

**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



### PARKING



### 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

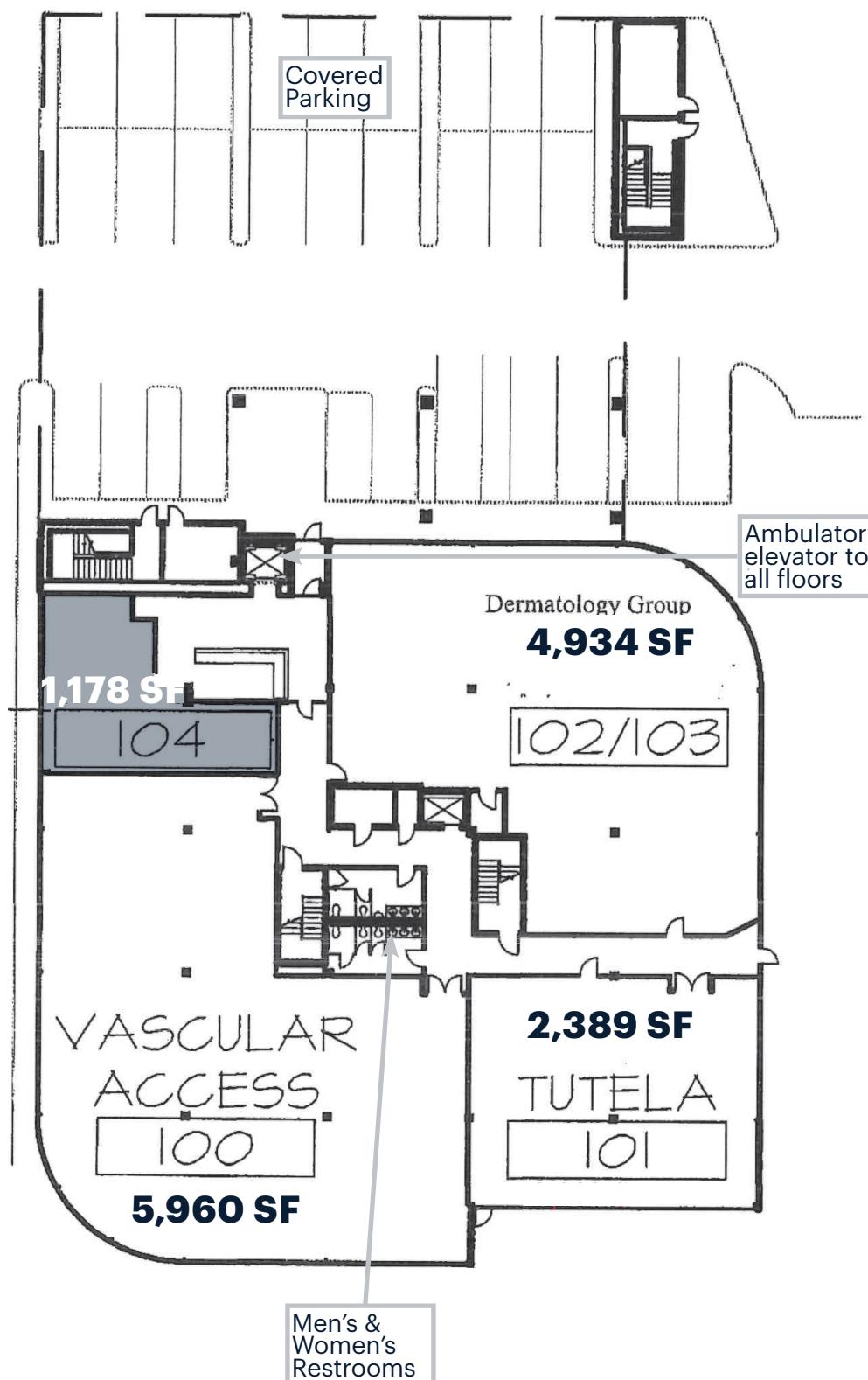
- Newly renovated Office/Medical building consisting of 50,462 SF
- State-of-the-art Ambulatory Surgery Center equipped with the latest technology, located on the third floor - 3 Class C operating rooms
- Great location - close proximity to restaurants, shopping, banking, medical, and LA Fitness
- Ample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



