



EAGLE ROCK AVE
West Orange, NJ

650 SF - 16,519 SF
FOR LEASE

414

The **CLINICAL**
Group



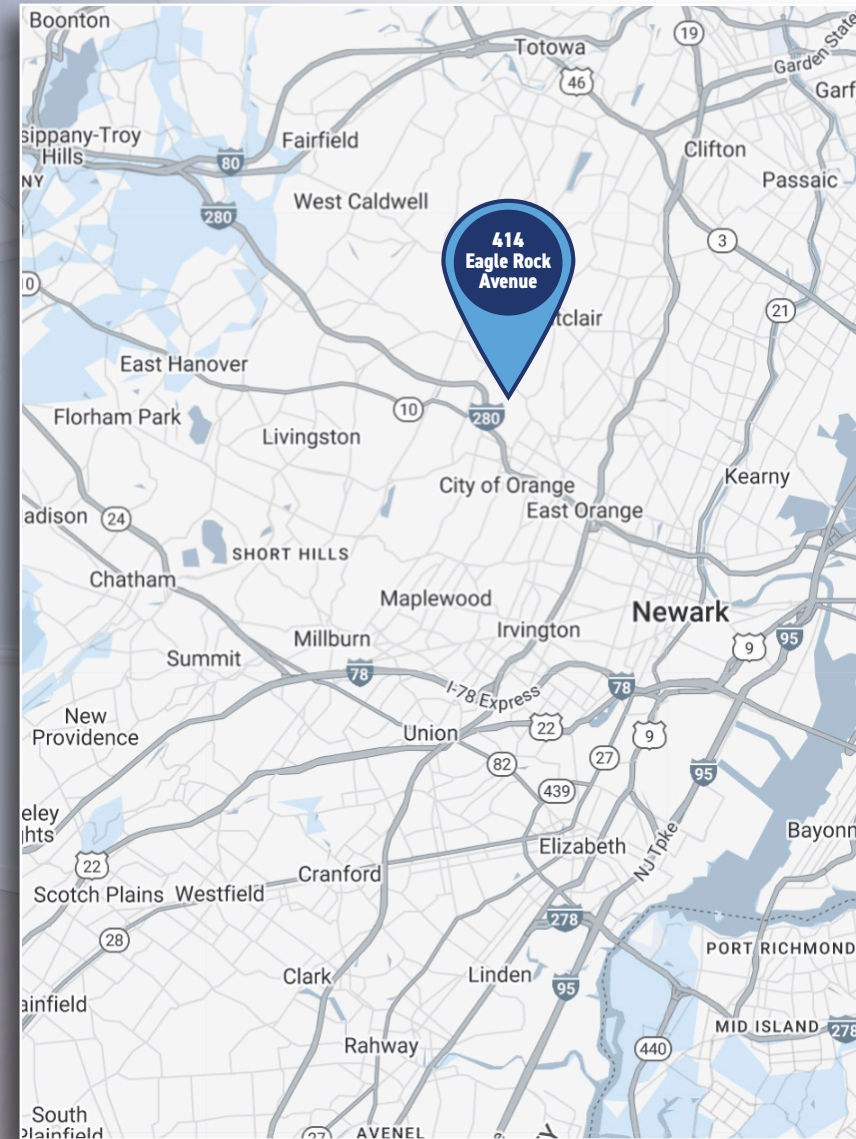
Team
Lizzack-Horning

PROPERTY INFORMATION

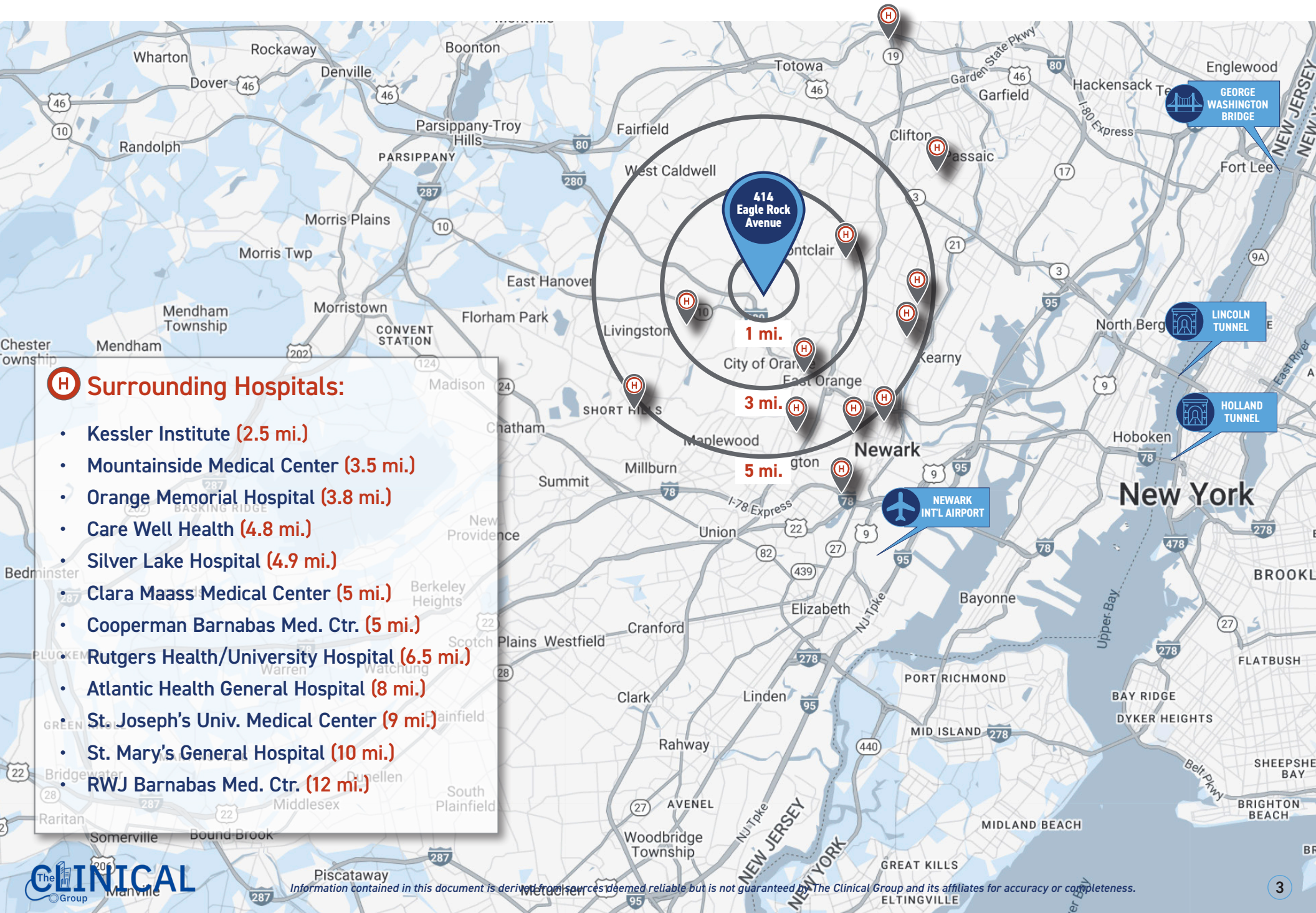
414 EAGLE ROCK AVE *West Orange, NJ*

Available: 650 SF - 16,519 SF
*(see pages 4-7 for the various
suite sizes & uses available)*

- 54,799 SF building
- Medical/Professional use
- Capital improvements are almost completed - includes new LED lighting, carpeting, ceiling tiles, wallcoverings, window frosting, restroom upgrades, and elevator refurbishment
- Located just off Route 280, perched on a cliff next to the very busy Chit Chat Diner
- Excellent views of the New York City skyline
- Next to the New York City Observatory and Eagle Rock Reservation



SURROUNDING HOSPITALS MAP



(H) Surrounding Hospitals:

- Kessler Institute (2.5 mi.)
- Mountainside Medical Center (3.5 mi.)
- Orange Memorial Hospital (3.8 mi.)
- Care Well Health (4.8 mi.)
- Silver Lake Hospital (4.9 mi.)
- Clara Maass Medical Center (5 mi.)
- Cooperman Barnabas Med. Ctr. (5 mi.)
- Rutgers Health/University Hospital (6.5 mi.)
- Atlantic Health General Hospital (8 mi.)
- St. Joseph's Univ. Medical Center (9 mi.)
- St. Mary's General Hospital (10 mi.)
- RWJ Barnabas Med. Ctr. (12 mi.)

