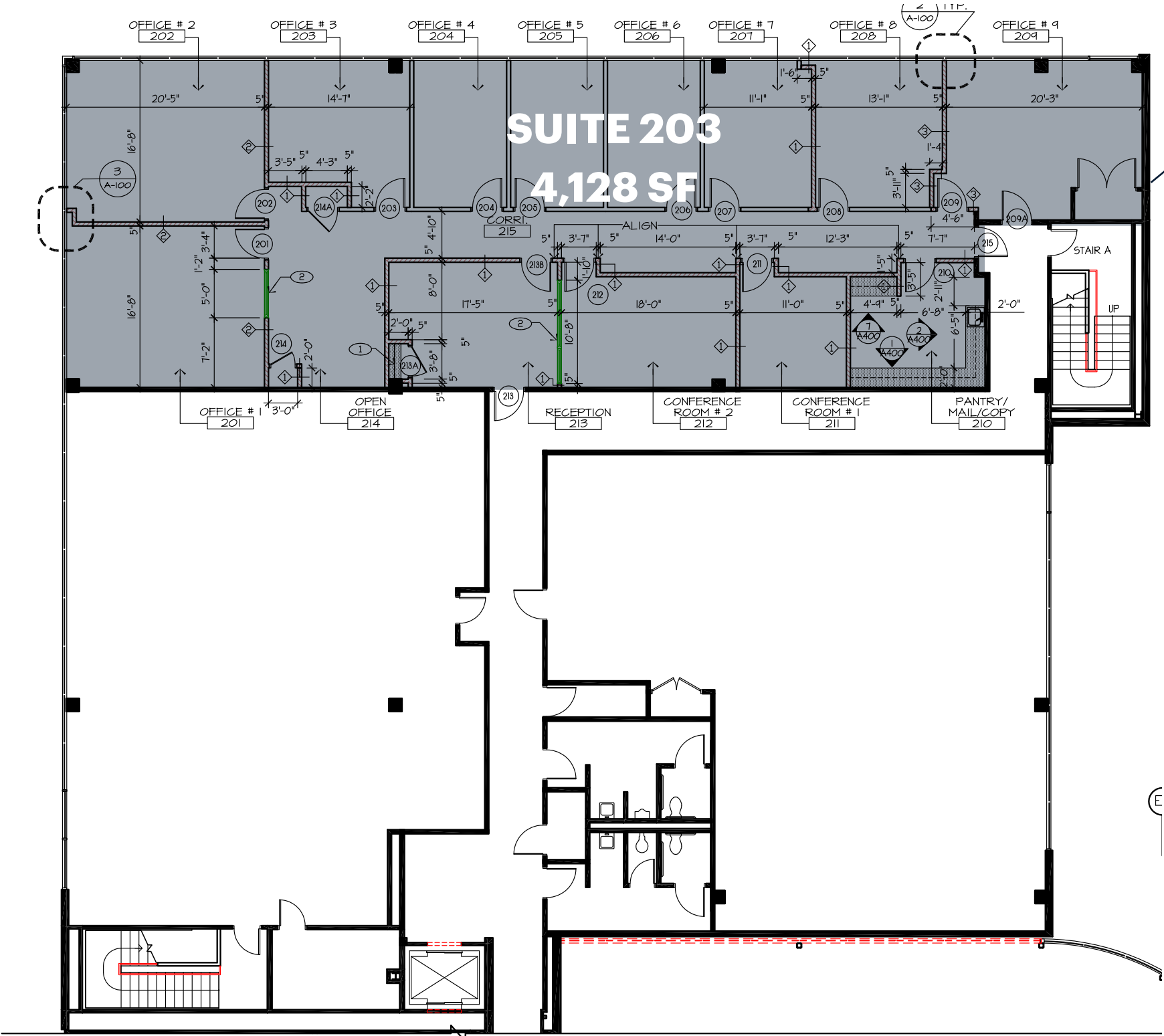


2ND FLOOR KEYPLAN

