

10 TURN-KEY MEDICAL SPACES THROUGHOUT NORTHERN NEW JERSEY

FOR LEASE

AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO MEDICAL OFFICE RETAIL CONVERSION OPPORTUNITIES | REDEVELOPMENT POTENTIAL

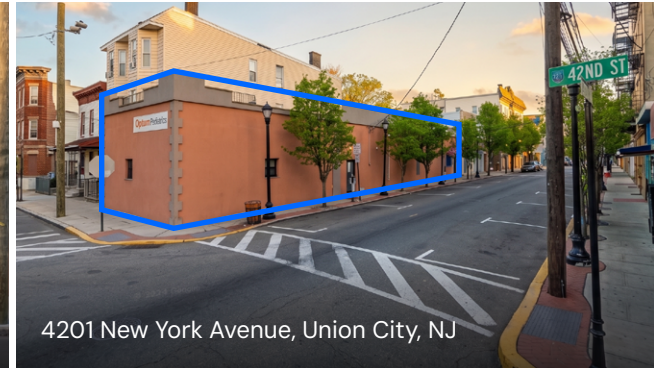
Nutley • Union City • Hackensack • Bayonne • Secaucus • Paterson • Clifton • Jersey City • Hoboken



228 Franklin Avenue, Nutley, NJ



402-407 42nd Street, Union City, NJ



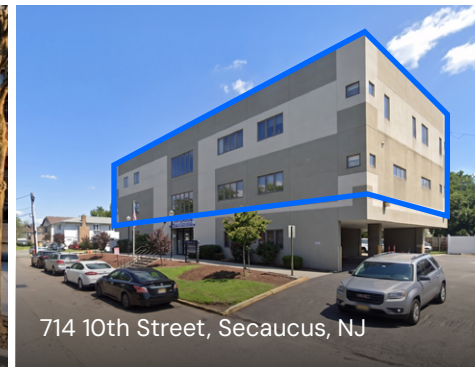
4201 New York Avenue, Union City, NJ



10 First Street, Hackensack, NJ



504-506 Broadway, Bayonne, NJ



714 10th Street, Secaucus, NJ



280 East 33rd Street, Paterson, NJ



930 Clifton Avenue, Clifton, NJ



324 Palisade Avenue, Jersey City, NJ



222-232 Clinton Street, Hoboken, NJ

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

ADAM CAPLAN
212.433.3355 x1036
adam.c@tristatecr.com

TRI STATE COMMERCIAL®

PORTFOLIO OVERVIEW

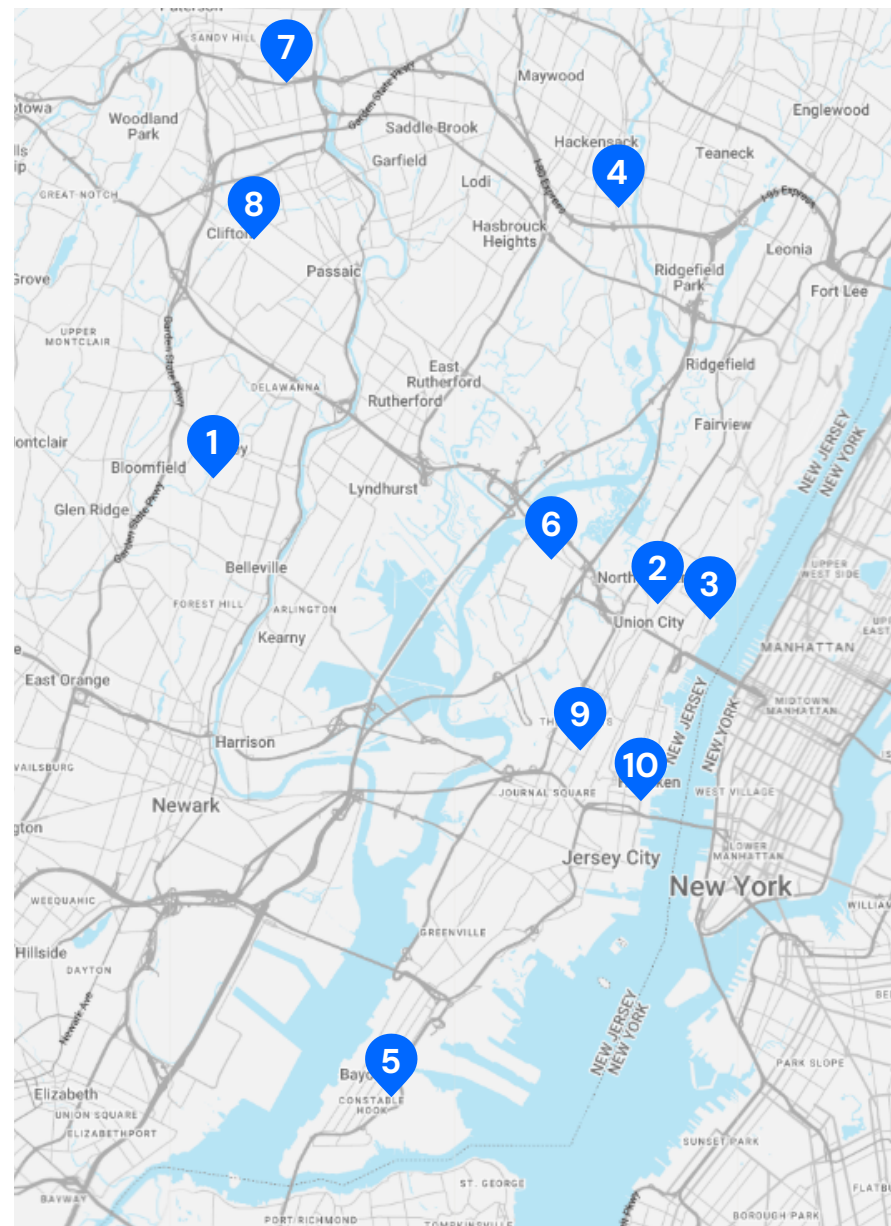