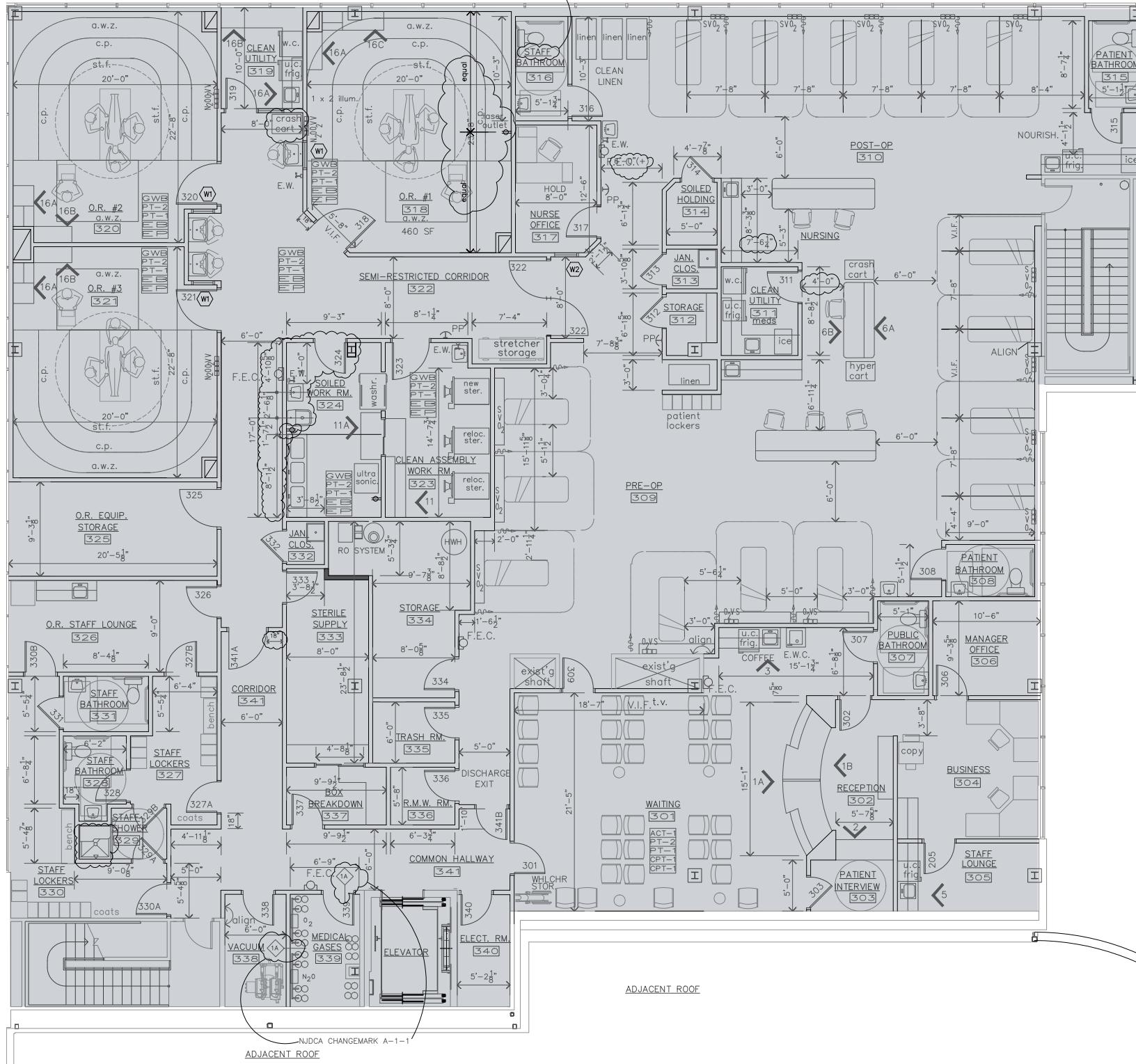
**SURGICAL CENTER (3 CLASS C OPERATING ROOMS) FOR OUTPATIENTS LOCATED ON THIRD FLOOR — AVAILABLE FOR USE BY SURGEONS IN THE BUILDING**



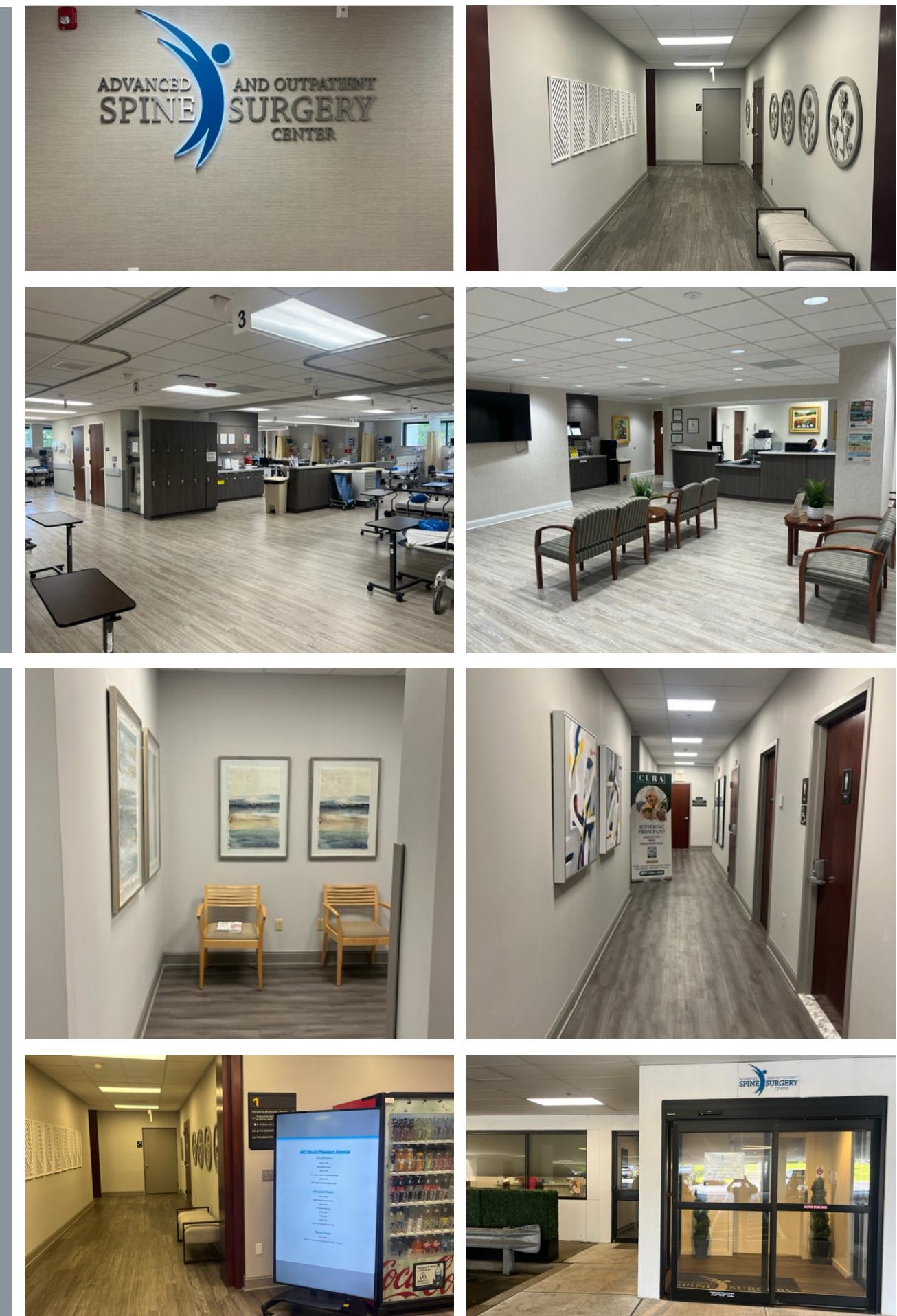
- THIRD FLOOR SURGICAL CENTER FLOOR PLAN
- INTERIOR PHOTOS OF SURGICAL CENTER
- LOBBY PHOTOS OF THE BUILDING

