

400 Franklin Turnpike | Mahwah, New Jersey

MEDICAL / PROFESSIONAL OFFICE

Recently Renovated | Medical Build-Out | Ample Parking | Established Medical Building



For Lease: \$3,900/Month
For Sale: \$450,000



FIRST FLOOR

ORTHOPEDICS →

SURGERY CENTER →

RADIOLOGY →

ELEVATOR ←

RESTROOMS ←

EXIT ←

An exceptional opportunity to lease or purchase a recently renovated ±1,200-square-foot medical/professional office suite within an established multi-specialty medical building in Mahwah, Bergen County, New Jersey. Located on the first floor, the suite offers an efficient, move-in-ready layout designed for an appointment-based medical practice while providing the flexibility to accommodate a variety of other professional and wellness-oriented users, subject to applicable approvals.



The suite has been recently renovated and offers a modern, professional environment with a flexible configuration of three examination rooms plus a private office or up to four examination/treatment rooms, along with a large nursing/workstation area, private restroom and spacious reception/waiting area.

One of the property's greatest advantages is its location within an existing healthcare environment. Rather than establishing a practice in a conventional office building, a medical user can position itself alongside complementary healthcare providers and benefit from the building's existing patient traffic, professional identity and medical infrastructure.





For an owner-user, the opportunity provides the ability to control occupancy costs and build equity through ownership of the real estate. For a tenant, the space provides an opportunity to establish or expand a practice without the time and expense typically associated with constructing a medical office from an unfinished shell.

PROPERTY HIGHLIGHTS

- Approximately 1,200 SF
- First-floor location
- Recently renovated
- Medical/professional office configuration
- Up to four examination or treatment rooms
- On-site and surrounding complementary medical providers
- Alternatively configured as three examination rooms + private physician/executive office
- Excellent patient and employee parking
- Professional medical-office environment
- Convenient Northern Bergen County location
- Access to surrounding Bergen, Rockland and Passaic County populations
- Potential for additional professional uses, subject to applicable zoning, condominium/building restrictions and approvals
- Spacious central nursing/workstation area
- Large reception and waiting area
- On-site diagnostic imaging
- Private restroom
- Established multi-specialty medical building

OFFERING TERMS

FOR LEASE

Asking Rent: \$3,900 Per Month - tenant pays gas and electricity of the suite

At approximately 1,200 SF, the asking rent equates to approximately \$39.00/SF annually before consideration of any additional rent or operating expenses applicable under the lease.

The suite provides an attractive alternative to undertaking a new medical-office build-out. A medical tenant may be able to substantially reduce the time, capital investment and operational disruption associated with designing and constructing a new practice.

FOR SALE

Asking Price: \$450,000

Approximately \$375/SF

The sale opportunity should appeal particularly to physicians, medical groups and professional users who expect to remain in the Northern Bergen County market over the long term.