This portfolio consists of 10 move-in ready medical properties strategically located throughout Northern New Jersey. The available spaces range from approximately 2,000 SF to 10,000 SF and offer immediate occupancy opportunities in densely populated communities with convenient access to major highways, public transportation, and regional healthcare networks.

HIGHLIGHTS

- Move-in ready prebuilt medical spaces across Northern New Jersey
- Available suite sizes ranging from 2,000 to 10,000 SF
- All locations in close proximity to mass transit
- On-site parking available at most locations
- Ownership will consider purchase offers for individual properties and the entire portfolio
- Conversion to general office or retail considered in Bayonne, Nutley, Hackensack, Clifton and Union City

AVAILABLE LOCATIONS

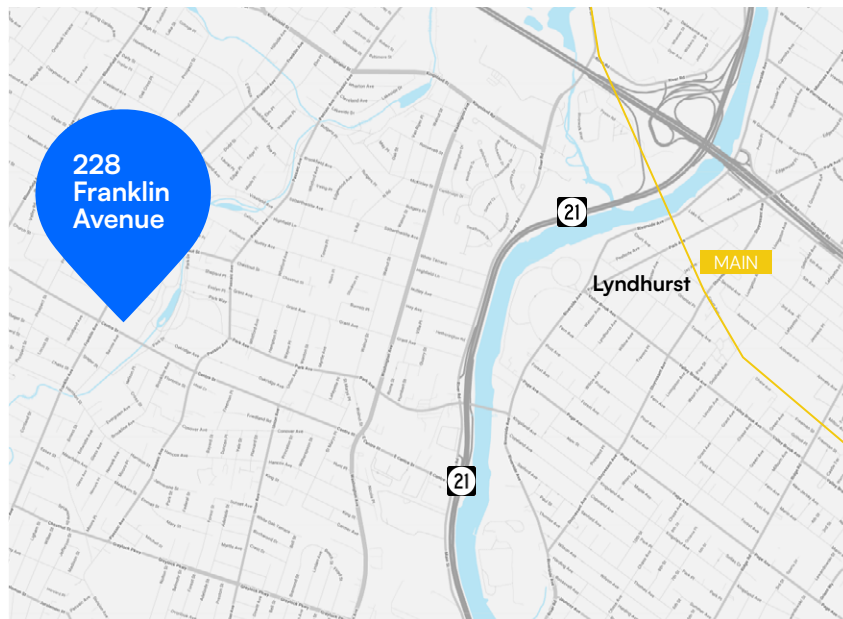
- 1 228 Franklin Avenue, Nutley, NJ
- 2 402-407 42nd Street, Union City, NJ
- 3 4201 New York Avenue, Union City, NJ
- 4 10 First Street, Hackensack, NJ
- 5 504-506 Broadway, Bayonne, NJ
- 6 714 10th Street, Secaucus, NJ
- 7 280 East 33rd Street, Paterson, NJ
- 8 930 Clifton Avenue, Clifton, NJ
- 9 324 Palisade Avenue, Jersey City, NJ
- 10 222-232 Clinton Street, Hoboken, NJ



