

PRIME MEDICAL/OFFICE SPACE AVAILABLE FOR LEASE

556 Eagle Rock Avenue
Roseland, New Jersey 07452



BIOC Commercial Real Estate, LLC



MEDICAL & OFFICE SPACE

- 22,309 SF - Divisible Units Available
 - Potential 14,966 SF Full Floor Availability
 - Professional Space: Medical, Legal, Accounting, Realtors, etc.
 - Pre-plumbed medical units for all specialties
 - Ambulatory Surgery Center - Anchor Tenant
 - 169 Surface Spaces - 4 per 1,000 SF
 - Located immediately off Route 280 at the Eisenhower Parkway Exit
 - Easy access to Routes 10, 46, 80, 280, 287 and the GSP
- Asking \$22.00 PSF Gross + TE**



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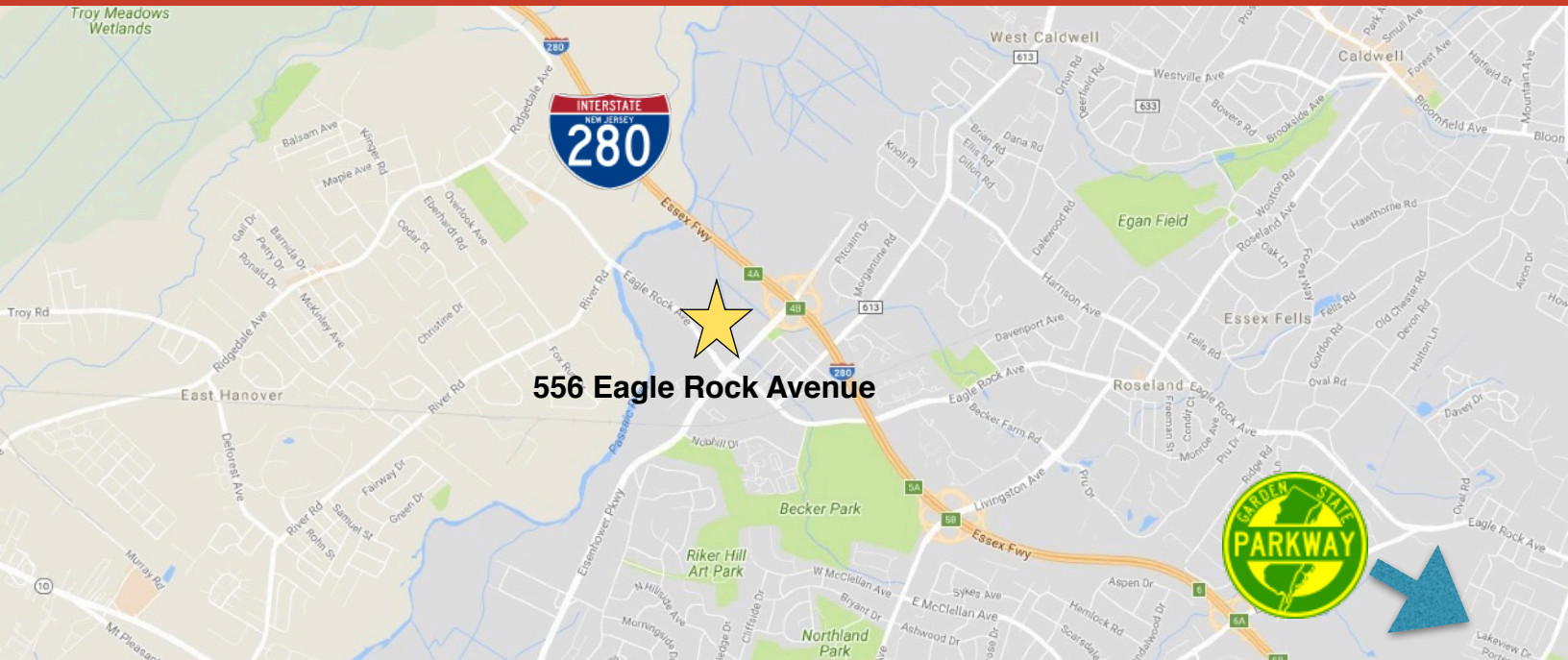
“In the Best Interest of Our Clients”

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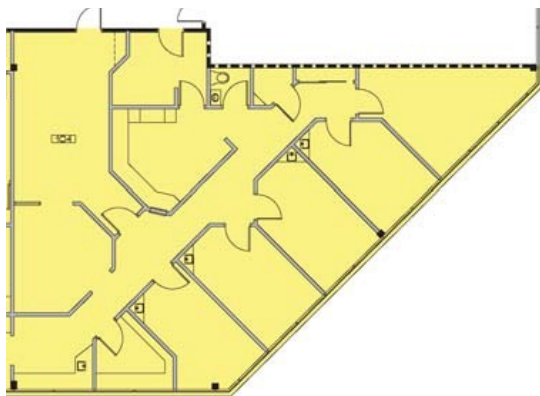
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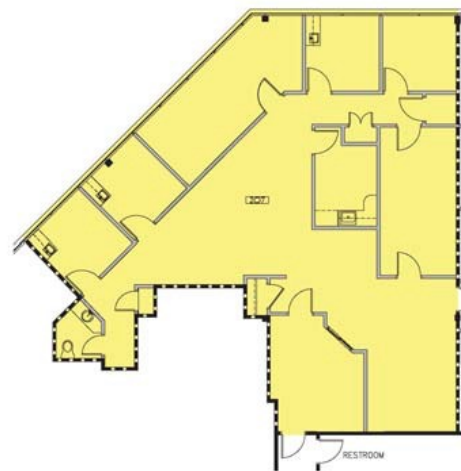
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Example Floorplans



Suite 104
2,319 SF



Suite 207
2,661 SF

For more information, contact exclusive agents:

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