

Medical Office | For Lease

CBRE

Passaic Valley Medical Center

1225 McBride Avenue
Woodland Park, NJ 07424



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Medical Office
For Lease

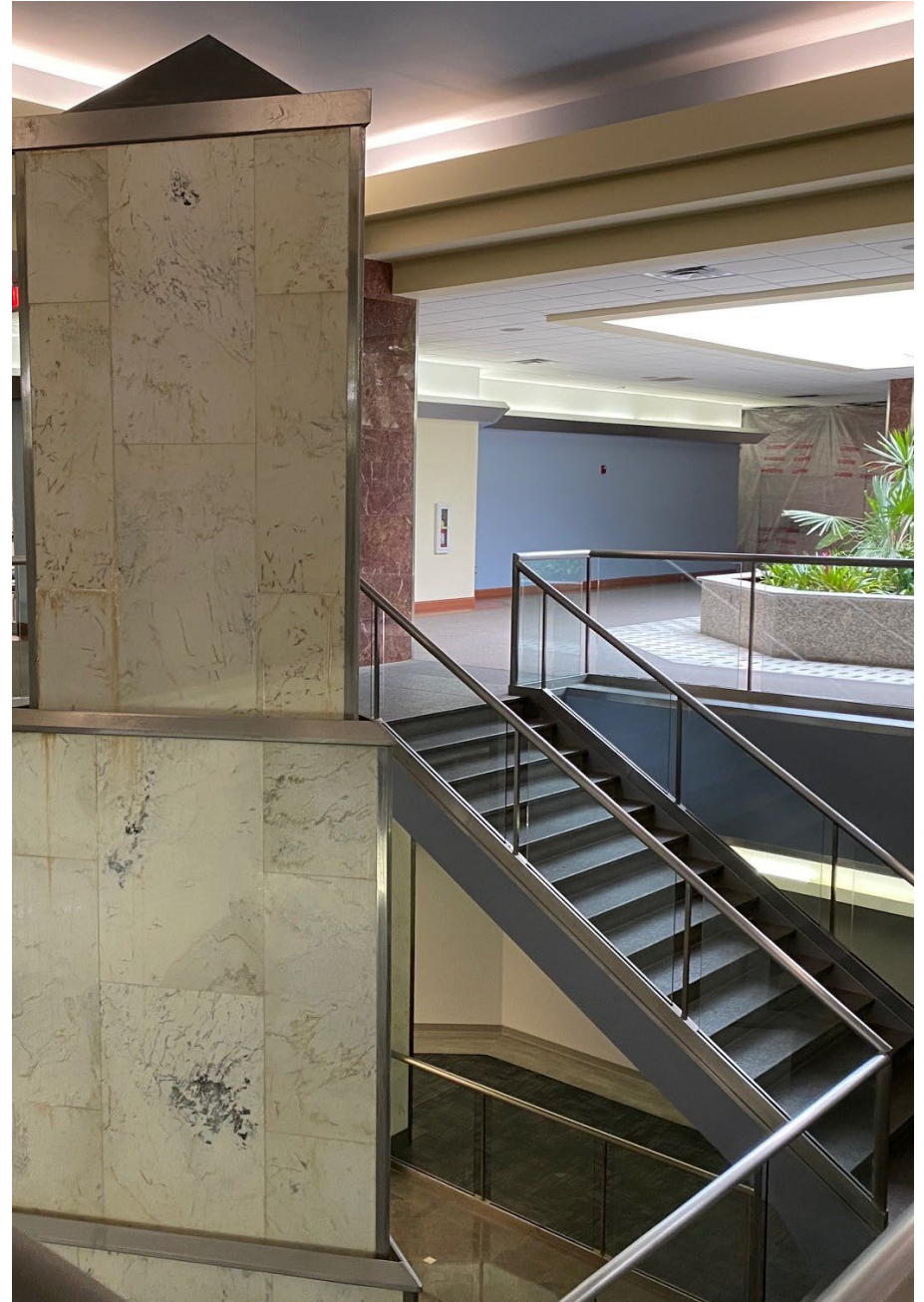
The Premises



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Features & Amenities

Total Building SF: 185,156 SF

Available Space: 1st Floor — 5,619 SF (with outside entrance)
2nd Floor — 4,765 SF – 41,514 SF