228 FRANKLIN AVENUE, NUTLEY, NJ

OFFICE/MEDICAL

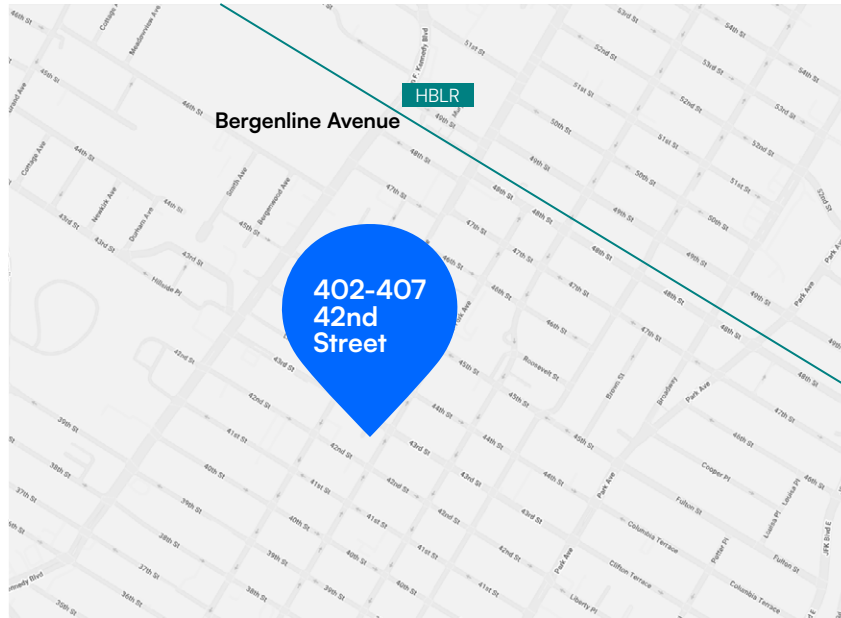
- Suite 228-1: 4,500 SF | First Floor
- Suite 228-2: 4,500 SF | Second Floor
- Suite 228-LL: 4,500 SF | Lower Level
- Move-in ready prebuilt medical space
- Close proximity to mass transit
- Conversion to general office or retail will be considered