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

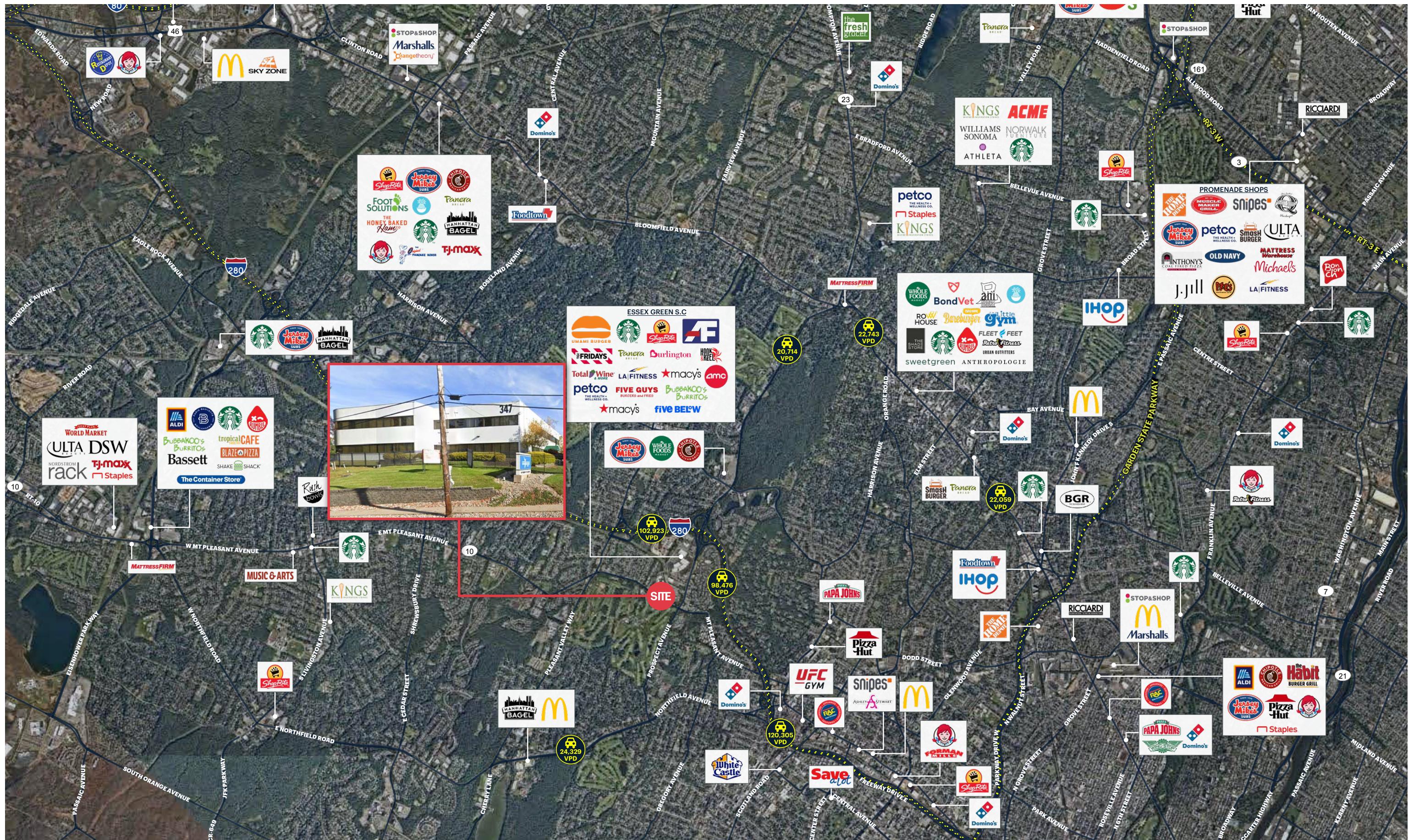
## 11,200 SF SURGICAL CENTER - 3 CLASS C OPERATING ROOMS



## ADVANCED SPINE AND OUTPATIENT SURGERY CENTER INTERIOR PHOTOS



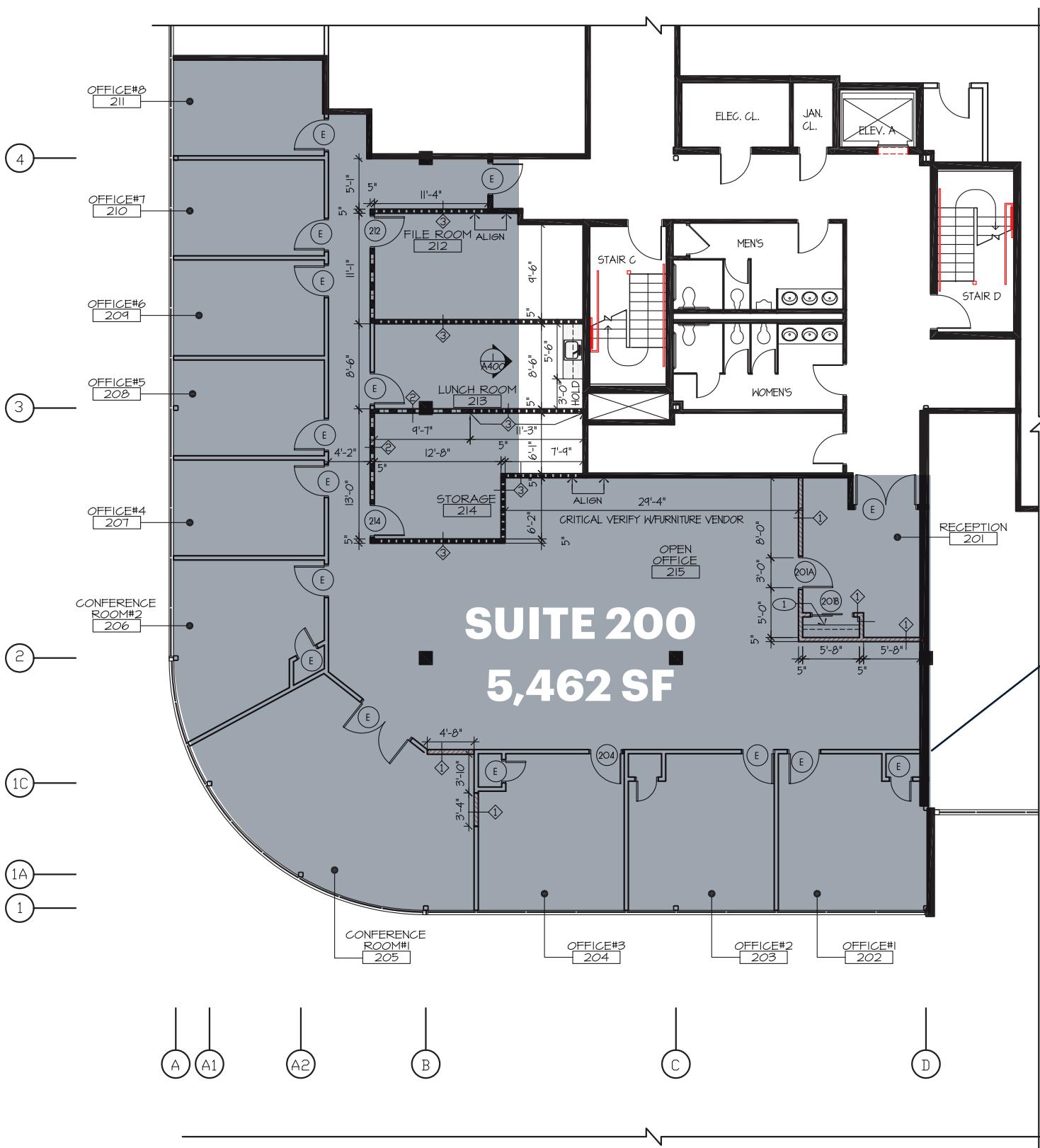
## AREA RETAIL FOR EMPLOYEES/VISTORS CLOSE BY



