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

## **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

phone: +1 201 935 4000 www.cushmanwakefield.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.