402-407 42ND STREET, UNION CITY, NJ

FLEX

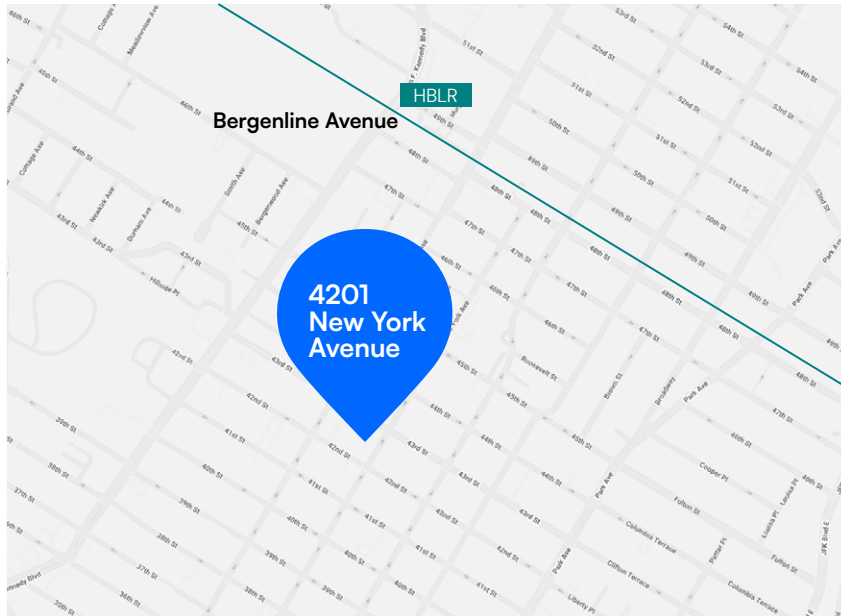
- Suite 402: 1,875 SF | First Floor
- On-site parking available
- Move-in ready prebuilt medical space
- Close proximity to mass transit
- Conversion to general office or retail will be considered



4201 NEW YORK AVENUE, UNION CITY, NJ

FLEX

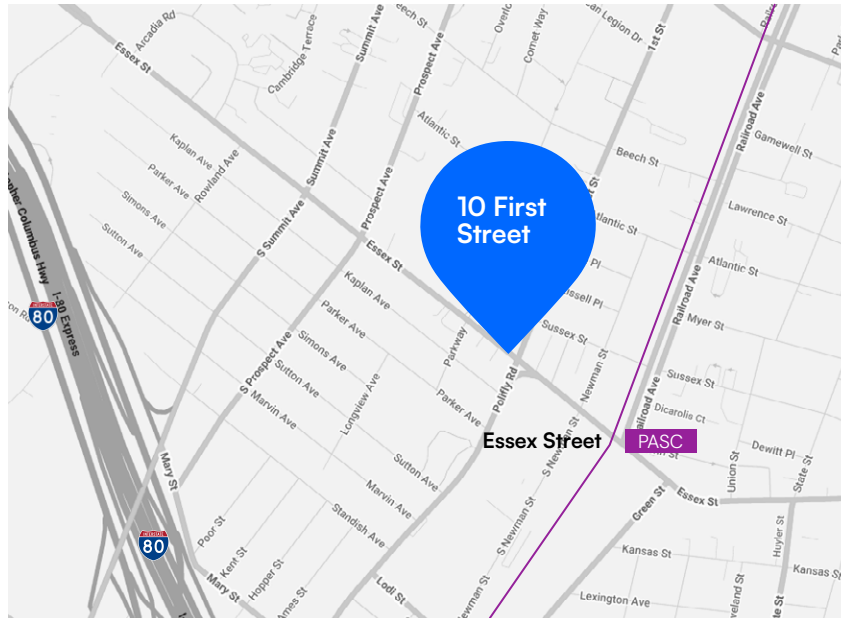
- Suite 4201: 2,450 SF | First Floor
- Move-in ready prebuilt medical space
- Close proximity to mass transit
- Conversion to general office or retail will be considered