## ZOOM AERIAL



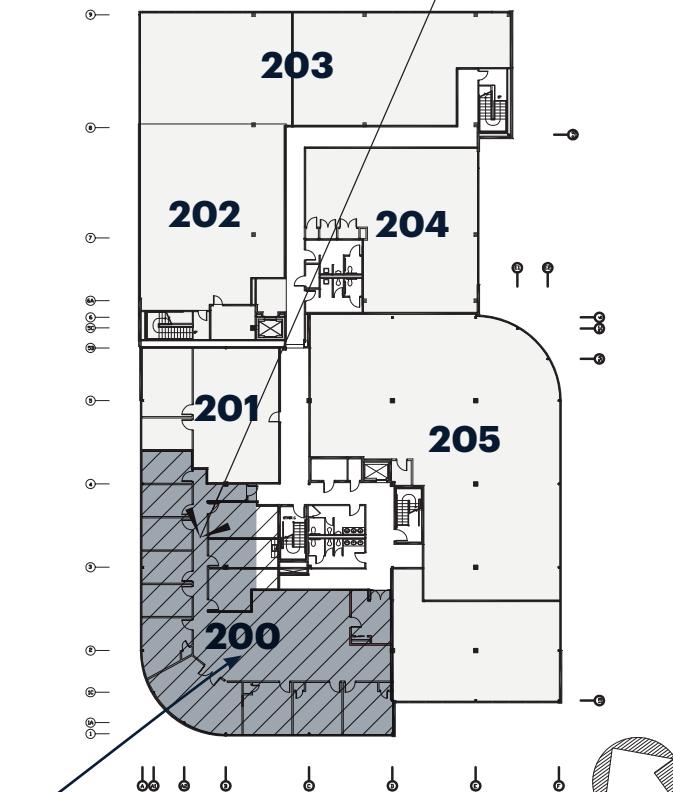
## **SECOND FLOOR - FLOOR PLANS**



# CONSTRUCTION PLAN

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

## AREA OF WORK

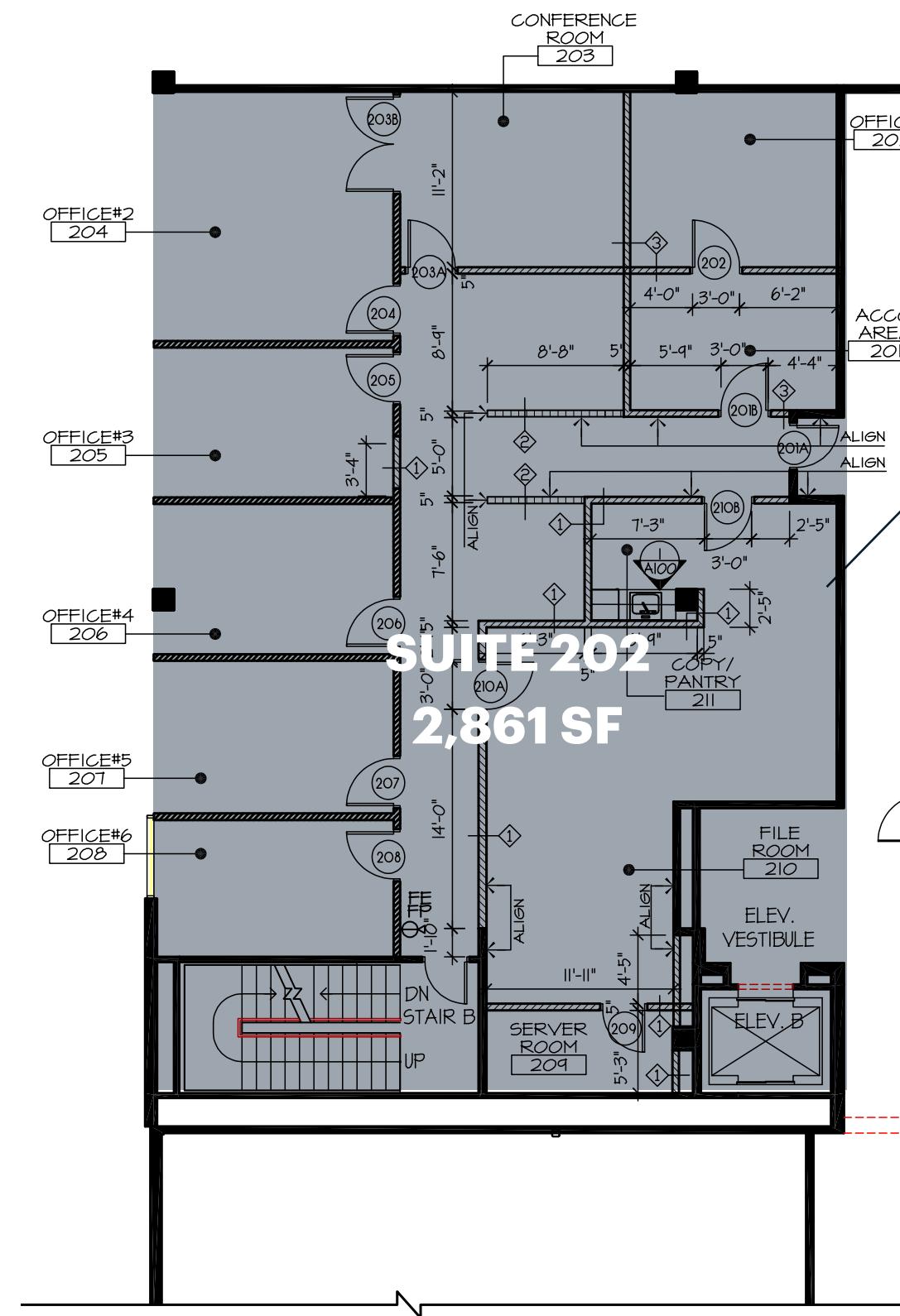