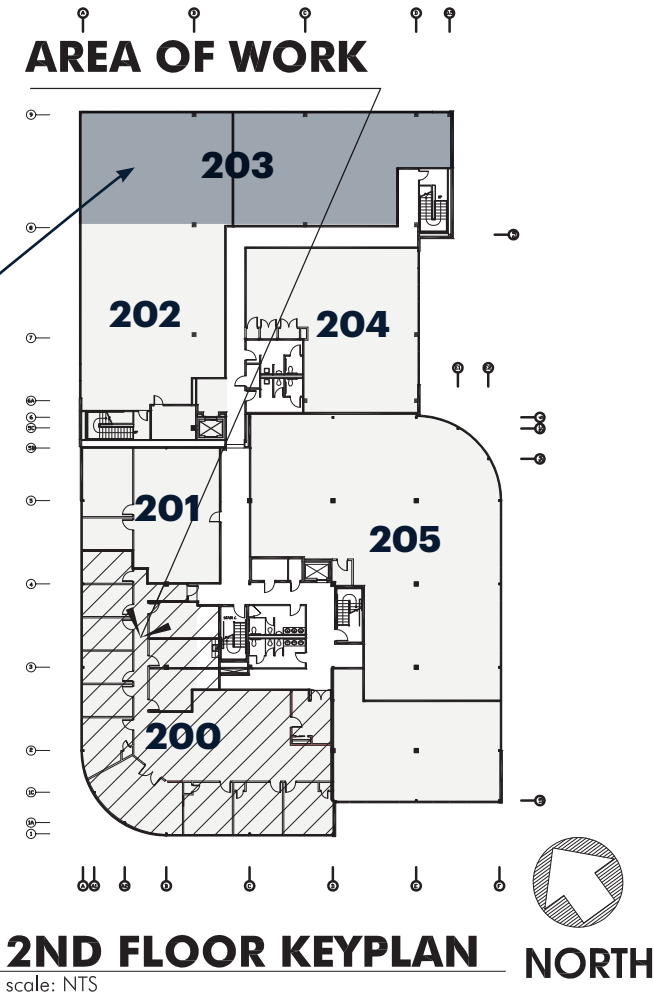
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NORTH