10 FIRST STREET, HACKENSACK, NJ

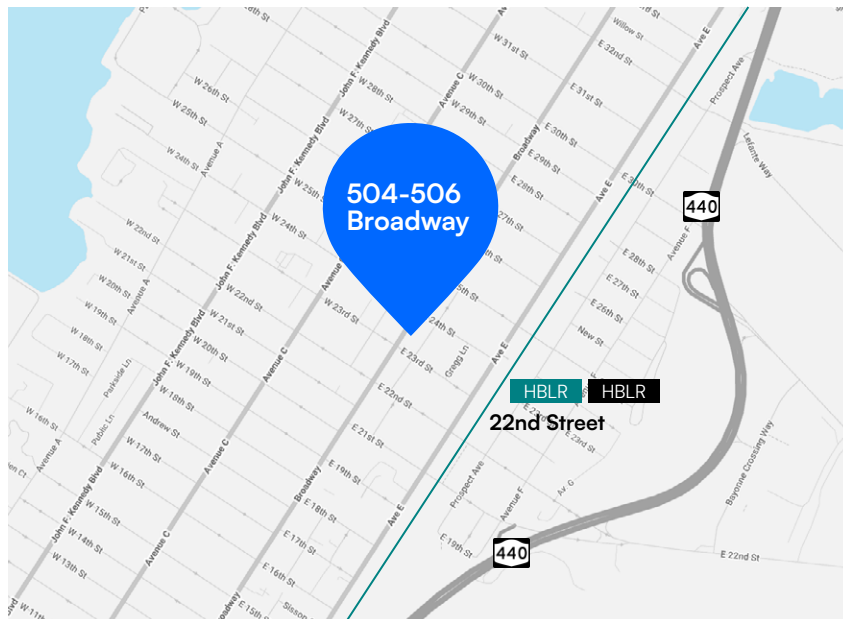
MEDICAL/OFFICE

- Entire Building: 4,320 SF
- On-site parking available
- Move-in ready prebuilt medical space
- Close proximity to mass transit



FLEX

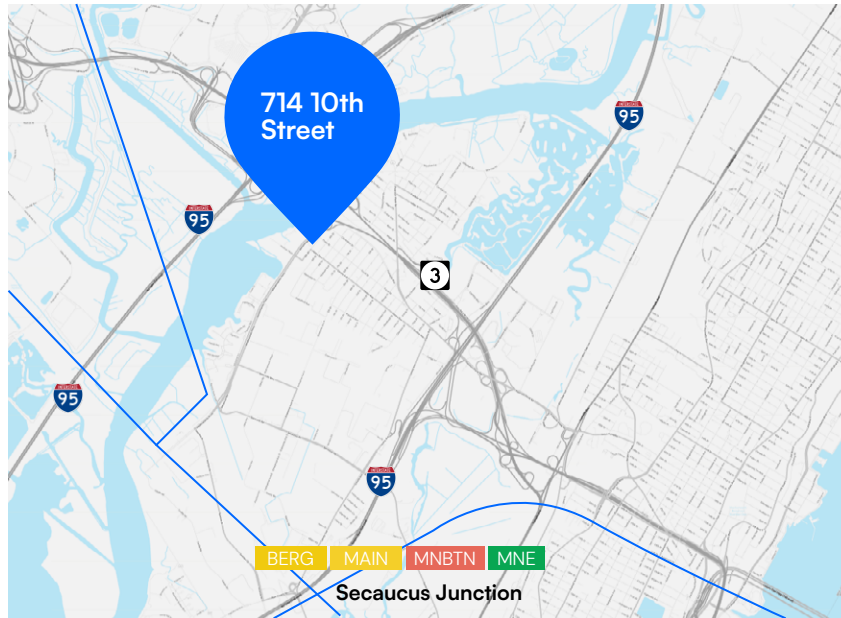
- Entire Building 4,620 SF
- Move-in ready prebuilt medical space
- Close proximity to mass transit
- Conversion to general office or retail will be considered