# 2ND FLOOR KEYPLAN

scale: NTS

NORTH

## **SECOND FLOOR - FLOOR PLANS**



## **CONSTRUCTION PLAN**

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

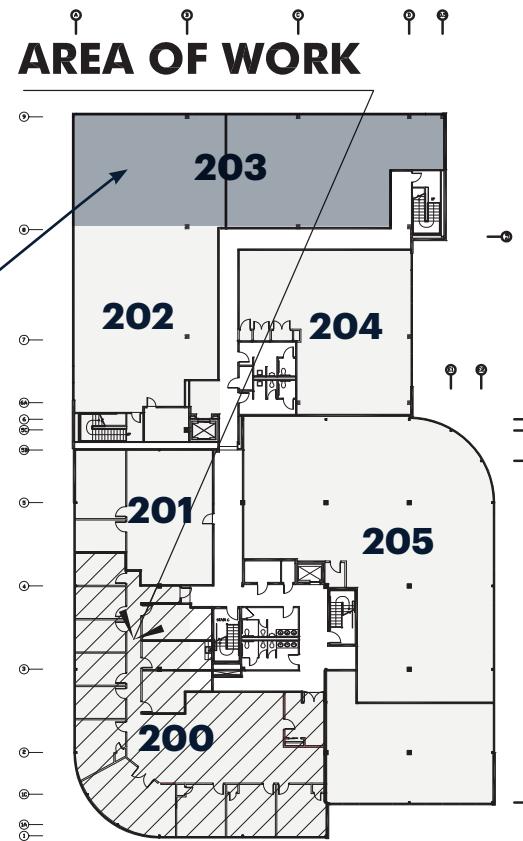
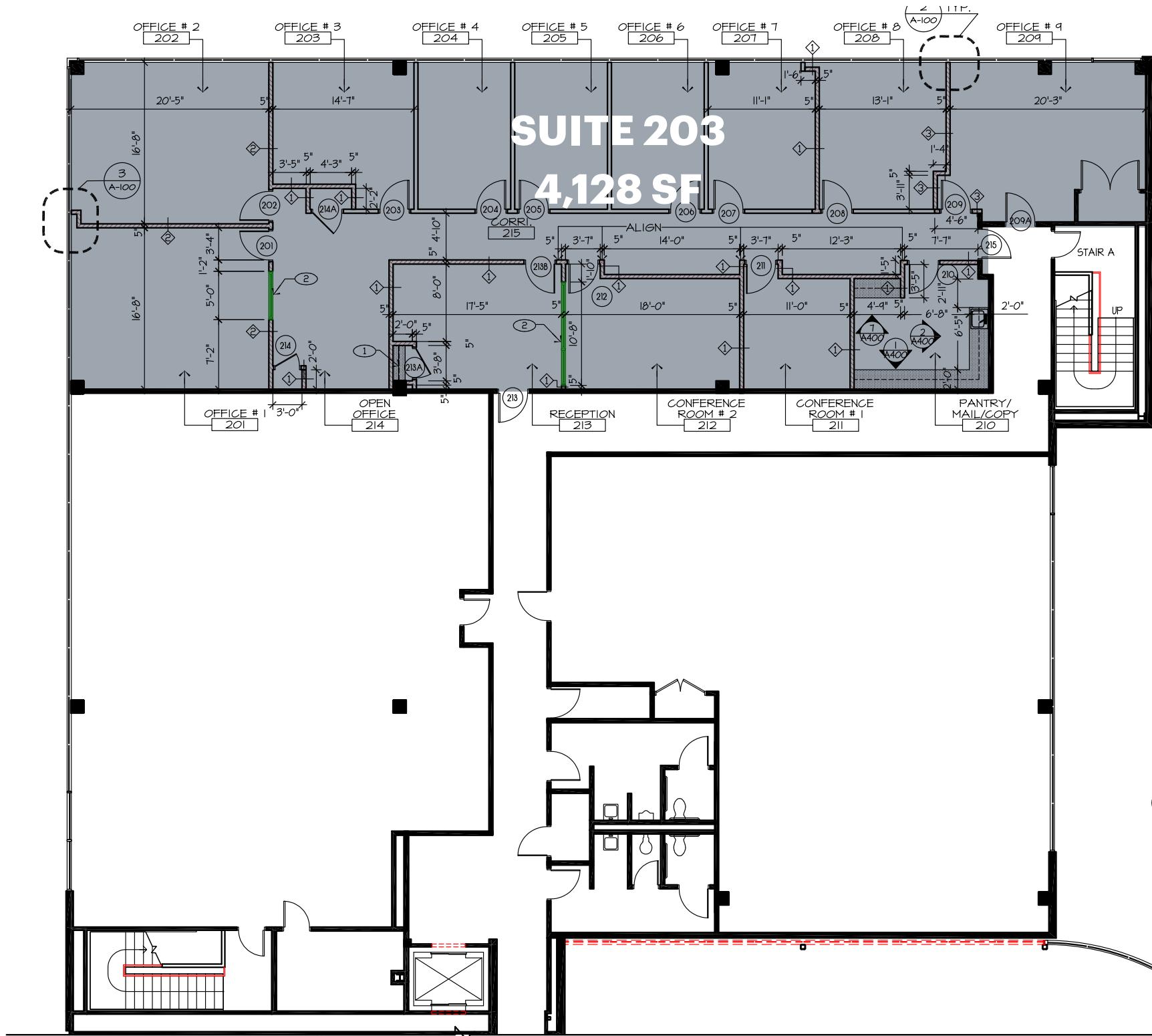
**AREA OF WORK**

