

**MANY NEW BUILDING
IMPROVEMENTS!**

**Space Available for Immediate Occupancy:
ONLY 1,533 SF & 1,857 SF REMAINING**

Upper Level:

- 1,857 RSF (Suite 3100)
- 1,533 RSF (Suite 3600)
- 526 RSF (Storage or Office Space, No Windows)

Asking Rental Rate:

\$22.00 Gross SF + TE

Property Highlights

- Three story 45,368 SF medical/professional office building
- Ideal for all medical related uses (Urgent Care, MRI/Diagnostic practitioners, pain management, general physicians) and all other professional users
- Stable Ownership
- 4 cars per 1,000 sf parking
- One large size elevator (ADA access to building)

Area Amenities

- Walk to downtown shops, restaurants, eateries, banking and many other convenient general amenities
- NJ Transit bus stop adjacent to the building
- Easy access to Englewood Hospital
- Close proximity to surrounding suburban communities

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