

39 S. Fullerton Avenue, Montclair, NJ

FOR LEASE

MEDICAL/OFFICE SPACE

UP TO 3,180 SF AVAILABLE



Mpeacock@willowstreetpartners.com



(973)-783-4488 x19



www.willowstreetpartners.com

PROPERTY HIGHLIGHTS

Available Approximately September 1, 2026 (TBD) – This bright and versatile first-floor suite boasts 3,180 square feet of office/medical space. Six (6) parking spaces are included with this unit, which features a welcoming reception/waiting area, private restroom, and storage closet, leading into a main area with 9 private exam rooms/offices, a kitchenette, and a private rear entrance.

Perfect for medical practices, wellness centers, or professional office use, the suite can be leased as a single unit or adapted into two separate spaces. **The photos represent a renovated unit within the building and are intended to provide a visual example of a completed space.**



Customizable Layout

This built-to-suit space can be customized for medical or professional use and offers the flexibility to split the unit into two separate leasable spaces.



Current Configuration

Existing layout features a waiting/reception area, private offices, storage closets, private bathroom, and open workspace.



Building Features

Front and back entrance, private parking lot, elevator, public bathrooms on second and third floor. Recent upgrades include new ceilings, flooring, restrooms, wall finishes, signage, and directories. The next phase will focus on installing the new awning and windows. The building has truly undergone a full transformation since it was purchased last November.



Additional Storage

On-site basement storage available for rent.

