

**825** Bloomfield Avenue  
Verona, NJ 07044

# 2,250 SF SUBLEASE MEDICAL OFFICE SUITE



## Property Features

- 2,250 SF suite available for sublease
- 2 Exam rooms
- 2 Procedure rooms (large exam rooms) with plumbing/cabinetry
- 3 Private offices
- Laboratory & nursing station
- 2 Private balconies & windows throughout
- 1 ADA restroom
- New construction with ample parking
- Shared spaces include: Waiting room, break room/kitchen with sink & cabinetry, photo room, delivery/storage, and private restroom
- Surrounding hospitals include: Family Practice Associates (0.2 mi.), Vanguard Medical Group (1.4 mi.), Essex County Hospital Center (2 mi.), Mountainside Medical Center (3.2 mi.), Clara Maass Medical Center (5.7 mi.), St. Joseph's Regional Medical Center (6 mi.), not including urgent cares, dentists, & clinics nearby.

## FOR MORE INFORMATION

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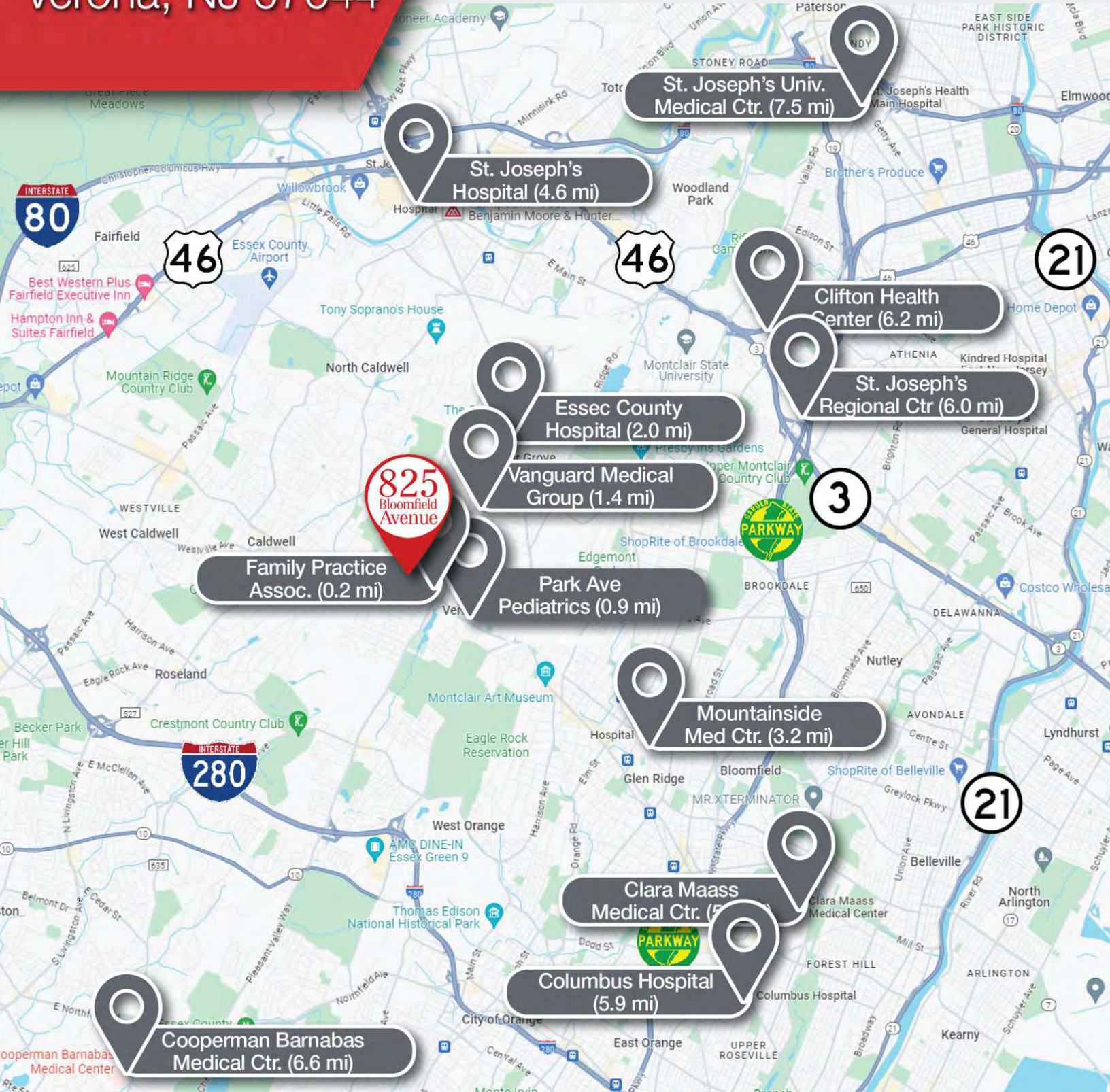
### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Logistics • Government Services • Healthcare • Tenant Representation • Cold Storage • Investment Services