Possession: Immediate

Rental Rate: \$23.00 NNN

Parking: 6.00 / 1,000 SF

- 2 Story with 3 elevators – 2 Gurney Size
- Energy Efficient HVAC for each unit
- State of the Art surveillance
- High Efficiency Lighting
- Back-up Generator
- Ambulette & Ambulatory Access
- On-site Pharmacy



NJ Transit Bus
Stop in Front of the Building



Route 46
2 Minutes / 1.1 Miles



Route 3
3 Minutes / 2.2 Miles



Interstate 80
4 Minutes / 1.4 Miles



Route 23
5 Minutes / 2.0 Miles



Commuter Rail

- :: Little Falls Commuter Rail
4 Minutes / 1.6 Miles
- :: Great North Commuter Rail
4 Minutes / 2.0 Miles



Airports

- :: Newark Liberty International Airport
34 Minutes / 19.4 Miles
- :: La Guardia Airport
36 Minutes / 26.6 Miles
- :: JFK International Airport
46 Minutes / 34.4 Miles



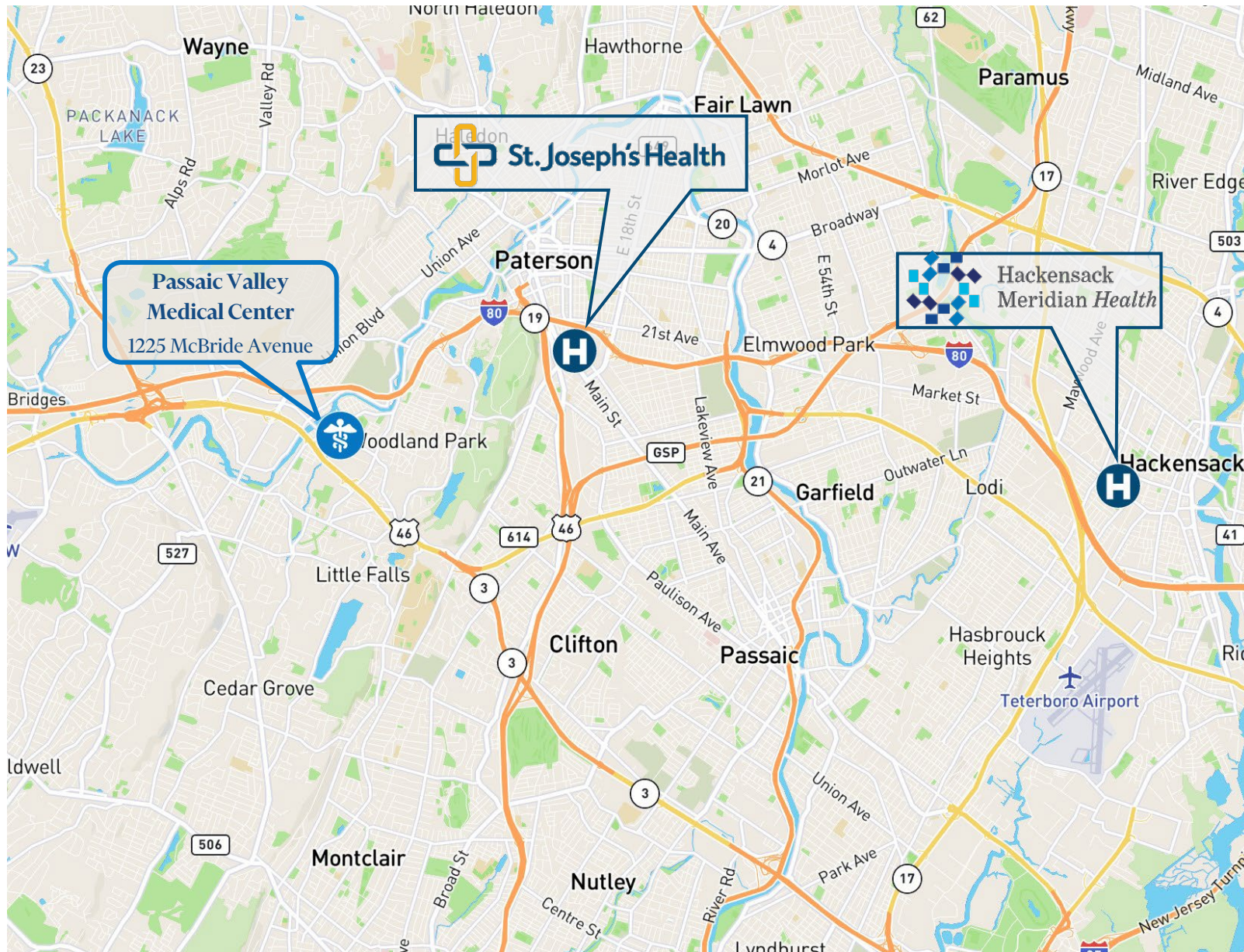
Nearby Hospitals

- :: St. Joseph's University Medical Center
10 Minutes / 3.3 Miles
- :: Hackensack Meridian Health
24 Minutes / 11.4 Miles