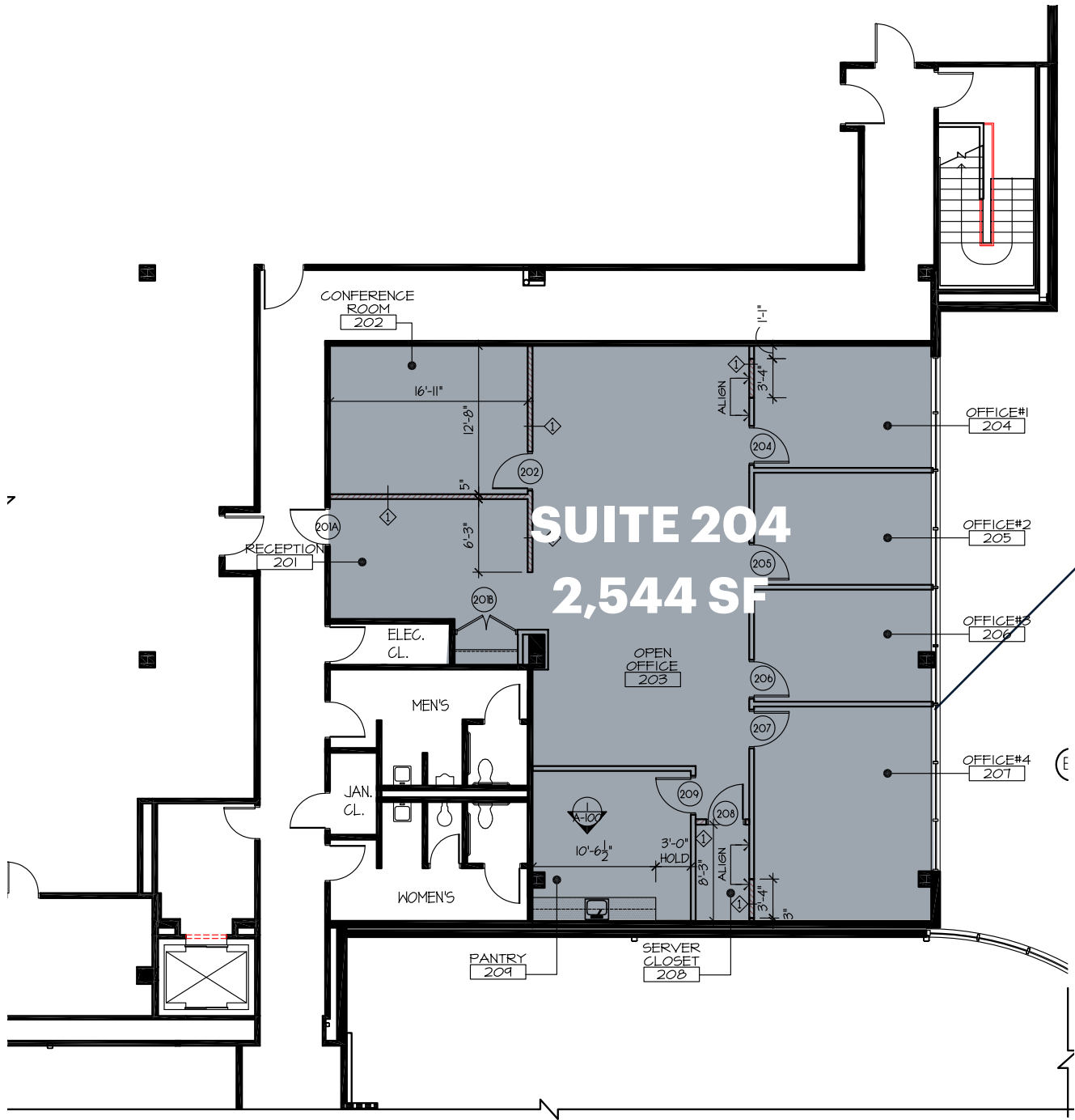
SECOND FLOOR - FLOOR PLANS



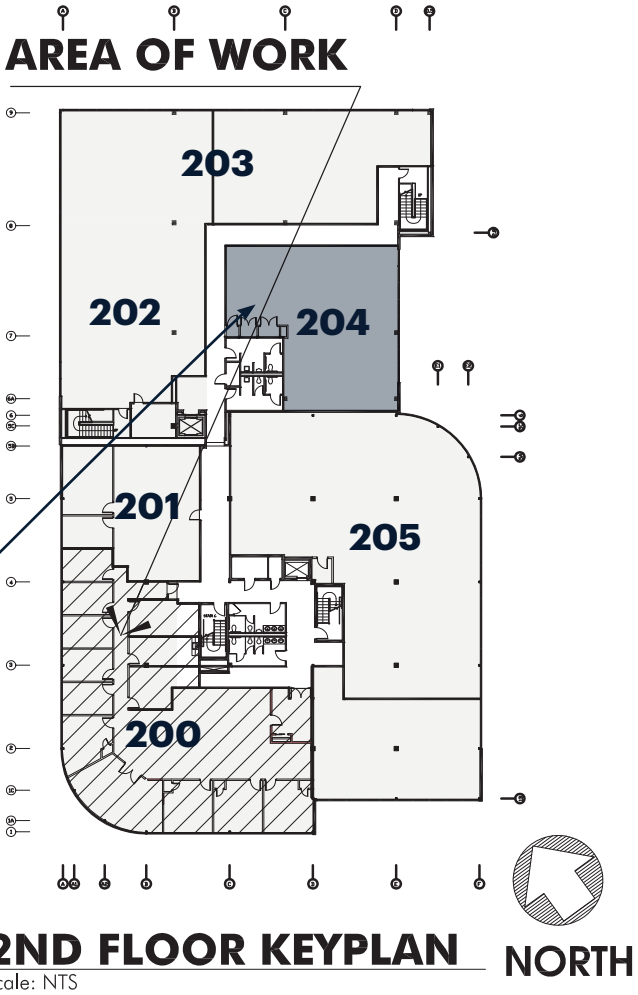
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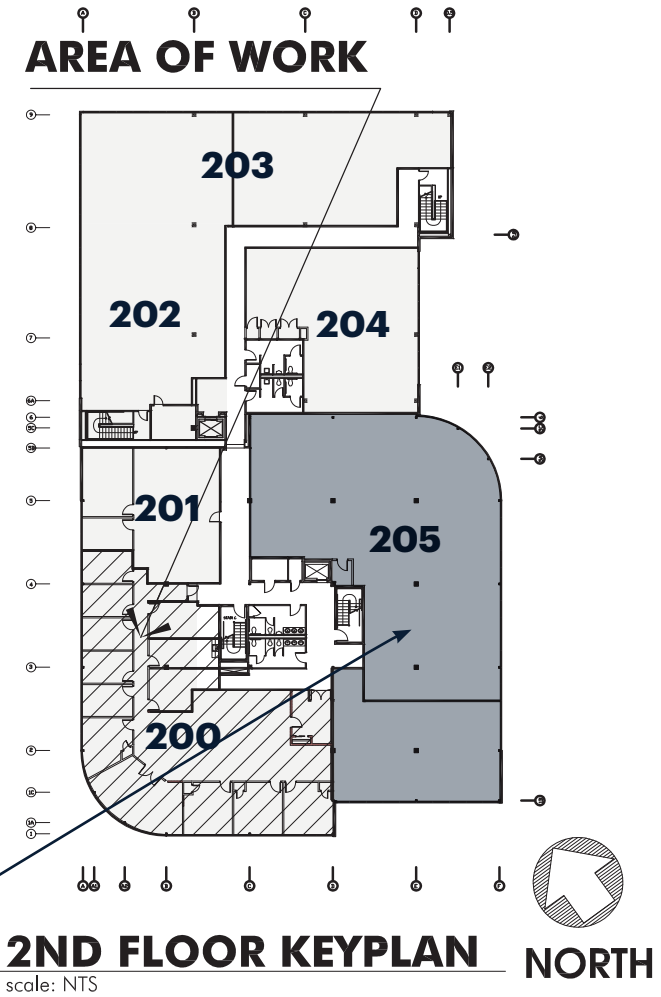
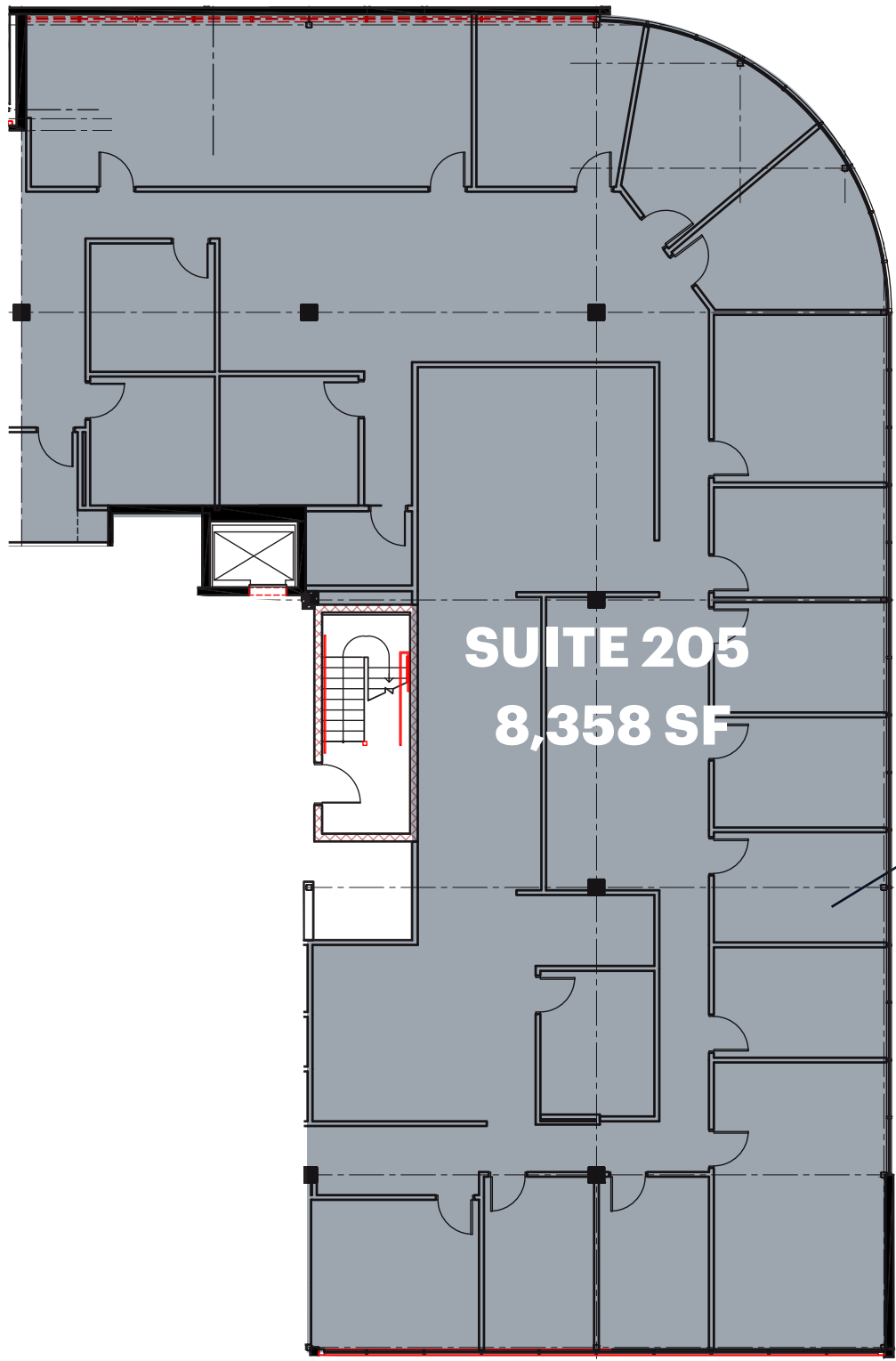
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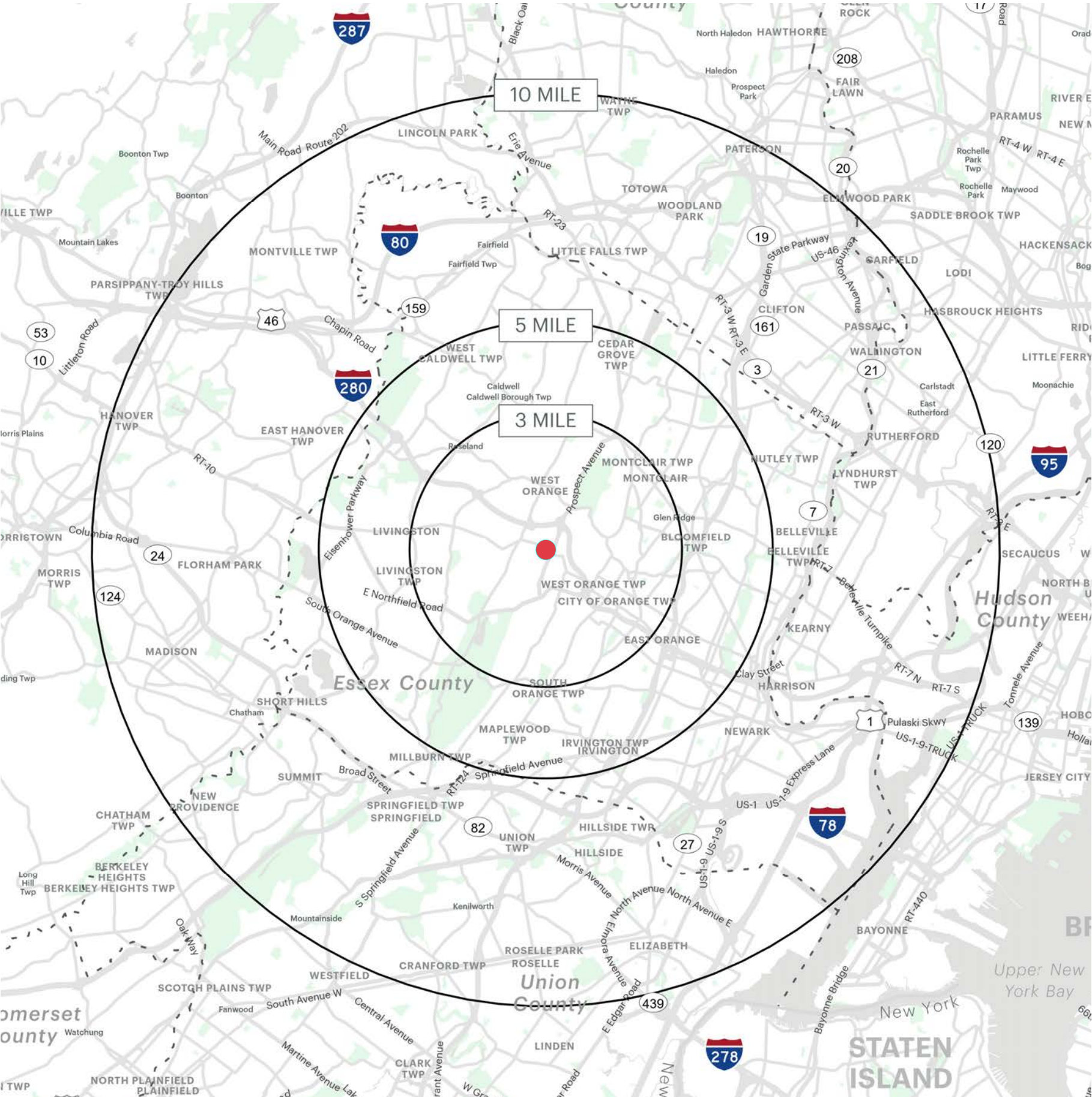
CONSTRUCTION PLAN
scale: 1/8"=1'-0"



SECOND FLOOR - FLOOR PLANS



AREA DEMOGRAPHICS



3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
167,948	5,181
HOUSEHOLDS	TOTAL EMPLOYEES
64,304	61,040
MEDIAN AGE	DAYTIME POPULATION (w/ 16 yr +)
40.4	144,427
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
49%	\$149,681

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
574,099	14,673
HOUSEHOLDS	TOTAL EMPLOYEES
213,965	181,520
MEDIAN AGE	DAYTIME POPULATION (w/ 16 yr +)
38.7	479,163
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
44%	\$133,953

10 MILE RADIUS

POPULATION	TOTAL BUSINESSES
1,793,355	60,874
HOUSEHOLDS	TOTAL EMPLOYEES
647,367	868,474
MEDIAN AGE	DAYTIME POPULATION (w/ 16 yr +)
38.4	1,785,714
COLLEGE GRADUATES (Bachelor's +)	AVERAGE HOUSEHOLD INCOME
44%	\$127,107

*2024 estimates

CONTACT EXCLUSIVE AGENTS

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