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson

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# NEARBY HOSPITALS



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# PROPERTY SUMMARY



## Offering Summary

Lease Rate:	Inquire for Pricing
Available SF:	2,250 SF
Lot Size:	1.2 Acres
Building Size:	20,000 SF

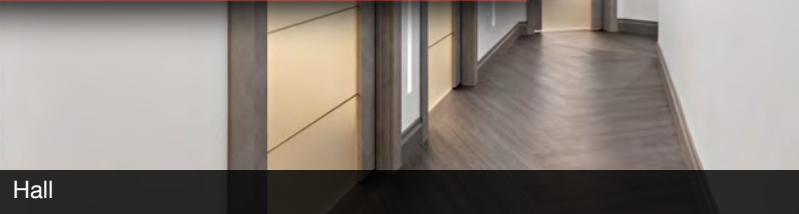
## Demographics

	1 Mile	3 Miles	5 Miles
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Total Households	5,462	39,508	126,090
Total Population	14,714	103,073	333,201
Average HH Income	\$203,662	\$213,720	\$168,754

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# ADDITIONAL PHOTOS



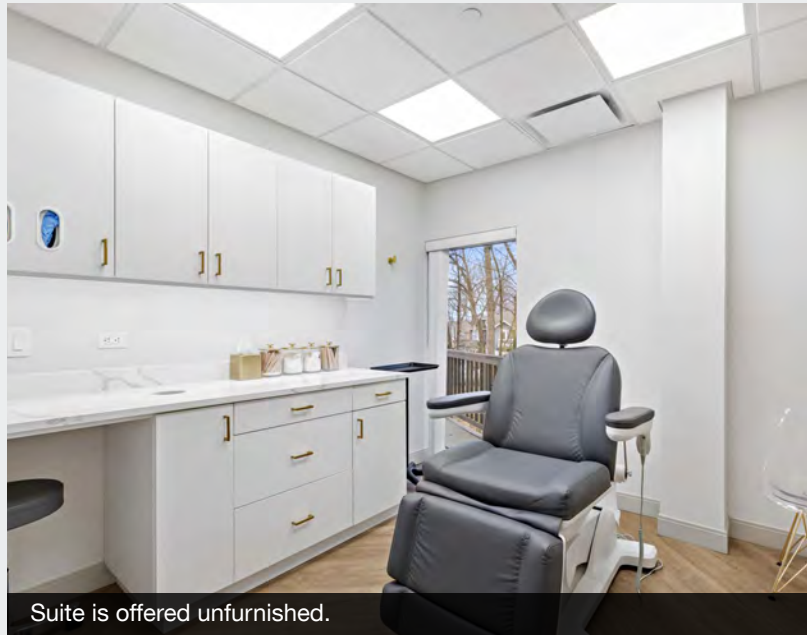
Hall



Balcony



Reception



Suite is offered unfurnished.



