

ENTIRE BUILDING AVAILABLE MEDICAL / OFFICE SPACE 10,372 RSF

10 Glover Avenue



- ▶ Superior branding opportunity for a single tenant
- ▶ Built out for medical office with lab, procedure, exam and recovery rooms
- ▶ Adjacent to a bus stop and the Merritt 7 Railroad Station
- ▶ Live-Work-Play Community

EXCLUSIVE LEASING AGENTS:



OWNED & OPERATED BY:



Contacts

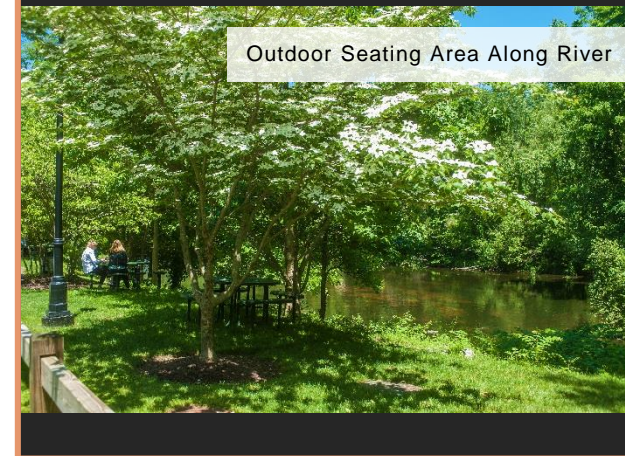
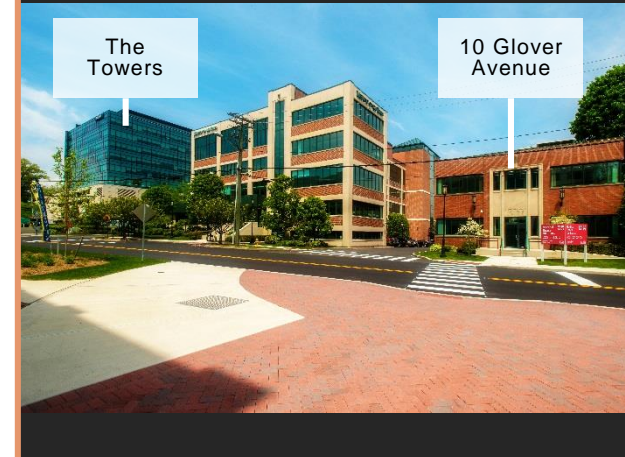
Tim Rorick | 203.531.3622 | trorick@ngkf.com
Torey Walsh | 203.531.3633 | twalsh@ngkf.com
Jack McDermott | 203.531.3604 | jack.mcdermott@ngkf.com



PRIME MEDICAL LOCATION

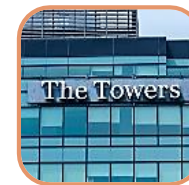
- ▶ Live-Work-Play community adjacent to an active luxury multi-family development with 1,000+ residential units
- ▶ Less than a mile from five quality hotels as well as shops, restaurants, childcare and many services along Main Avenue
- ▶ Immediate access to Route 7 and Merritt Parkway with connection to I-95
- ▶ Direct access to Merritt 7 Railroad Station which is undergoing a multimillion dollar enhancement

10 Glover Avenue



CLASS A MEDICAL SPACE

- ▶ Space includes a kitchen, conference room and supplemental HVAC
- ▶ Premier ownership & property management
- ▶ Full-service cafeteria
- ▶ Merritt River views and activated outdoor space
- ▶ Parking ratio of 3 per 1,000 SF
- ▶ Fitness facility
- ▶ Auditorium and conference center



Amenities shared with The Towers

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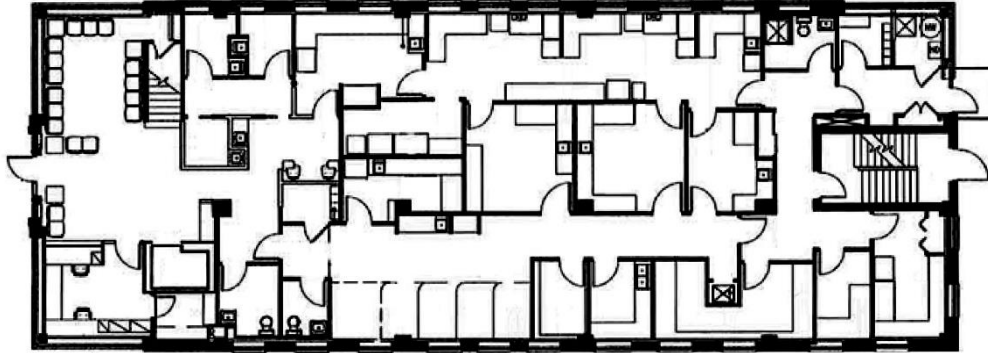


Contacts

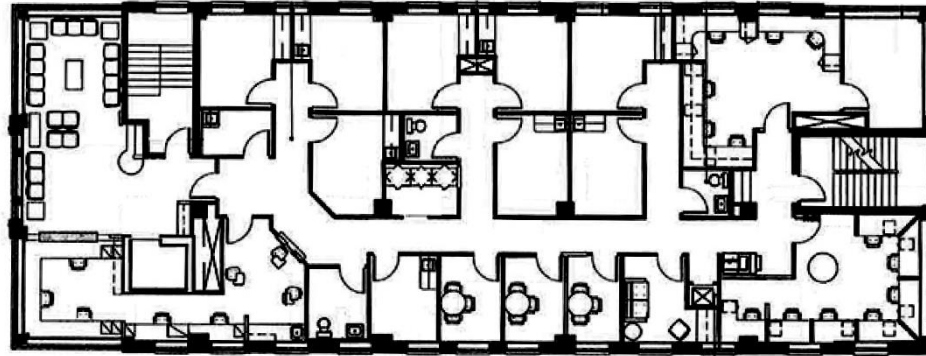
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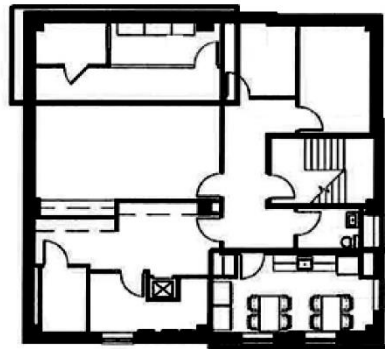
FIRST FLOOR



SECOND FLOOR



LOWER LEVEL



10 Glover Avenue



EXCLUSIVE LEASING AGENTS:



**Newmark Grubb
Knight Frank**

www.ngkf.com

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For more information
or to schedule a tour,
please contact

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.