

1255 BROAD STREET CLIFTON, NJ

OFFICE / MEDICAL

FOR LEASE
16,656 SF



**CUSHMAN &
WAKEFIELD**



BUILDING FEATURES

- Long Bright Window Line
- Grab and Go
- Gym
- Abundant Parking
- Double Lobby Entrances
- Security Desk
- Elevator
- Ceremonial Staircase
- Conference Room Available for Tenant Use



POSSESSION:
JUNE 1, 2026



RENT:
\$30.00 - \$35.00
SF GROSS PLUS
TENANT ELECTRIC



TERM:
5-15 YEARS

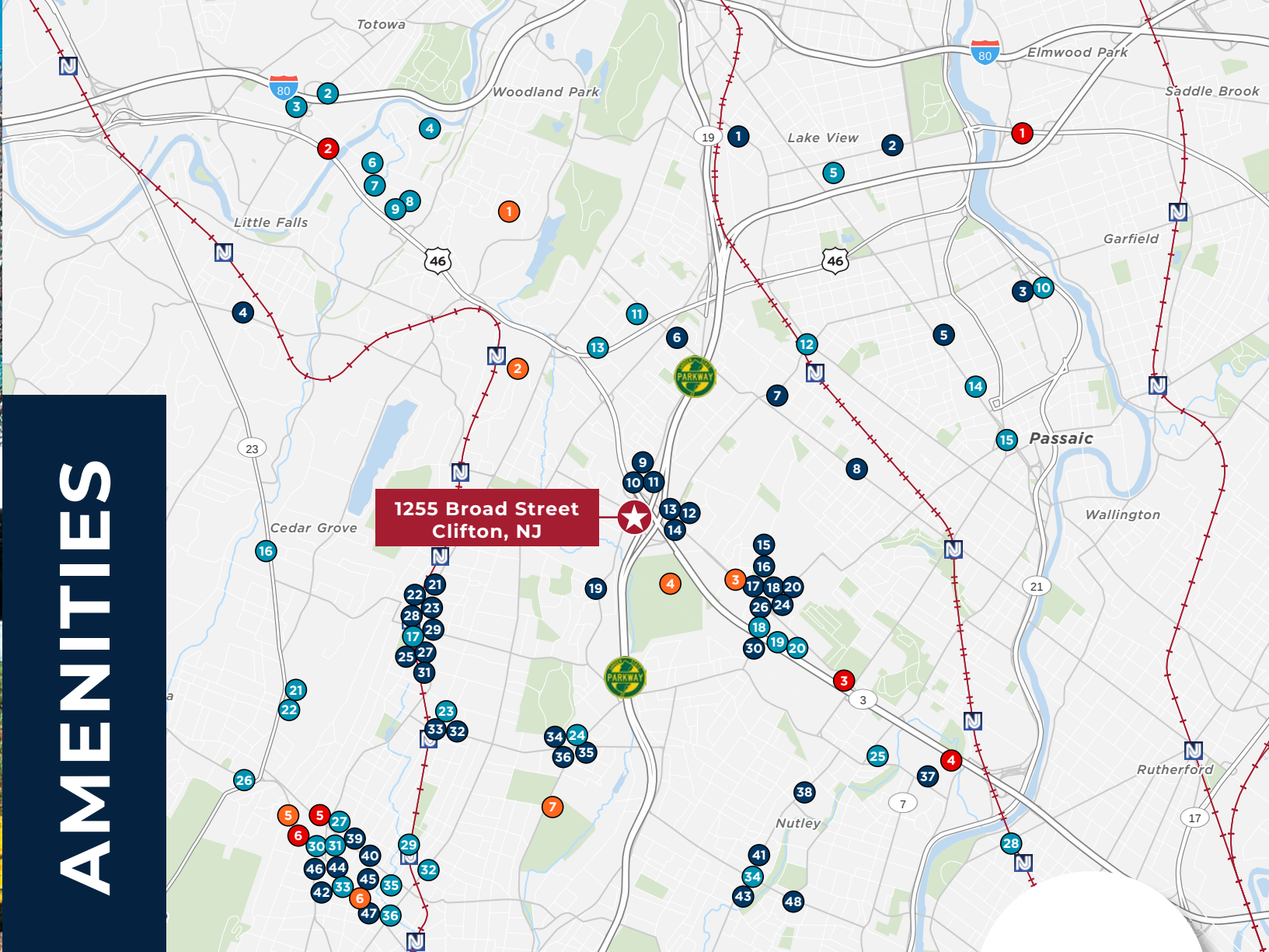




SPACE FEATURES

- Long Bright Window Line
- Conference Rooms
- Kitchenette
- Bull Pen
- Workstations
- Furniture possibly Available
- Perfect Lighting
- Excellent carpeting
- Well Balanced HVAC System

