

# COMMERCIAL SPACE FOR LEASE

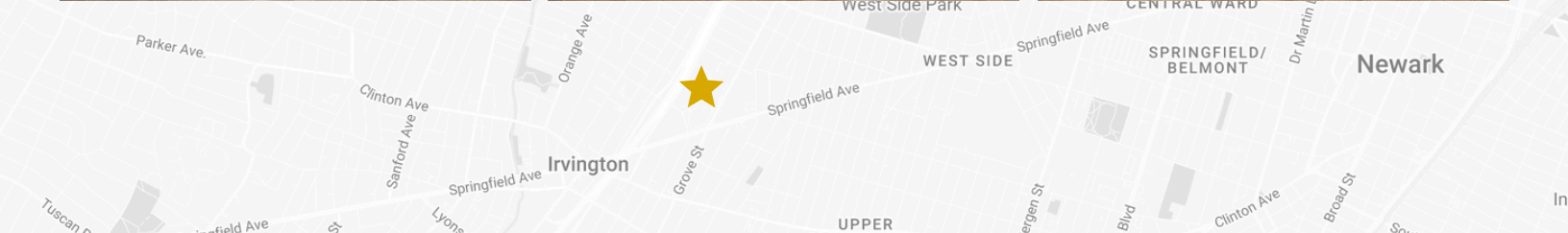
Maple Gardens | Irvington, NJ

Versatile lower level office space available now at Maple Gardens, ideal for medical, community, or professional uses.



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## YOUR NEW SPACE

A flexible space within the gated Maple Gardens community, ideal for a range of dry uses. With built-in foot traffic and strong transit access, it's a smart fit for medical or wellness offices, tutoring programs, professional services, fitness studios, or community-focused uses.

## KEY FEATURES

- Flexible, build-to-suit layout
- Ground-floor access with excellent visibility to residents and visitors
- Expansive open floor plan ideal for customization
- Located in a quiet, community-oriented setting ideal for focused services

Price: Available Upon Request  
 Space: Approx. 1,350 SF  
 Lease Start: Immediate  
 Lease Term: Flexible (3 - 10 years)  
 Location: 1 Marshall Avenue  
 Unit J01-STR9  
 Irvington, NJ 07111