

**MANY NEW BUILDING
IMPROVEMENTS!**

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

Lower Level: *	<ul style="list-style-type: none"> • 3,226 RSF (Suite 1600) <i>(divisible)</i> • 2,817 RSF (Suite 1500) • 2,400 RSF (Suite 1100) • 1,895 RSF (Suite 1200)
Main Level:	<ul style="list-style-type: none"> • 2,801 RSF (Suite 2300A) <i>(could be contiguous with Suite 1500)</i>
Upper Level:	<ul style="list-style-type: none"> • 6,015 RSF (Suite 3100) <i>(divisible)</i> • 560 RSF (Suite 3300) • 526 RSF (Storage space)

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)

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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