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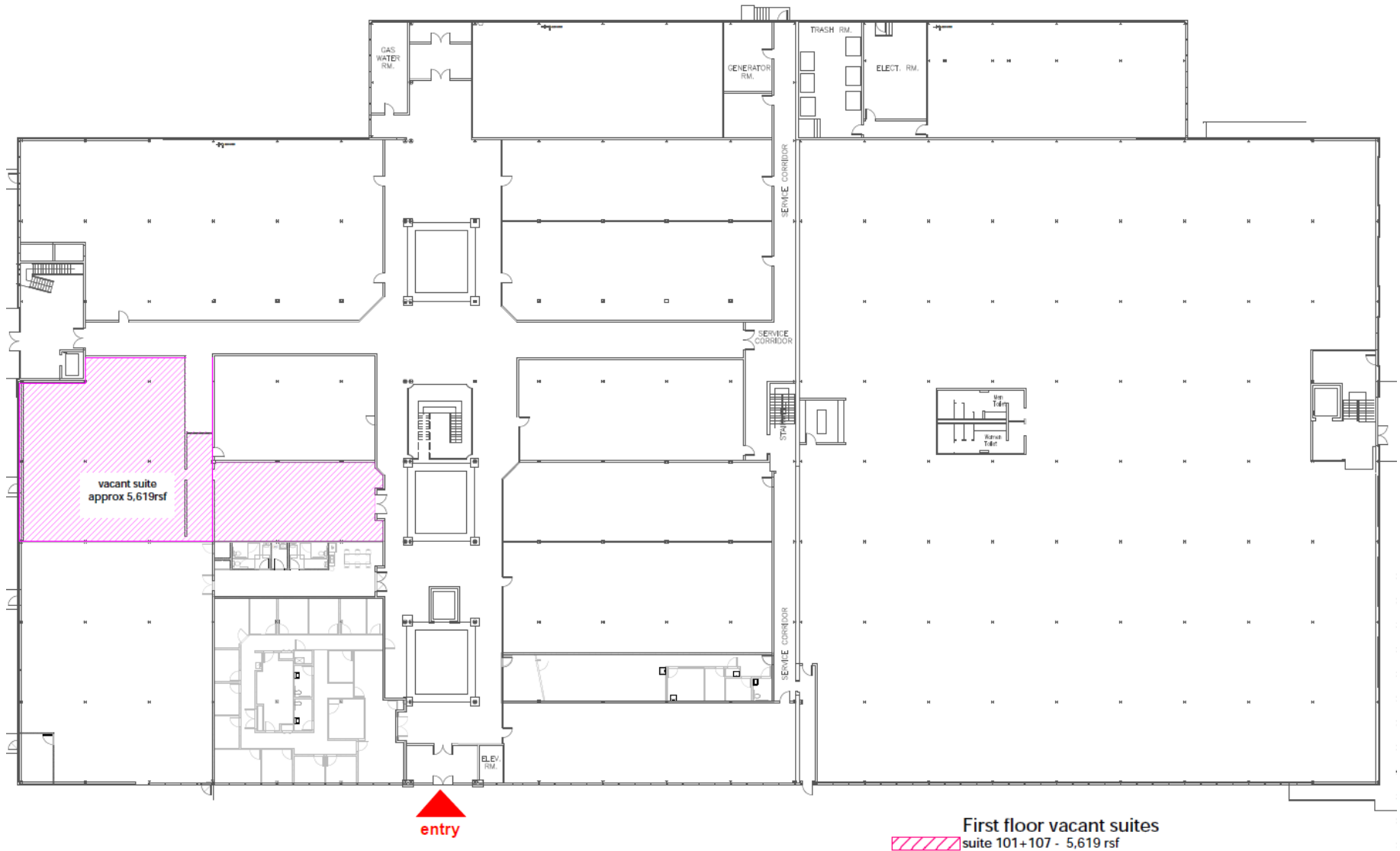
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Vacant