714 10TH STREET, SECAUCUS, NJ

MEDICAL/OFFICE

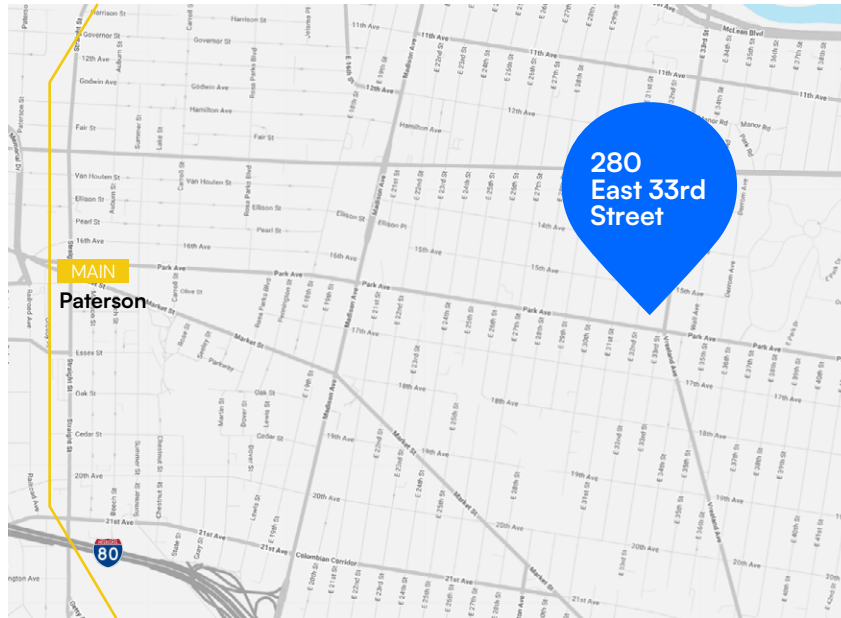
- Suite 714-2: 3,780 SF | Second Floor
- Suite 714-3: 2,900 SF | Third Floor
- Units 2N, 2s, 3E & 3W
- Move-in ready prebuilt medical space
- Close proximity to mass transit



280 EAST 33RD STREET, PATERSON, NJ

MEDICAL/OFFICE

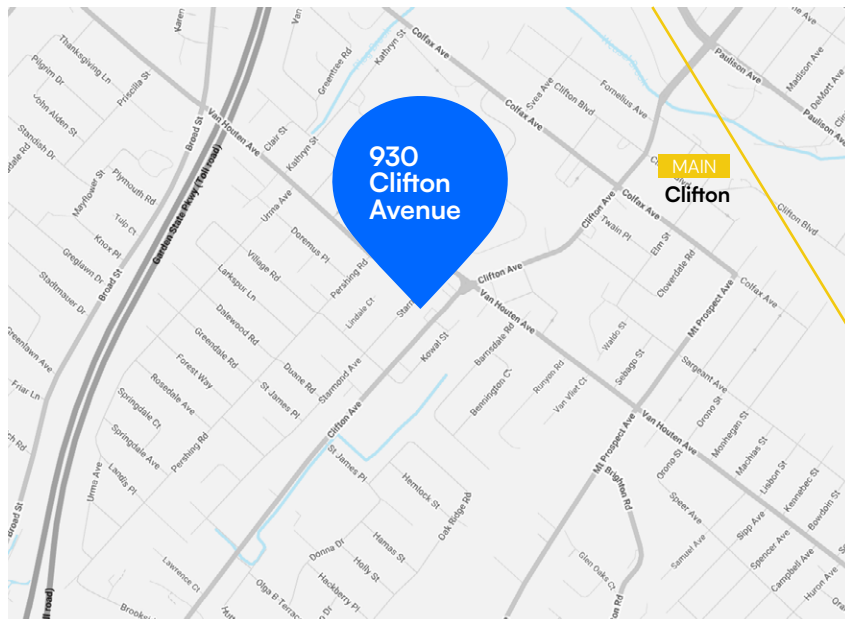
- Suite 280: 2,400 SF | First Floor
- Move-in ready prebuilt medical space
- Close proximity to mass transit