Reception



Balcony

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# ADDITIONAL PHOTOS



Hall/Nurse's Station



Suite is offered unfurnished.

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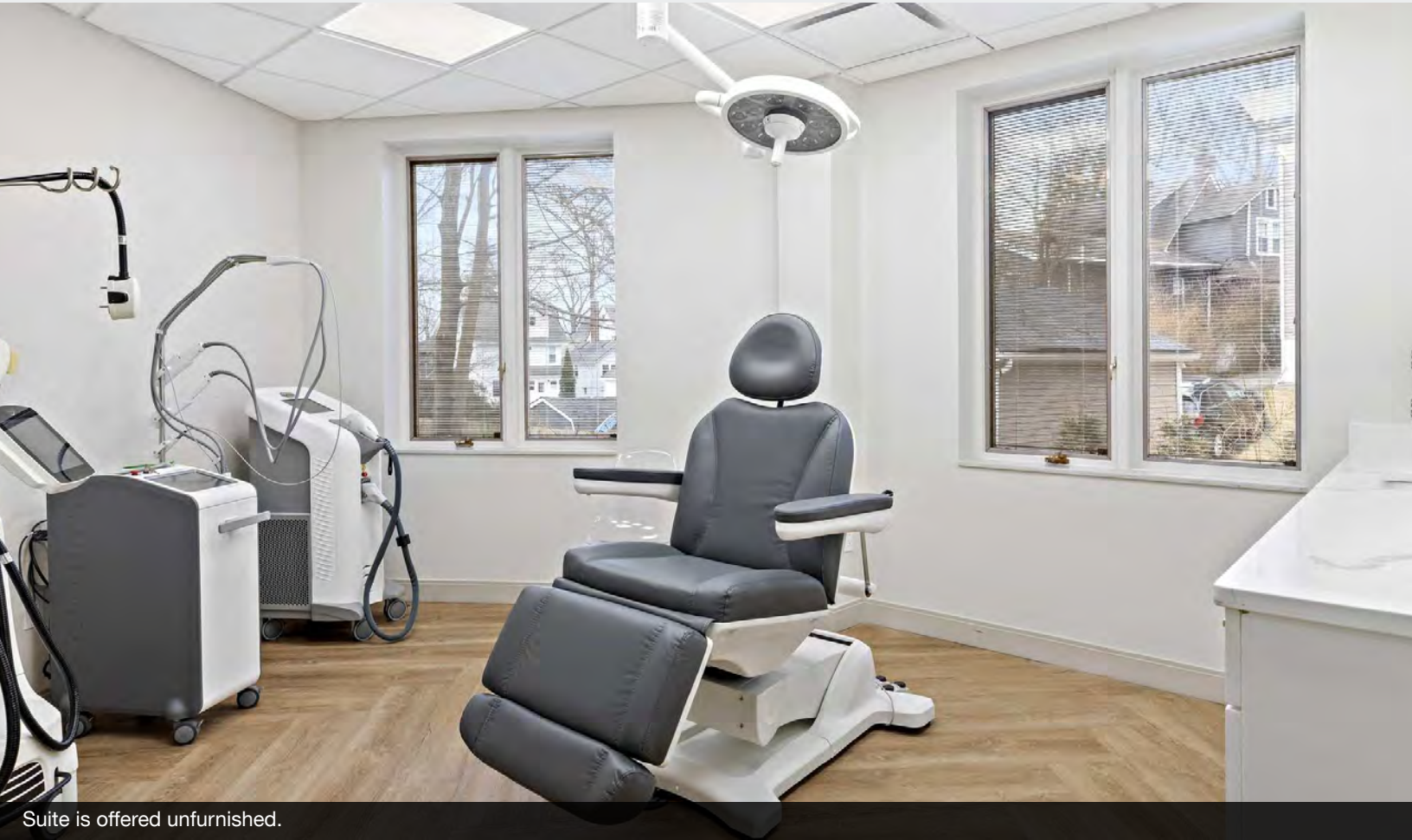
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Hall/Nurse's Station



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