1st Floor | 5,619 SF



First floor vacant suites
suite 101+107 - 5,619 rsf

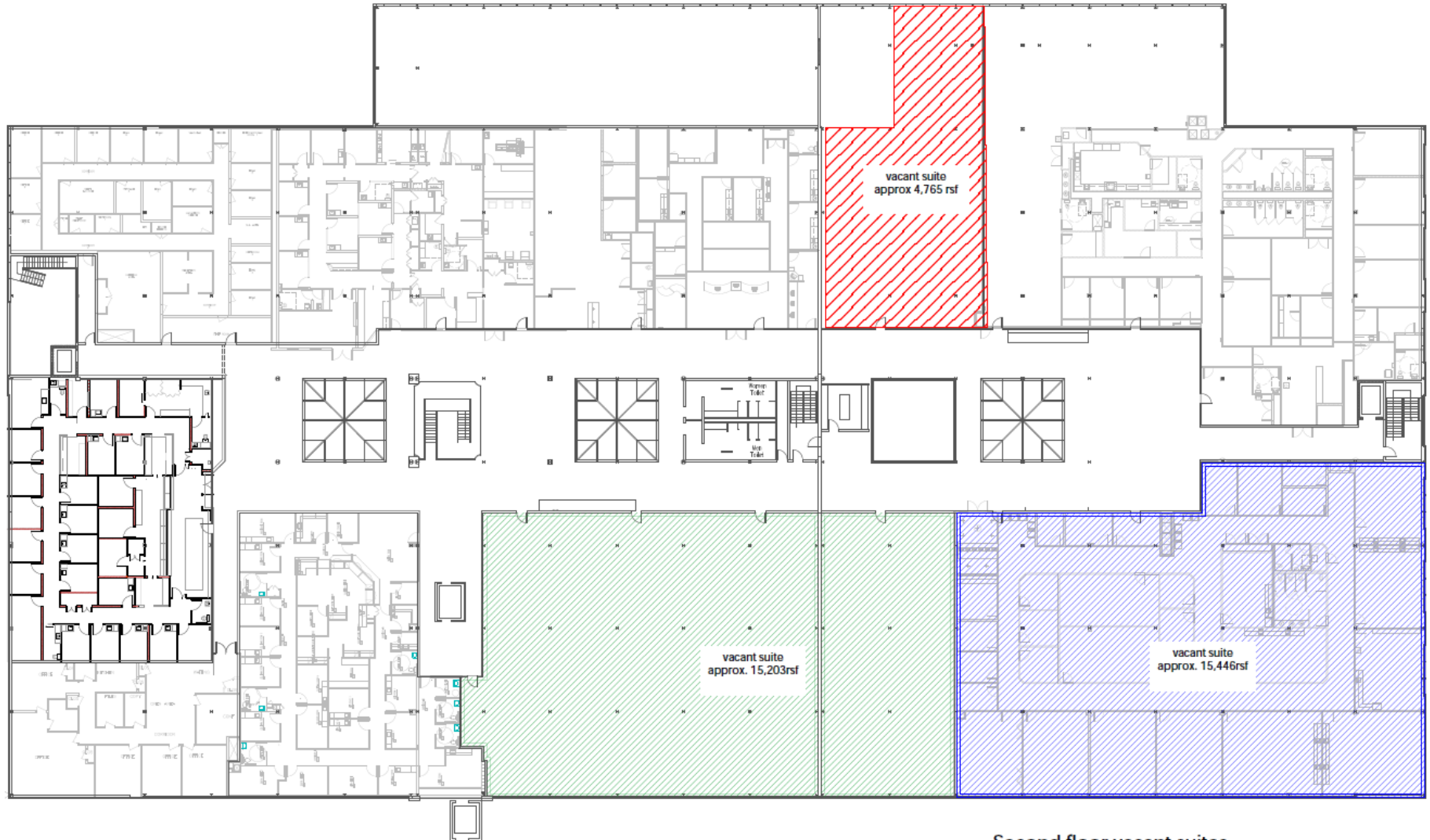
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Existing

