



**Prime Location & Visibility: Immediate access to
Route 17, Route 4 & Garden State Parkway**

*Turn-key layout with high visibility and abundant
parking, ideal floorplan for existing medical
practice.*

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Property Specifications

2 Forest Ave, Paramus, NJ offers a prime opportunity to lease medical office space in one of Bergen County's most active commercial corridors. The property provides excellent visibility, strong signage exposure, and immediate access to Route 4, Route 17, and the Garden State Parkway. Ample on-site parking is available.

\$38 PSF | NNN

Available Space: 3,934 SF Total

1,100 SF Fully Built Medical Suite

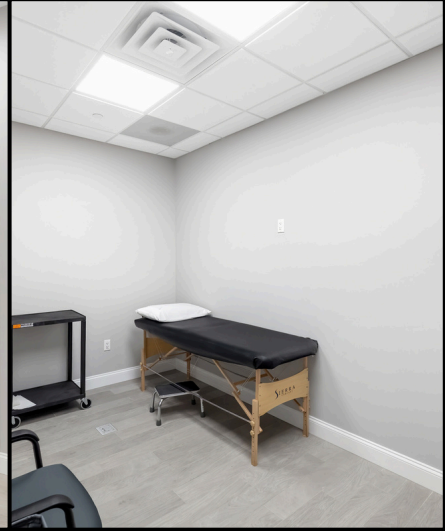
Includes reception/waiting area, multiple exam rooms, and private offices. Can be leased separately or combined with adjacent space.

2,834 SF Build-to-Suit Space

Open layout with 9+ ft ceilings. Town-approved, and fully permitted, with electrical, HVAC ductwork, and plumbing for easy medical or professional build-out.



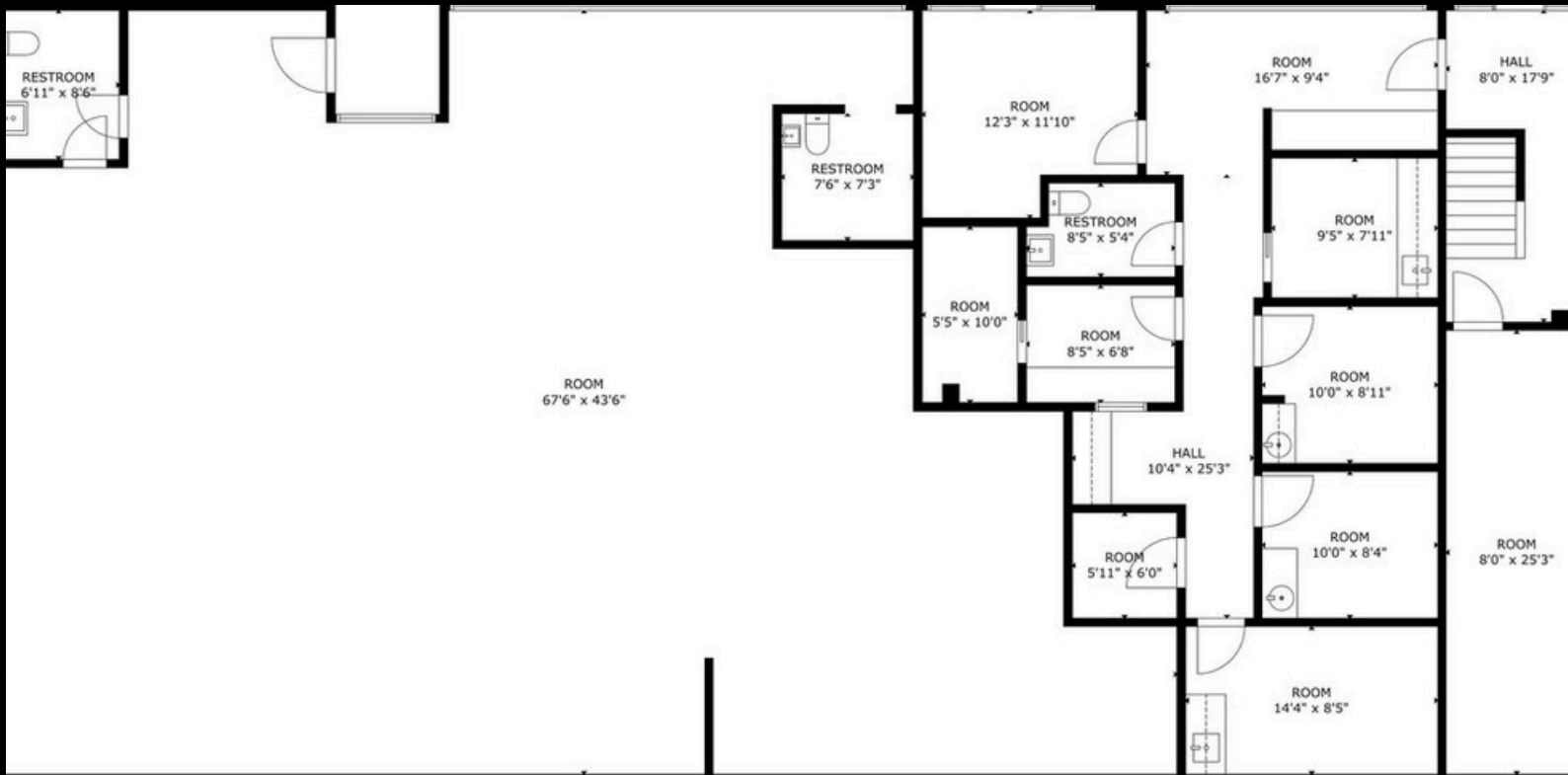
2 Forest Ave Suite A,
Paramus, NJ 07652



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GROSS INTERNAL AREA
TOTAL: 7,781 sq ft
LOWER LEVEL: 3,904 sq ft, SECOND FLOOR: 3,877 sq ft
EXCLUDED AREAS: PORCH: 40 sq ft

THIS FLOOR PLAN IS PROVIDED FOR ILLUSTRATION PURPOSES ONLY WITH THE PERMISSION OF THE SELLER. ROOM POSITIONS AND DIMENSIONS ARE APPROXIMATE AND ARE NOT GUARANTEED TO BE EXACT OR TO SCALE. THE BUYER SHOULD CONFIRM MEASUREMENTS FOR ACCURACY.

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