

FOR LEASE

Medical / Professional Office Space

Prime Hospital Location

Property Overview

Excellent opportunity to lease professional office space directly across from Hackensack University Medical Center. Two suites available that may be leased individually or combined for a total of approximately 2,150 SF. Ideal for medical, wellness, or general professional office use.

Lease Terms

- Lease Type: NNN
- Landlord Responsibilities: HOA fees, real estate taxes, water, and gas
- Tenant Responsibilities: Electric, insurance, and customary operating expenses

Unit A – Approx. 1,200 SF

- Reception / waiting area
- Four (4) exam rooms
- Prep room
- Laundry room
- Full bathroom
- Utility closet

Unit B – Approx. 850 SF

- Reception / waiting area
- Four (4) exam rooms
- Private office
- Kitchenette
- Full bathroom

Combined Opportunity

- Total Combined Size: Approx. 2,150 SF
- Units may be leased separately or combined
- Build-to-suit options available

Property Features

- Six (6) on-site parking spaces
- Ample nearby parking including public lots and street parking
- Large basement storage locker available for tenant use
- Highly visible location within an established medical corridor
- Immediate proximity to major healthcare facilities

Ideal For

Physicians, medical specialists, therapy practices, wellness providers, satellite offices, and general professional users seeking a premier healthcare-adjacent location.

All information deemed reliable but not guaranteed. Subject to errors, omissions, and prior leasing.