**2ND FLOOR KEYPLAN**

scale: NTS

**NORTH**

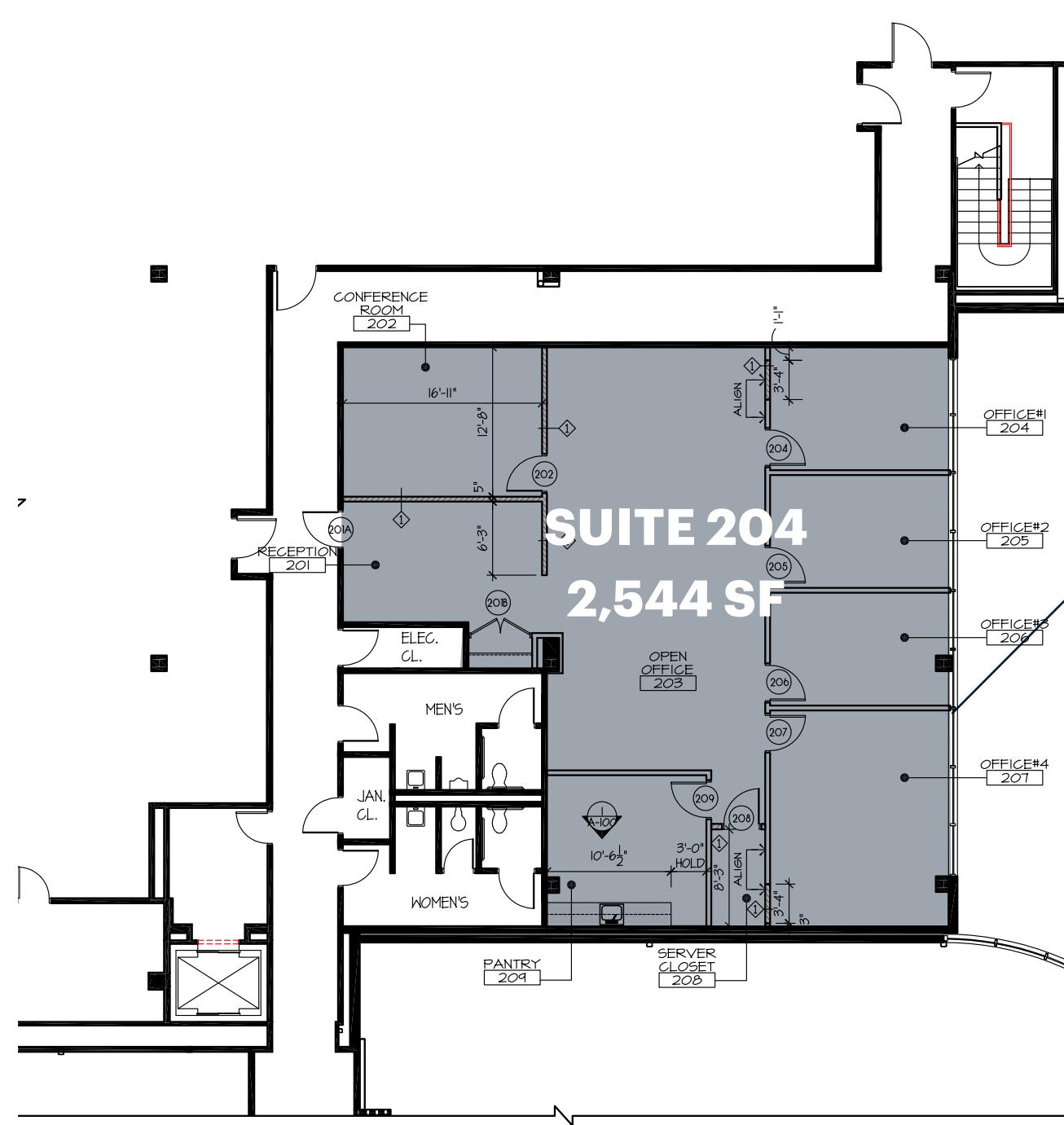
## SECOND FLOOR - FLOOR PLANS



**2ND FLOOR KEYPLAN** **NORTH**

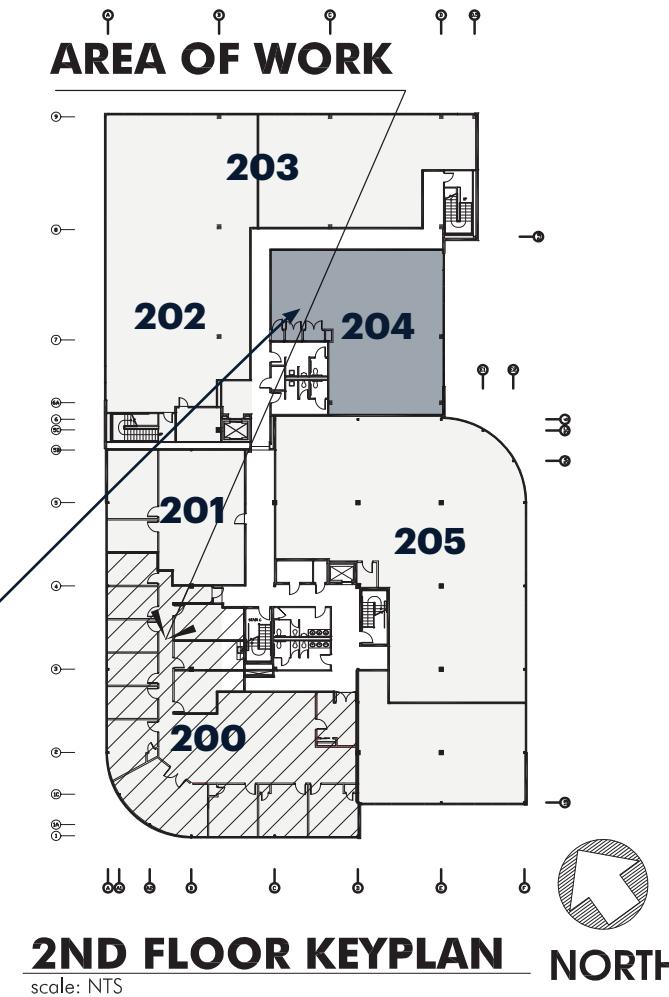
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## SECOND FLOOR - FLOOR PLANS

