

±4,884 SF Turnkey Medical Office Building For Sale | Prime Location

- 1,909 SF turnkey medical office suite for lease
- Features a waiting area and reception area
- Multiple exam rooms, some with in-room sinks
- Private offices and dedicated storage/filing room
- Private restrooms for staff and patients
- Designed for patient flow and operational efficiency
- On-site parking available
- Strong visibility on corner lot
- Excellent accessibility for patients and staff
- Centrally located in Paterson, NJ with strong residential density
- Easy accessibility from major highways and local thoroughfares
- Minutes to St. Joseph's University Medical Center
- Close proximity to Route 20, I-80, and the Garden State Parkway

FOR MORE INFORMATION

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280 E. 33rd Street
 PATERSON, NEW JERSEY

LOCATION OVERVIEW



Location Description

Situated in the heart of Paterson, NJ, this corner property offers a well-connected and highly visible location. Just minutes from St. Joseph's University Medical Center, the building is positioned within a densely populated area, ensuring a strong local patient base. With convenient access to Route 20, I-80, and the Garden State Parkway, the site offers seamless connectivity for both patients and staff traveling from surrounding towns. It's proximity to local pharmacies, public transportation, and community amenities further enhances its appeal as a turnkey medical office destination.



Demographics

	1 Mile	3 Miles	5 Miles
Total Households	18,266	103,693	204,882
Total Population	57,354	312,085	606,498
Average HH Income	\$82,364	\$104,107	\$122,697



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MAP: HOSPITALS

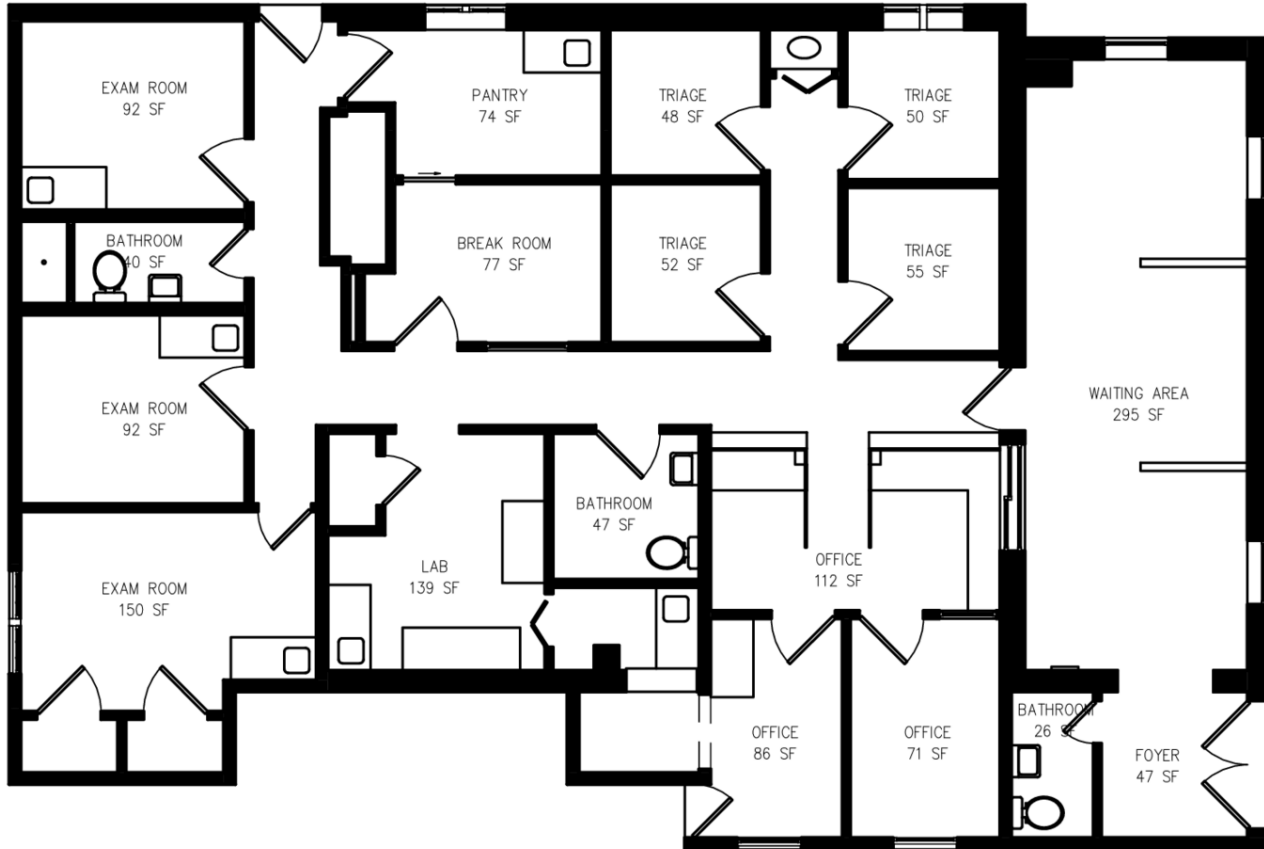




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FLOOR PLAN

15TH AVENUE



EAST 33RD STREET

Ground Floor: 1,909 SF Suite Available For Lease



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PROPERTY PHOTOS





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