VACANCIES

ALL VACANCIES

FIRST FLOOR

- Suite 102: 1,139 SF
- Suite 109*: 779 SF
- Suite 110*: 1,700 SF

**109 & 110 can be combined for 2,479 SF*

Second Floor

- Suite 200: 1,182 SF
- Suite 201: 5,015 SF
- Suite 206: 2,297 SF

Third Floor

- Suite 301: 650 SF
- Suite 307: 2,442 SF
- Suite 310: 1,315 SF

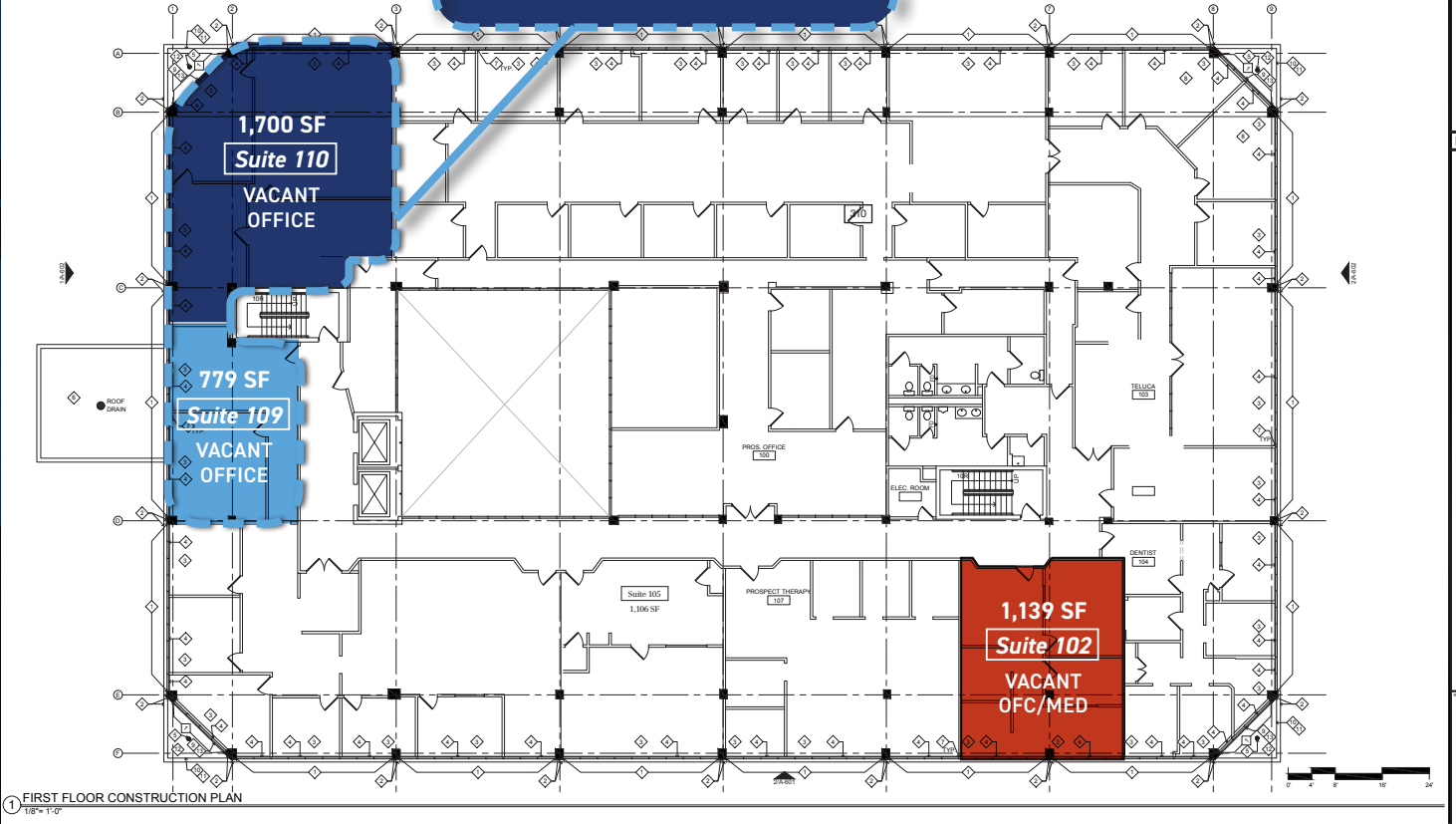
Medical Tenants
AT
414 Eagle Rock Avenue