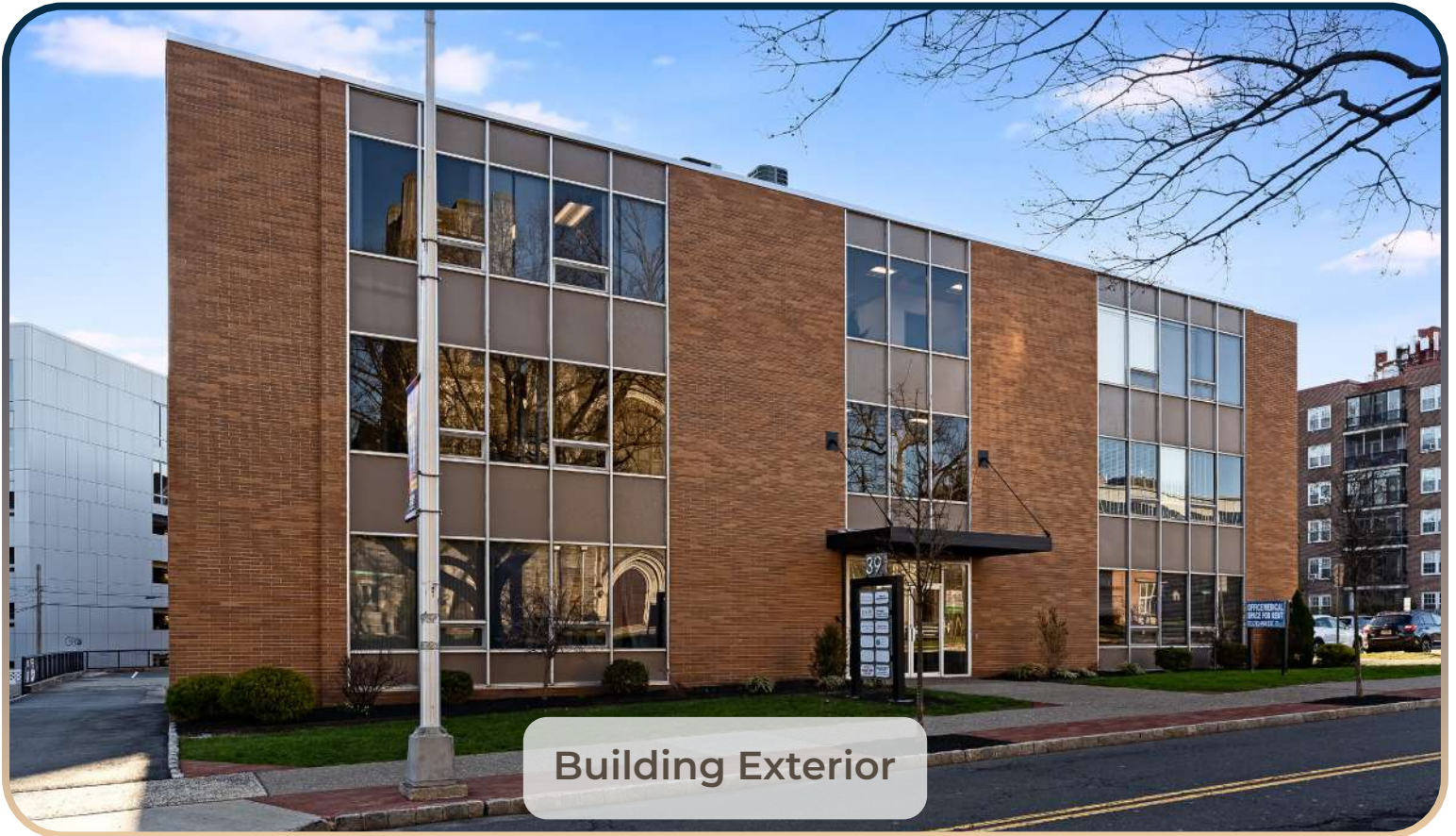


Occupancy

Ideal for 10–20 people depending on layout



SPACE OVERVIEW



Building Exterior



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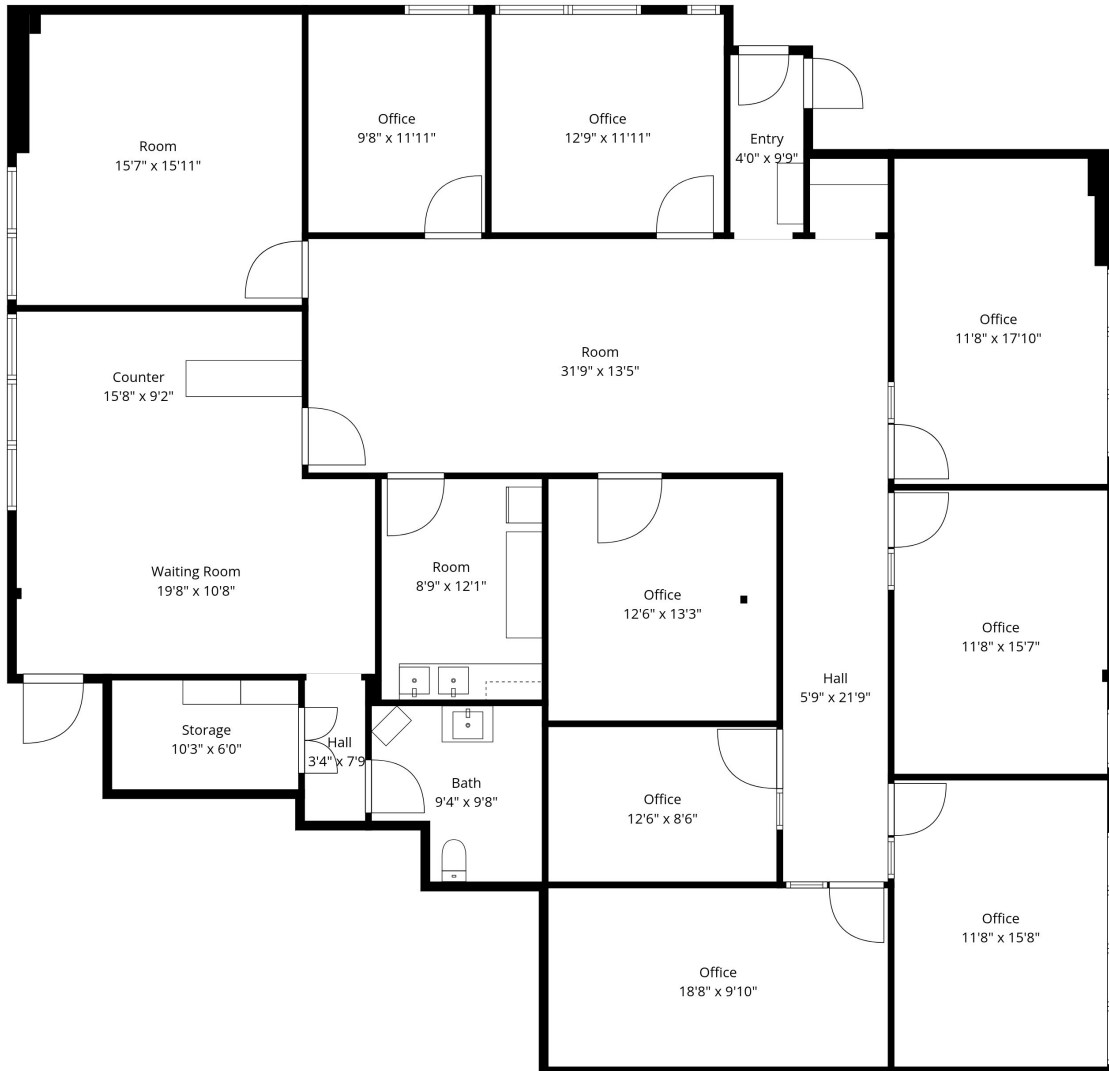


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FLOOR PLAN



Entire Suite Layout



