CUSHMAN & WAKEFIELD

MEDICAL/PROFESSIONAL BUILDING FOR LEASE 300 Knickerbocker Road

Cresskill, NJ



Space Available for Immediate Occupancy: 560 SF – 6,015 SF UNITS AVAILABLE

Lower Level: *	 3,226 RSF (Suite 1600) (divisible) 2,817 RSF (Suite 1500) 2,400 RSF (Suite 1100) 1,895 RSF (Suite 1200)
Main Level:	• 2,801 RSF (Suite 2300A) (could be contiguous with Suite 1500)
Upper Level:	 6,015 RSF (Suite 3100) (<i>divisible</i>) 560 RSF (Suite 3300) 526 RSF (Storage space)

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

Ability to assemble up to 5,620 SF of contiguous space

Asking Rental Rate:	\$21.50 gross sf + TE		
	* \$18.00 gross/sf + TE (Lower Level)	Bonni Heller Director +1 201 460 3371 bonni.heller@cushwake.com	Cushman & Wakefield of New Jersey, LLC Licensed Real Estate Brokers One Meadowlands Plaza East Rutherford, NJ 07073

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