- Dentist
- Physical Therapy
- Optometrist
- Psychologist
- Orthopedic

FLOOR PLAN - 1st FLOOR

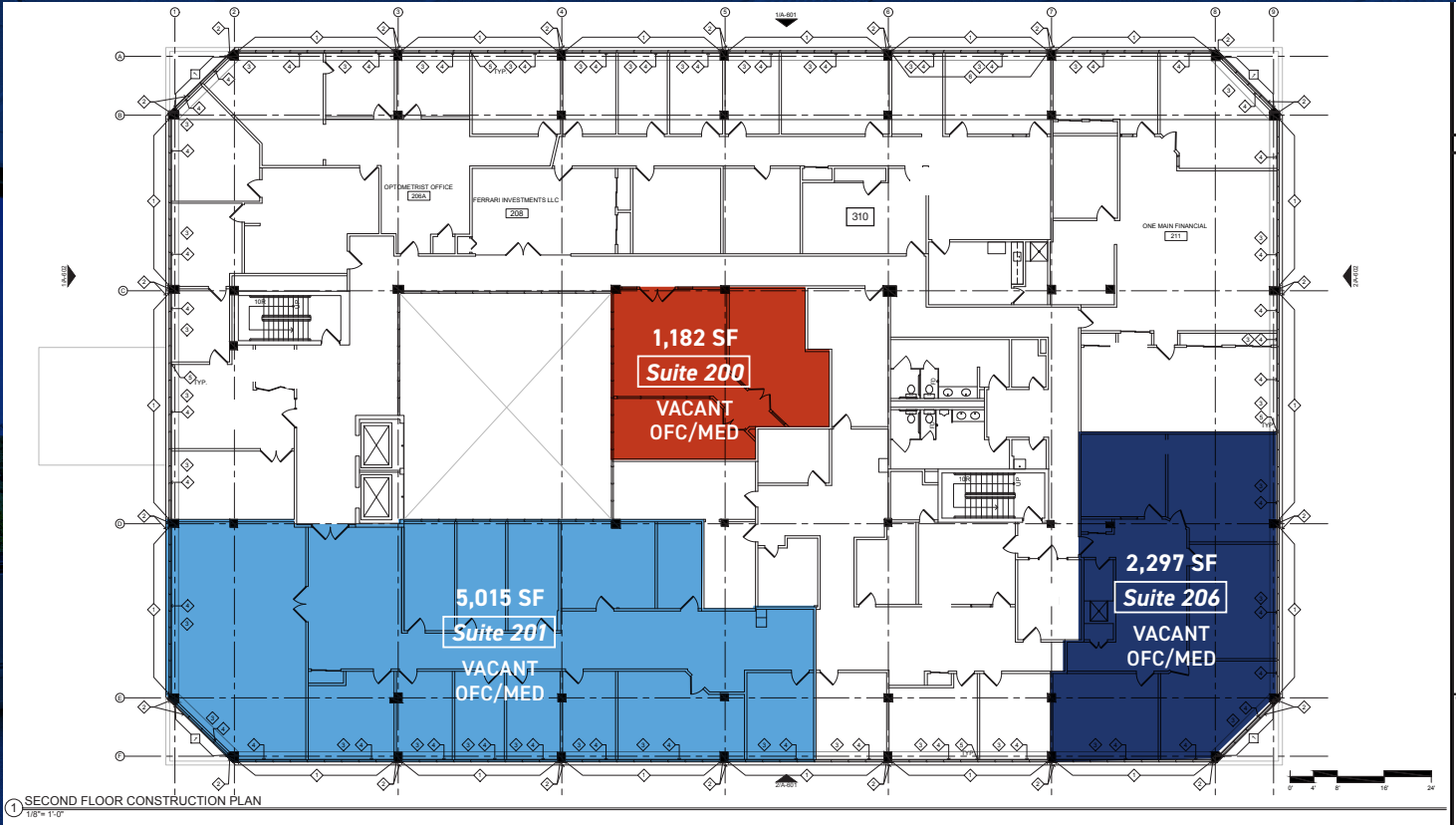
FIRST FLOOR
VACANCIES

Contiguous suites
109 & 110 available
totaling
2,479 SF



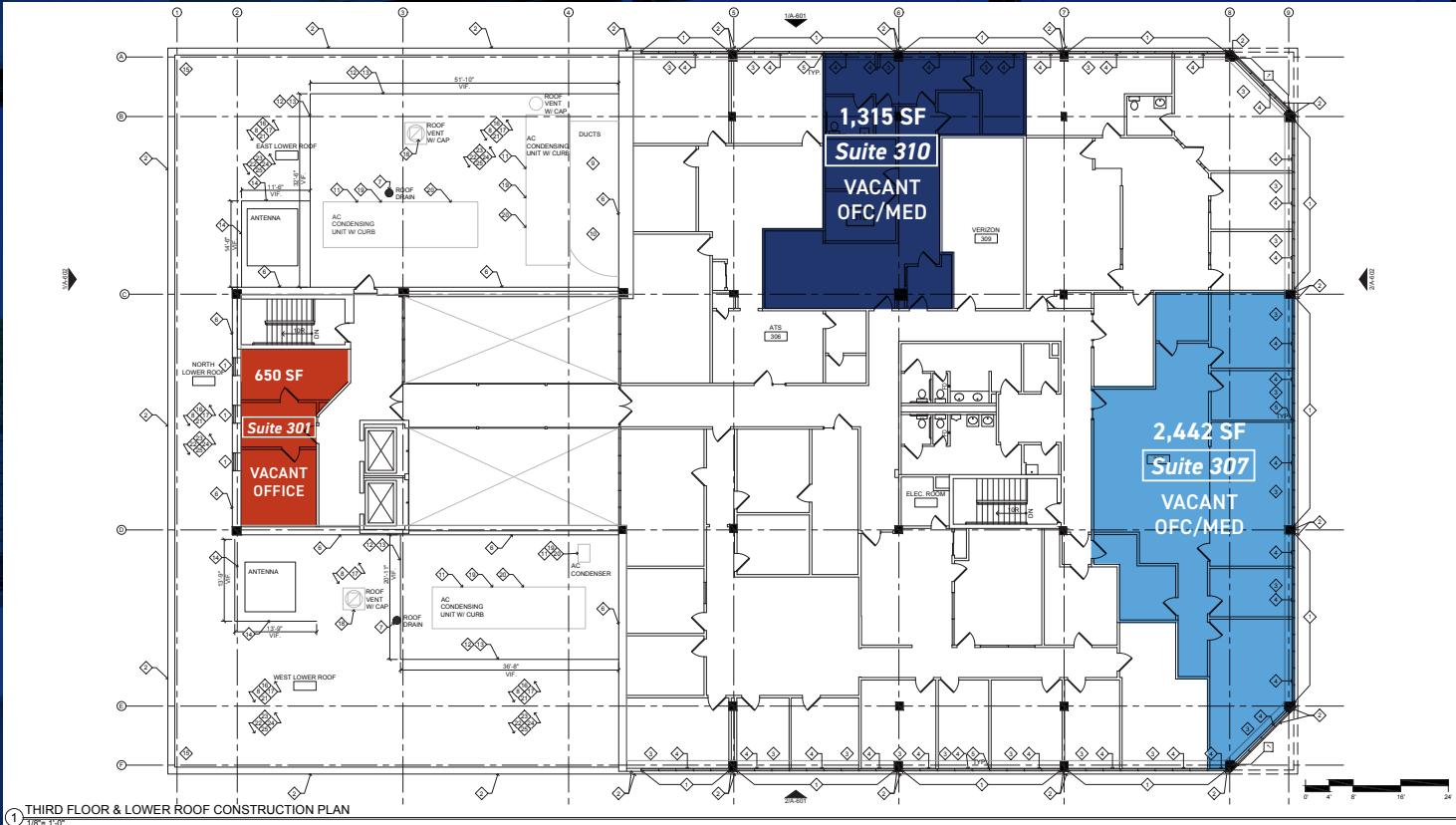
FLOOR PLAN - 2nd FLOOR

SECOND FLOOR
VACANCIES



FLOOR PLAN - 3rd FLOOR

THIRD FLOOR
VACANCIES



PROPERTY PHOTOS - EXTERIOR




PROPERTY PHOTOS - INTERIOR



FOUR STORY ATRIUM



 For more information


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TEAM LIZZACK-HORNING