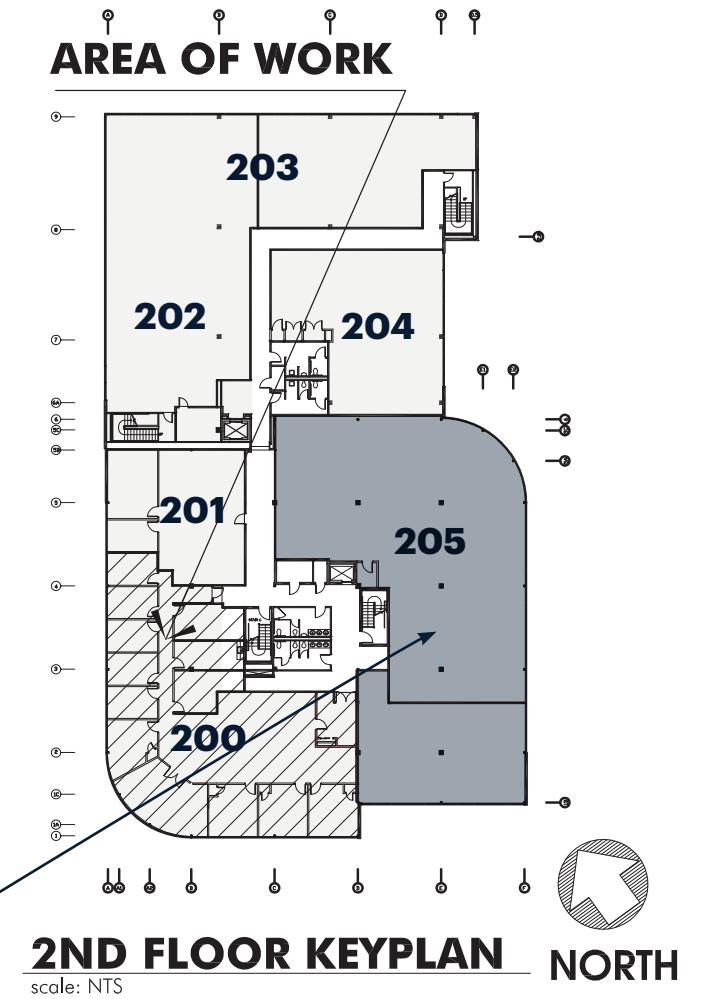
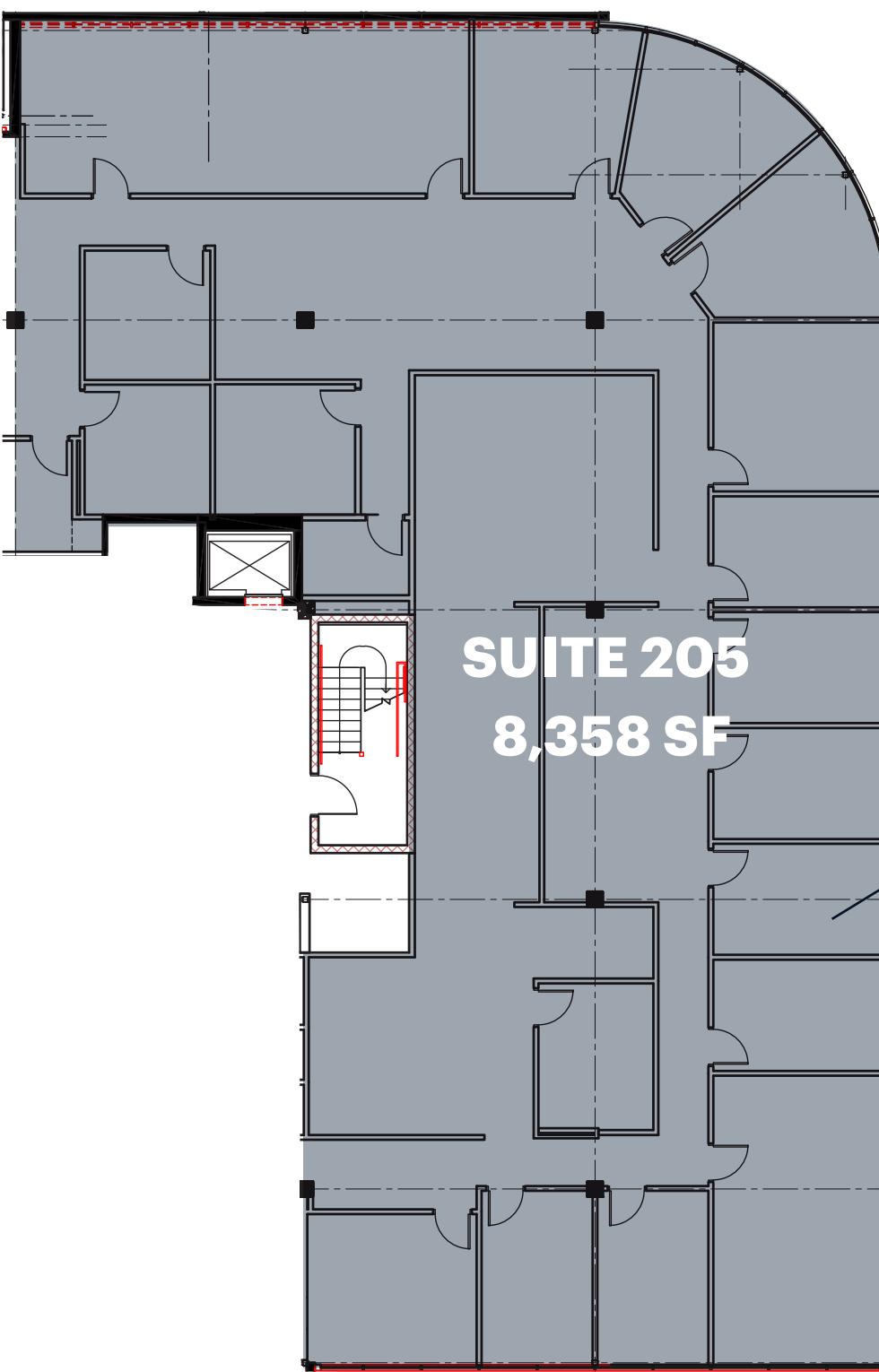


