

# Lease/ Sale

## Medical Office Condo - 2,840 SF



One of the Area's Premier Buildings  
**17 Arcadian Avenue**  
**Paramus, NJ**

Located right off Rte 4, close to Rtes 17, 208, 80, GSP

*Sunny offices, corner unit, 4 exam rooms  
**Operating room**, recovery room, 2 baths  
2 offices, conference room, reception  
Built for **plastic surgeon**, any medical use  
is okay. Separately metered*

*Soaring atrium in building lobby  
Abundant parking, some covered  
Management/Brokerage on site  
**Reasonable condo fees & taxes**  
Beautifully landscaped property*

**Exclusive Agent**  
**Eli Cohen Real Estate, LLC**  
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**"The Professionals"**