930 CLIFTON AVENUE, CLIFTON, NJ

MEDICAL/OFFICE

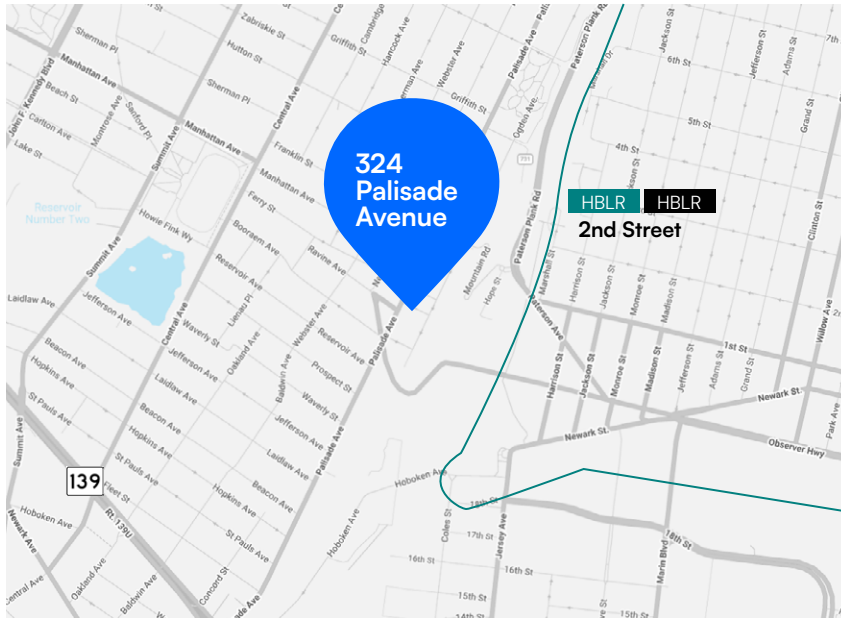
- Entire Building: 10,000 SF
- On-site parking available
- Move-in ready prebuilt medical space
- Close proximity to mass transit



324 PALISADE AVENUE, JERSEY CITY, NJ

MEDICAL/OFFICE

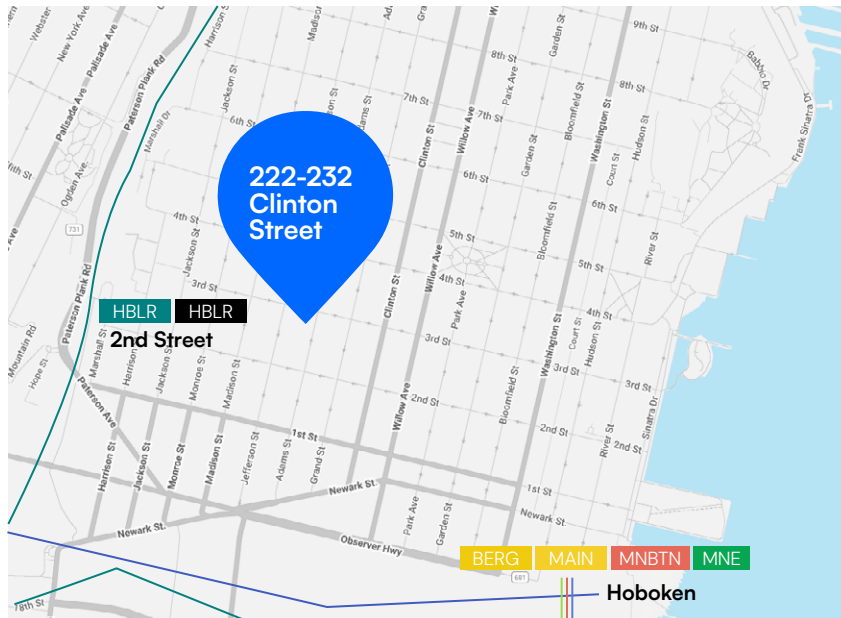
- Suite 324-2: 9,600 SF | Second Floor
- On-site parking available
- Move-in ready prebuilt medical space
- Close proximity to mass transit



222-232 CLINTON STREET, HOBOKEN, NJ

MEDICAL/OFFICE

- Suite 222: 2,200 SF | First Floor
- Unit C
- Move-in ready prebuilt medical space
- Close proximity to mass transit



10 TURN-KEY MEDICAL SPACES THROUGHOUT NORTHERN NEW JERSEY

AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO | MEDICAL OFFICE RETAIL CONVERSION OPPORTUNITIES | REDEVELOPMENT POTENTIAL

Nutley • Union City • Hackensack • Bayonne • Secaucus • Paterson • Clifton • Jersey City • Hoboken

For Pricing Call: **212.433.3355**

SHLOMI BAGDADI
212.433.3355 x101
sb@tristatecr.com

ADAM CAPLAN
212.433.3355 x1036
adam.c@tristatecr.com

TSC.