### CONSTRUCTION PLAN

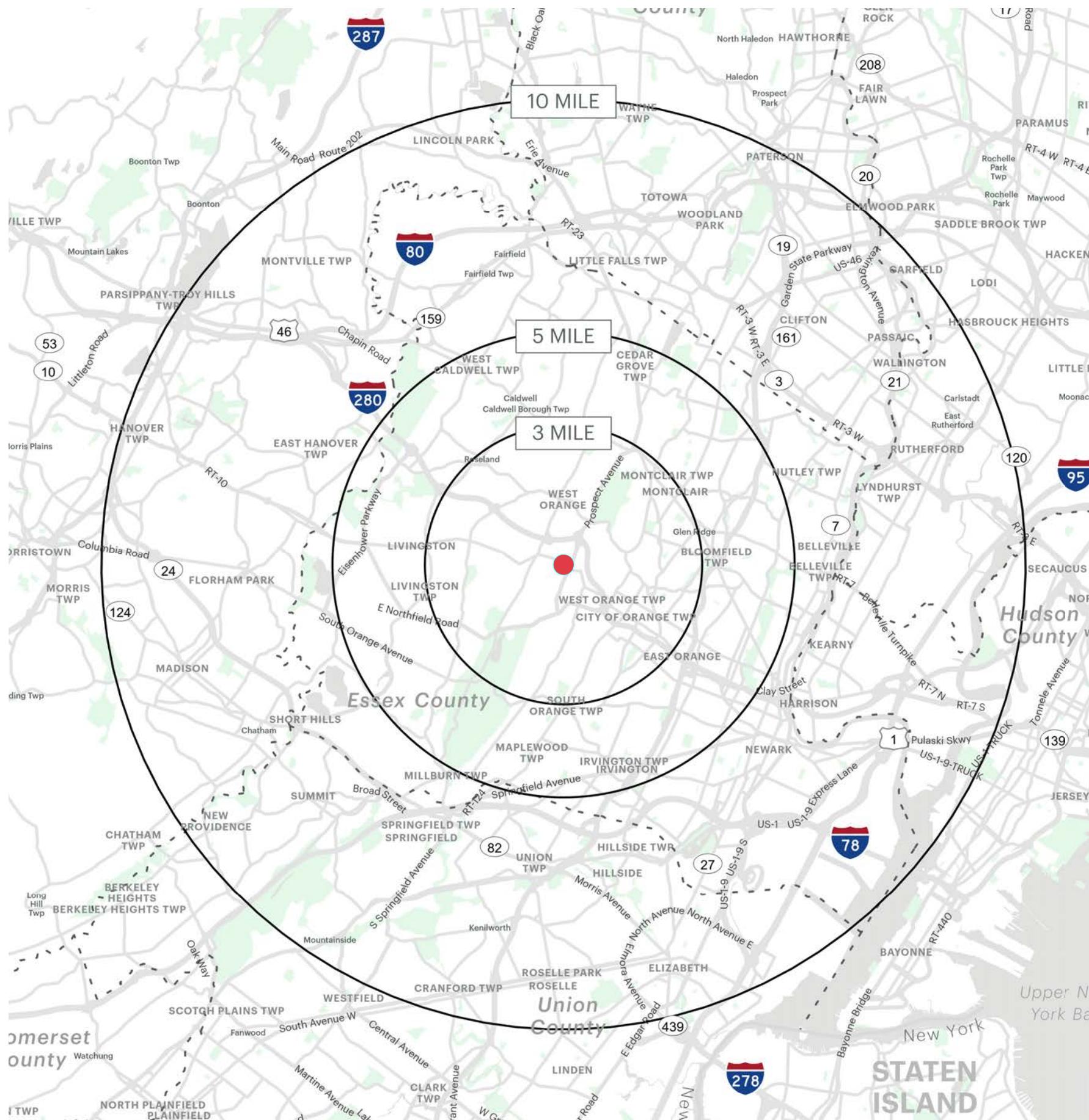
scale: 1/8"=1'-0"



## SECOND FLOOR - FLOOR PLANS



## AREA DEMOGRAPHICS



### 3 MILE RADIUS

#### POPULATION

167,948

#### HOUSEHOLDS

64,304

#### MEDIAN AGE

40.4

#### COLLEGE GRADUATES (Bachelor's +)

49%

#### TOTAL BUSINESSES

5,181

#### TOTAL EMPLOYEES

61,040

#### DAYTIME POPULATION (w/ 16 yr +)

144,427

#### AVERAGE HOUSEHOLD INCOME

\$149,681

### 5 MILE RADIUS

#### POPULATION

574,099

#### HOUSEHOLDS

213,965

#### MEDIAN AGE

38.7

#### COLLEGE GRADUATES (Bachelor's +)

44%

#### TOTAL BUSINESSES

14,673

#### TOTAL EMPLOYEES

181,520

#### DAYTIME POPULATION (w/ 16 yr +)

479,163

#### AVERAGE HOUSEHOLD INCOME

\$133,953

### 10 MILE RADIUS

#### POPULATION

1,793,355

#### HOUSEHOLDS

647,367

#### MEDIAN AGE

38.4

#### COLLEGE GRADUATES (Bachelor's +)

44%

#### TOTAL BUSINESSES

60,874

#### TOTAL EMPLOYEES

868,474

#### DAYTIME POPULATION (w/ 16 yr +)

1,785,714

#### AVERAGE HOUSEHOLD INCOME

\$127,107

\*2024 estimates

## CONTACT EXCLUSIVE AGENTS

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