AMENITIES



HOTELS

1. Townhouse Inn and Suites
2. Holiday Inn
3. Howard Johnson by Wyndham
4. La Quinta
5. The George
6. The MC Hotel Autograph Collection

RESTAURANTS

7. Toros Restaurant
8. Al-Basha
9. Cafe Bubamara
10. Lu Nello
11. Crab Island Cajun Seafood & Bar
12. The Barrow House
13. Yuki Hana Clifton
14. The Happy Belly Cafe
15. Ameti's Pizza
16. Burger Station
17. Shaking Crab - Clifton
18. Off The Grill
19. Clifton Village Pizza
20. The Allwood Diner
21. Mausam Indian Curry N Bites
22. Sawadeja Thai Restaurant
23. Agamies Deli
24. Burgerstrasse
25. Bella Napoli
26. Jamie's Cigar Bar & Restaurant
27. Mishmish Cafe
28. De Novo European Pub
29. Turtle + The Wolf

30. Taste of Tuscany
31. Falafel Hut
32. Bitol Mexican Kitchen
33. T.S. Ma Chinese Cuisine
34. Sla Thai Restaurant
35. Toros - Montclair
36. Matthew's Italian Restaurant
37. Hunan Taste
38. Koreander Restaurant
39. Sushi Koshi
40. The Brookdale
41. Stamna Greek Taverna
42. Cafe MoBay
43. Spuntino Wine Bar & Italian Tapas
44. MEAL
45. La Rocca Osteria
46. Laboratorio Kitchen
47. Luna Wood Fire Tavern
48. Cap't Loui
49. The Bosphorus
50. Faubourg
51. Samba Montclair
52. Zeugma Mediterranean Grill
53. Palato Caffe & Cucina
54. Cowan's Public

HEALTH CLUBS/GYMS

55. Beyond Fitness
56. Orangetheory Fitness Totowa
57. Gold's Gym
58. P2 - The Pedal and Pump System

59. Planet Fitness
60. Now Fitness
61. Planet Fitness
62. Tribute Strength
63. Team Pure Fitness
64. Esporta Fitness
65. Blink Fitness - Clifton
66. Crunch Fitness - Clifton
67. CKO Kickboxing Clifton
68. NJ Fitness
69. Blink Fitness - Passaic
70. Fit IV Life
71. Corefire
72. Planet Fitness
73. Lucille Roberts - Clifton
74. LA Fitness
75. Crunch Fitness - Verona
76. AKT
77. AE Fitness Montclair
78. Tone Fitness
79. Crossfit Nutley
80. Hardbodyz Fitness
81. Bridge Athletics
82. ANIMAL CrossFit
83. d.FIT
84. AthleticGenius
85. CYCLEBAR
86. Total Workout Fitness
87. The Link Studios
88. Blink Fitness - Nutley
89. Adventure Health & Fitness
90. Anytime Fitness

