

OPPORTUNITY TO SIGNIFICANTLY REDUCE BUILDOUT TIMELINE & UPFRONT CAPITAL VERSUS NEW CONSTRUCTION

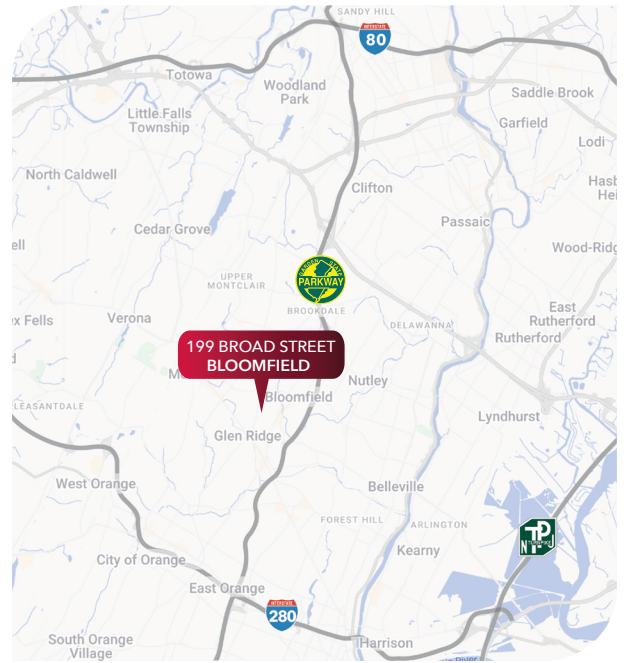


TWO MEDICAL SUITES OFFERING DISTINCT CLINICAL CONFIGURATIONS IDEAL FOR:
OPHTHALMOLOGY | ENT | DERMATOLOGY | PAIN MANAGEMENT | NEUROLOGY | SPECIALTY MEDICAL USERS

PROPERTY OVERVIEW

BUILDING SF:	15,000 SF
AVAILABLE SF:	1 ST Floor: 1,250 SF 2 ND Floor: 2,000 SF
ASKING RATE:	\$24.00 PSF + utilities

- KEY FEATURES:**
- Two medical suites offering distinct clinical configurations for a range of outpatient users.
 - 2,000 SF specialty medical suite with existing testing, procedure, and patient flow infrastructure (originally built for ophthalmology).
 - 1,250 SF flexible medical suite with multiple large exam rooms suitable for general medical, therapy, or chiropractic users.
 - Existing medical infrastructure helps reduce construction timeline and upfront capital versus building new medical space.
 - Ownership open to modifying layouts to support specialty-specific clinical needs.
 - Located within an established outpatient medical corridor with demonstrated patient demand.



EASY ACCESS TO:

- Garden State Parkway
- NJ Turnpike
- Interstate 80
- Interstate 280

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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› 1,250 SF
› 2,000 SF

PROPERTY PHOTOS



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