

265 Ackerman Avenue
RIDGEWOOD, NEW JERSEY



1,565 SF
MEDICAL OFFICE
FOR LEASE

Property Features

- 1,565 SF second floor medical suite
- 9,242 SF two-story building
- Parking available - best for appointment-driven practices
- Existing medical tenancy provide professional synergy
- \$25 PSF gross (taxes/CAM included)

Capital Improvements

- New roof (2021)
- Upgraded LED lighting throughout (2019)
- Newer HVAC rooftop units
- Pressure washing, freshly painted doors, canopy and columns
- Repaved parking lot to enhance aesthetics and safety

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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

AERIAL & ROAD MAP

265 Ackerman Avenue Ridgewood, New Jersey



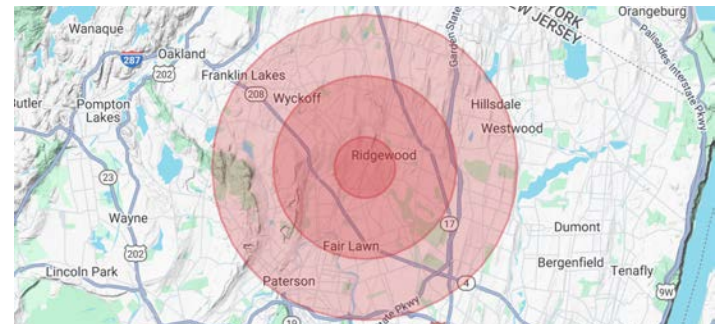
Location Description

A 1,565 SF office/medical space meticulously maintained and professionally upgraded medical office suite on the second floor of a two-story building in Ridgewood. Ideal for outpatient providers seeking an efficiently laid-out facility with modern amenities and proximity to major healthcare hubs.

Nearby Healthcare Amenities: Valley Health System, Valley Hospital, Surgicare, urgent care centers and pharmacies.

Property Description

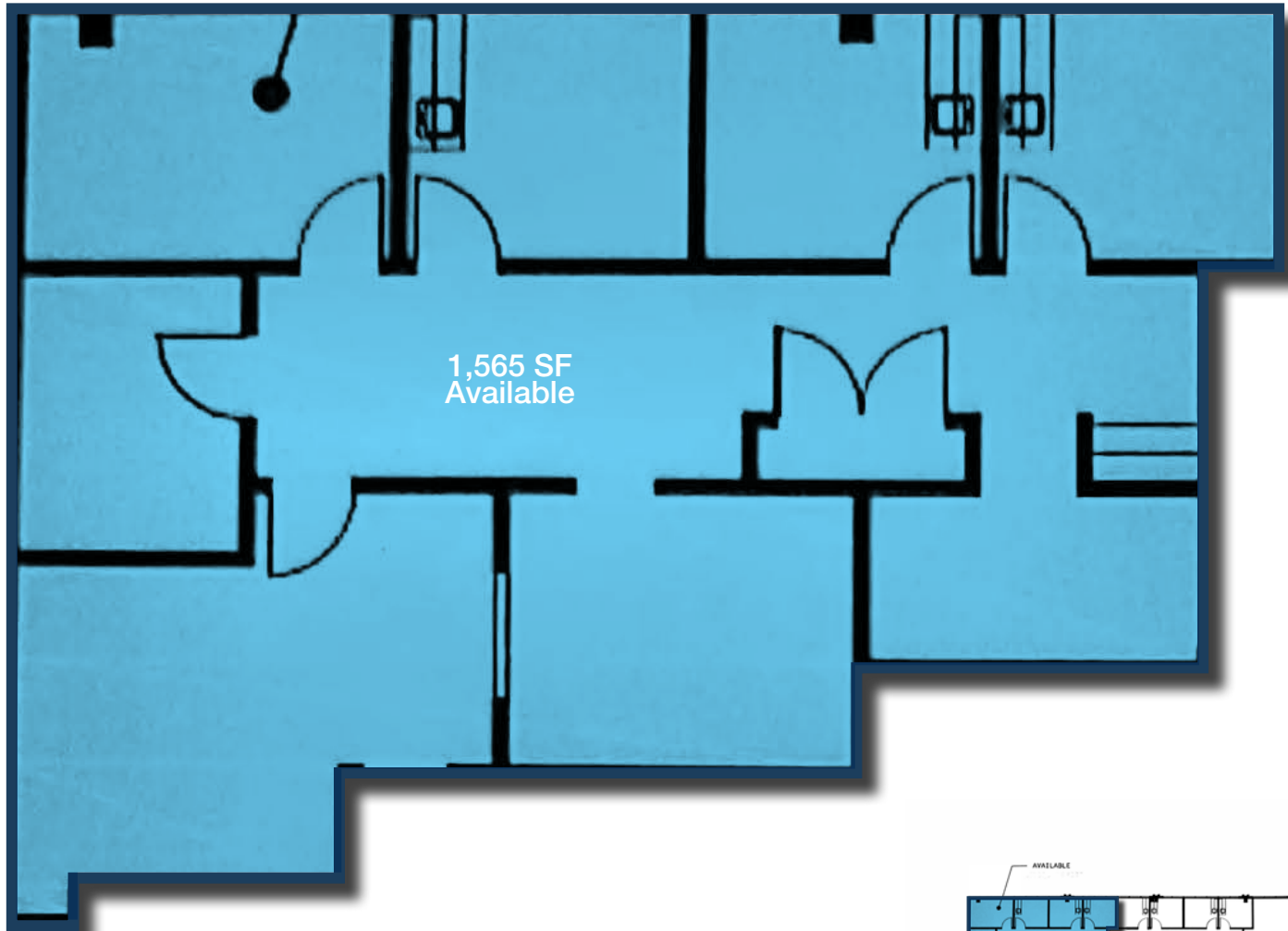
Nestled in the heart of Ridgewood, this second-floor medical suite boasts seamless access to the Ridgewood outpatient hub at Valley Health System's campus. The proximity to Valley Hospital complements any medical practice with a trusted referral partner. This location also benefits from a broad care network of walk-in clinics, fast-access urgent care centers and in-home care, as well as local pharmacies for additional service convenience.