NJ Rail

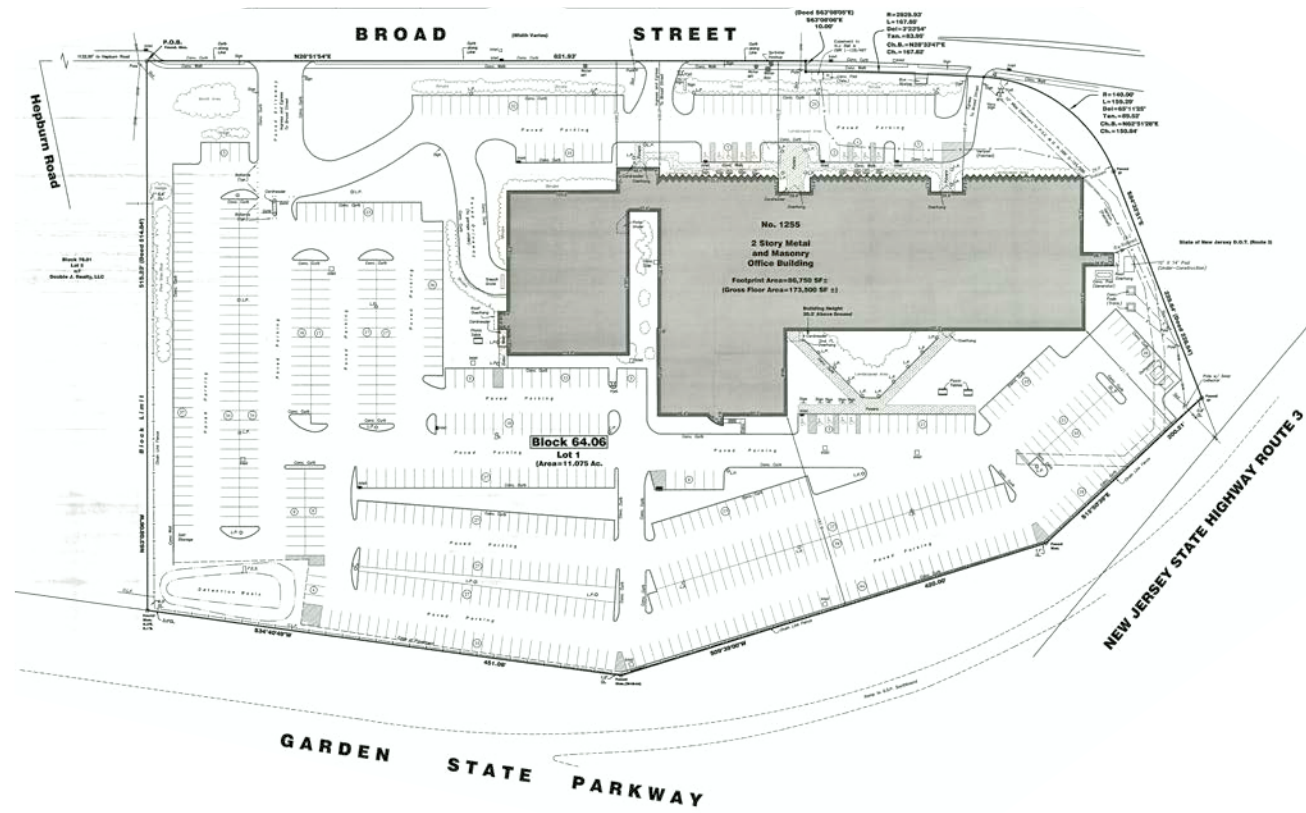
Rail Station

91. Momentum Fitness
92. Sky Health NYC
93. Shape Fitness For Women

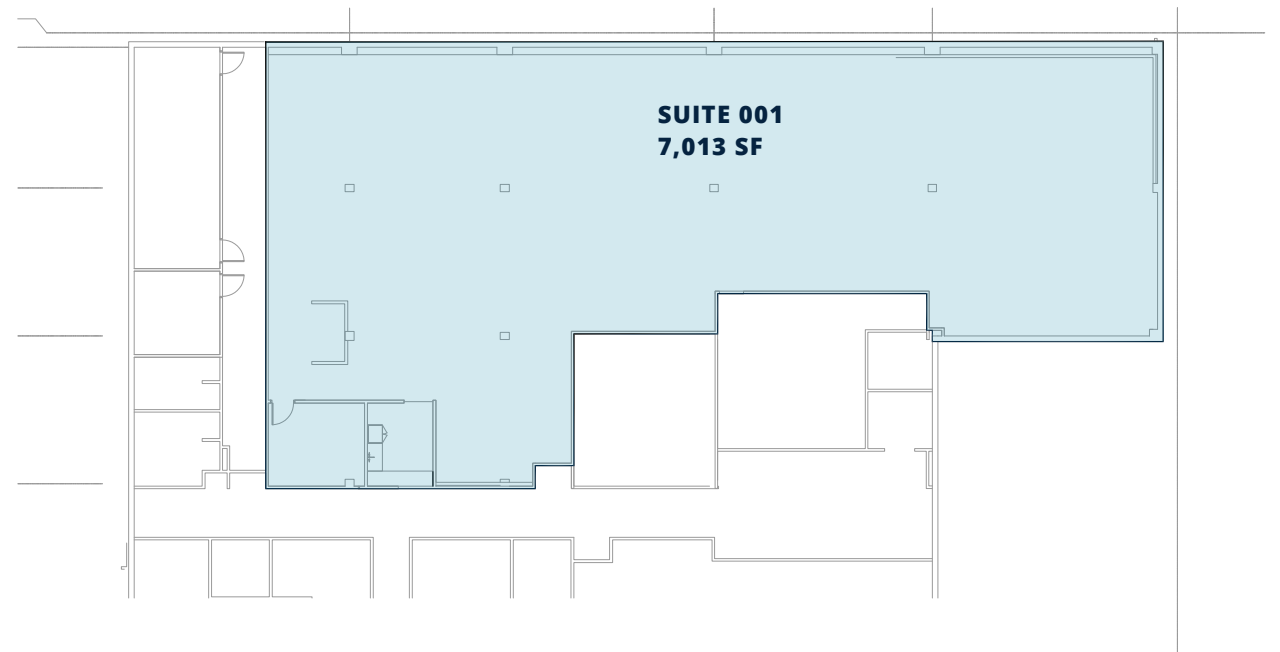
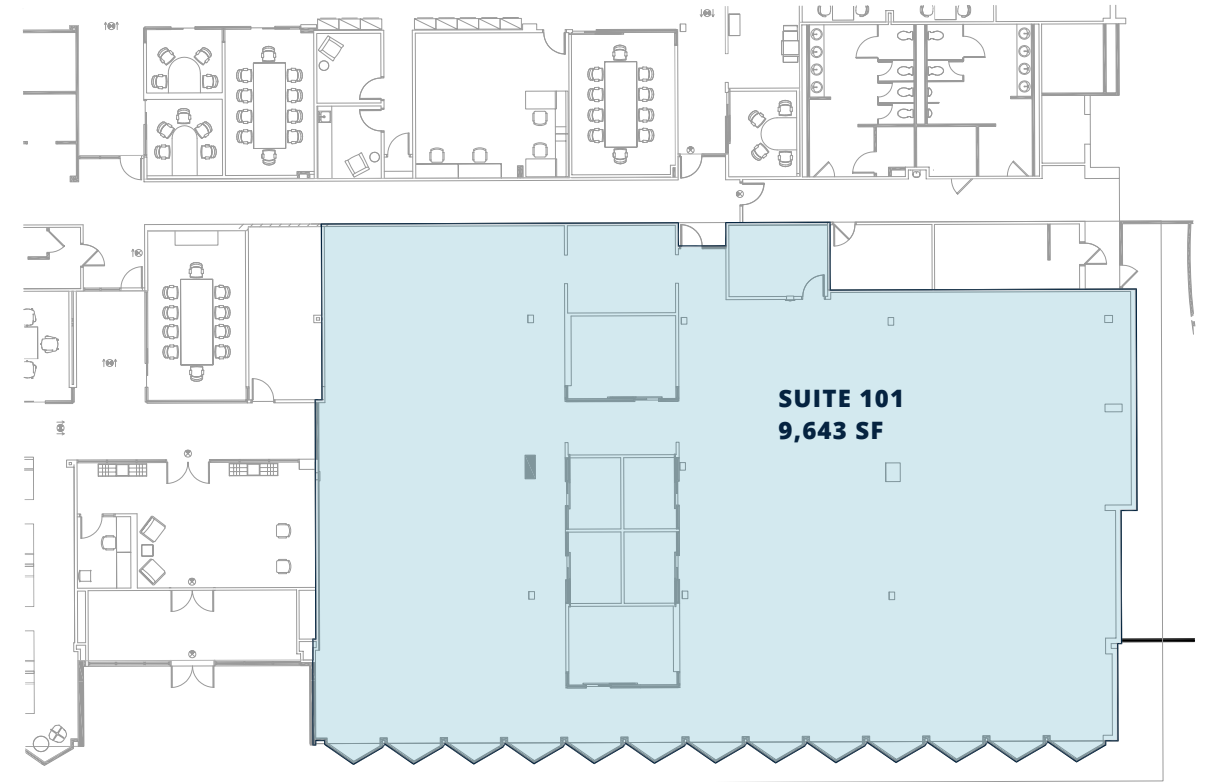
ARTS & ENTERTAINMENT

94. Westmount Country Club
95. Montclair State University
96. Allwood Cinemas 6
97. Upper Montclair Country Club
98. Montclair Art Museum
99. The Wellmont Theater
100. Glen Ridge Country Club

SITE PLAN



FLOOR PLAN





Jeffrey A Prezant
201-805-2003
jeffrey.prezant@cushwake.com

Mina Shehata
908-227-5477
mina.shehata@cushwake.com

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