2nd Floor | 15,203 SF
15,446 SF
4,765 SF



Second floor vacant suites

	suite 216 to 219 - 15,203rsf
	suite 211 to 215 - 15,446rsf
	suite 206 - 4,765rsf

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Combined

2nd Floor | 30,649 SF
4,765 SF



Second floor vacant suites

-  suite 211 to 219 - 30,649rsf
-  suite 206 - 4,765rsf

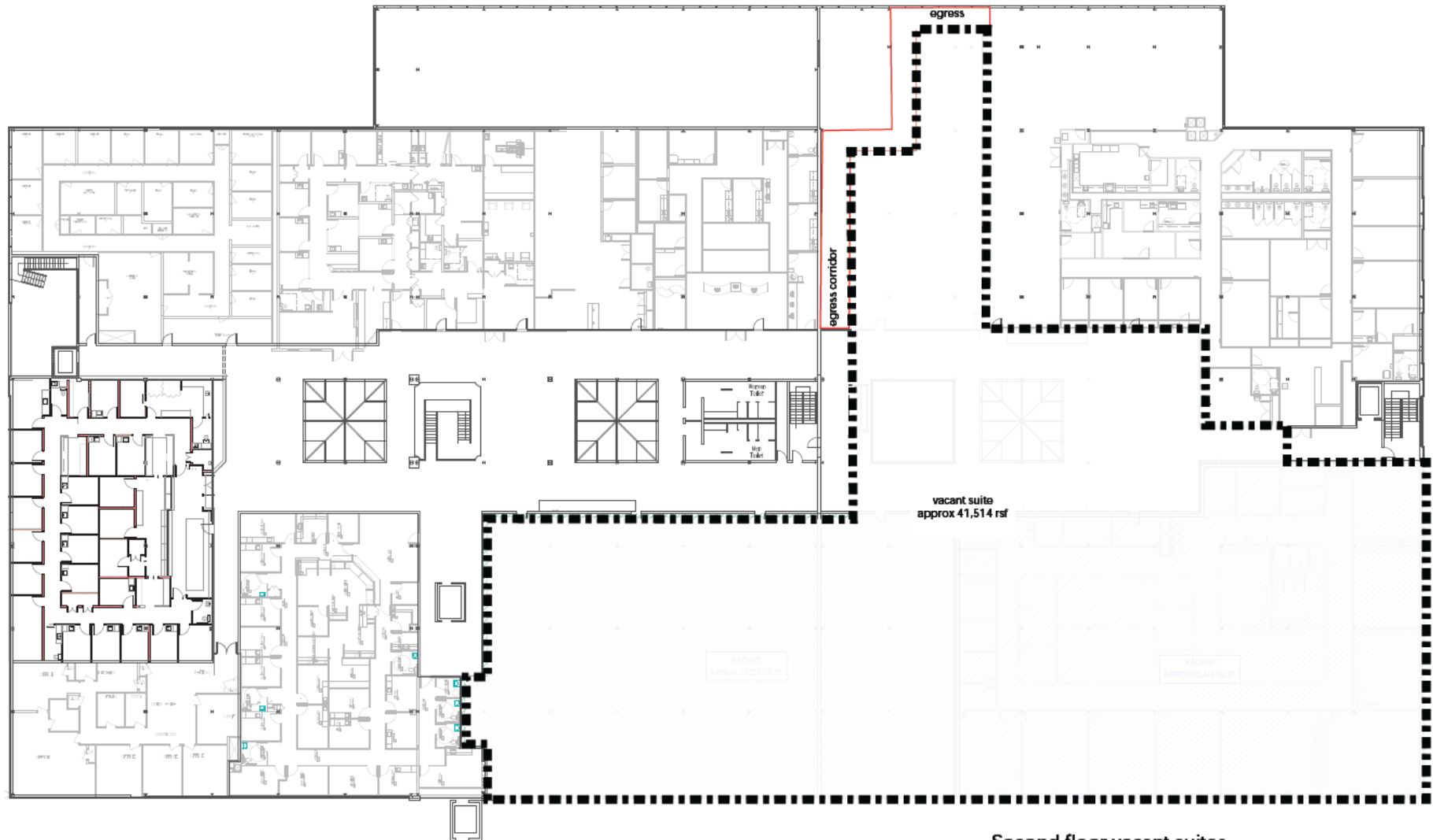
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Total Potential

2nd Floor | 41,514 SF



Second floor vacant suites
total- 41,514rsf

For More Information Contact

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