Demographics	1 Mi.	3 Mi.	5 Mi.
Total Households	5,129	41,956	120,866
Total Population	14,790	120,413	359,288
Average HH Income	\$251,325	\$209,948	\$162,829

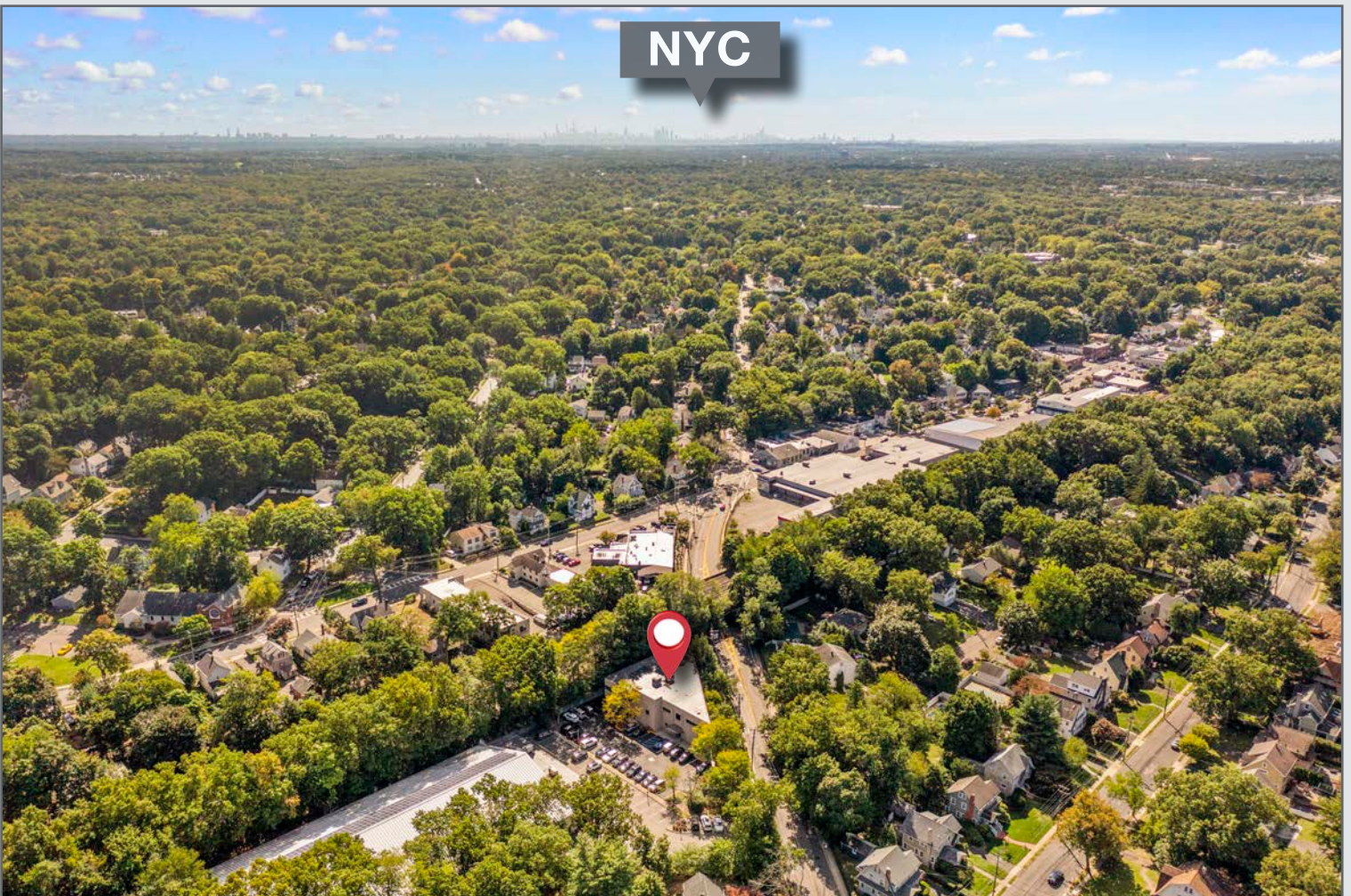
1,565 SF FLOOR PLAN

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PROPERTY PHOTOGRAPHS

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265 ACKERMAN AVENUE	
TMS CENTER OF RIDGEWOOD	201
DAVID N. ROSENFELD, M.D., P.A.	202
PSYCHIATRY, PSYCHOTHERAPY BIOFEEDBACK	
DAVID N. ROSENFELD, M D	
ADRIAN T. ZISU, M.D.	
CRAIG BYERS, LCSW	
LIVIA A. MCGINNIS, M.P.S.	
AZI AHMADI, MS RD CDN CDE	202
NUTRITIONIST, CERTIFIED DIABETES EDUCATOR	
GARDEN STATE SPEECH THERAPY	203
RIDGEWOOD PEDIATRICS	204
EWA DZIARMAGA, M.D.	
JOANNA GALLEGOS, M.D.	

PROPERTY PHOTOGRAPHS

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