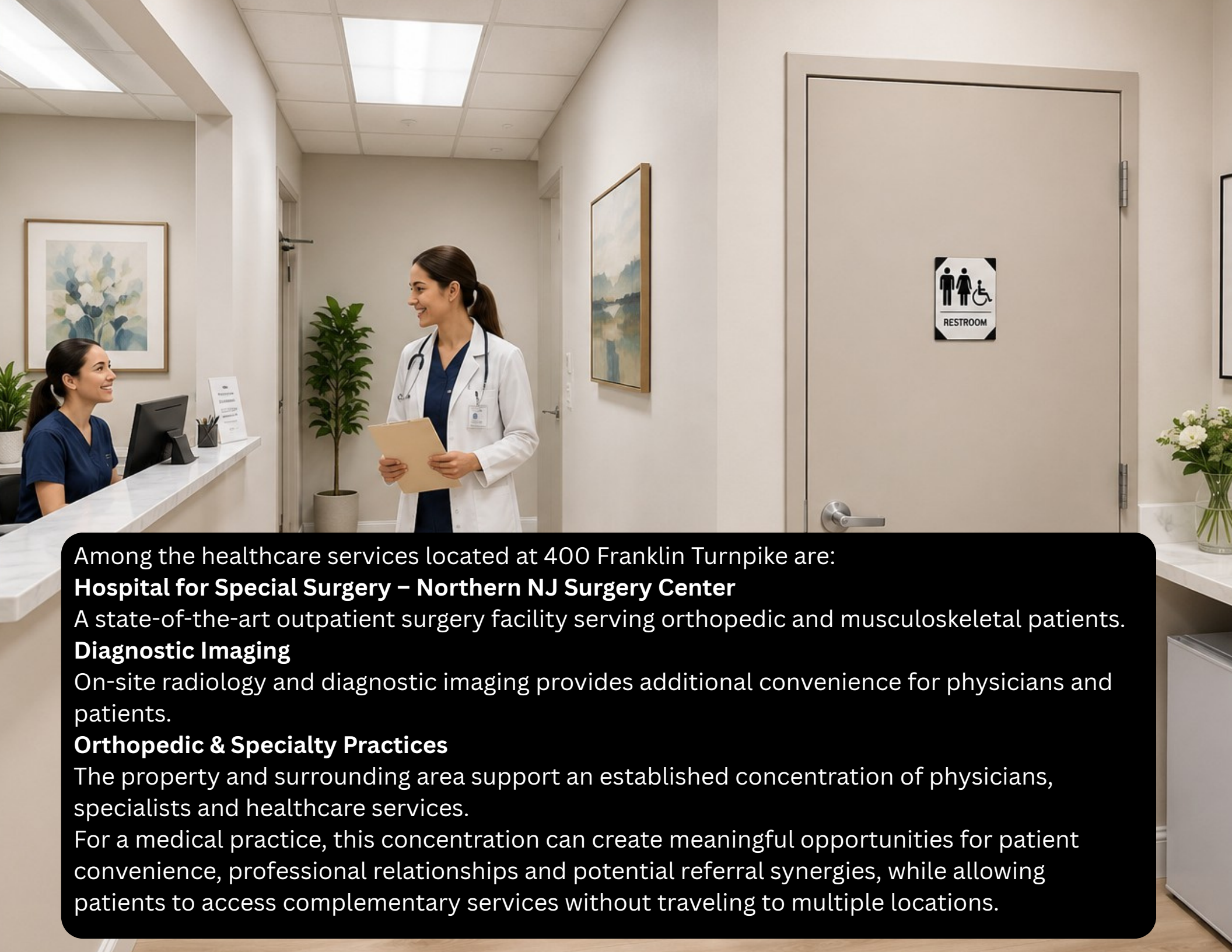
Ownership allows an occupant to convert a recurring occupancy expense into a real estate asset while gaining greater control over its premises and long-term occupancy.



AN ESTABLISHED MEDICAL ECOSYSTEM

The property offers something increasingly important to healthcare providers: proximity to complementary medical services and specialists.

The building is home to an established network of medical users, helping create a destination where patients may receive multiple healthcare services within the same property.



Among the healthcare services located at 400 Franklin Turnpike are:

Hospital for Special Surgery – Northern NJ Surgery Center

A state-of-the-art outpatient surgery facility serving orthopedic and musculoskeletal patients.

Diagnostic Imaging

On-site radiology and diagnostic imaging provides additional convenience for physicians and patients.

Orthopedic & Specialty Practices

The property and surrounding area support an established concentration of physicians, specialists and healthcare services.

For a medical practice, this concentration can create meaningful opportunities for patient convenience, professional relationships and potential referral synergies, while allowing patients to access complementary services without traveling to multiple locations.



WHY MAHWAH?

Mahwah occupies a strategic position at the northern end of Bergen County, close to the New York/New Jersey border. The location provides access not only to Mahwah residents, but to an expanded patient and professional base throughout Northern Bergen County, Rockland County, Passaic County and nearby communities in New York and New Jersey.

Mahwah is an affluent and highly educated community. U.S. Census Bureau estimates place the township's population at approximately 25,700, with median household income exceeding \$131,000 and approximately 60% of residents age 25+ holding a bachelor's degree or higher.

The community also has an attractive demographic profile for healthcare providers, with approximately 23.5% of the population age 65 or older.

HEALTHCARE INVESTMENT IN THE MARKET

Mahwah and Northern Bergen County continue to attract significant healthcare investment.

Hospital for Special Surgery expanded its Northern New Jersey presence with the opening of the HSS Northern NJ Surgery Center in Mahwah, complementing its larger outpatient operation in Paramus.

The Mahwah facility represents HSS's first surgery center in New Jersey dedicated to ambulatory procedures, further strengthening Mahwah's position as a destination for specialized outpatient healthcare.

The broader Mahwah market also includes substantial healthcare infrastructure such as Valley Health System's 75,000-square-foot Center for Health and Wellness, which includes diagnostic imaging, laboratory services, rehabilitation, sports medicine and other healthcare and wellness services.

This continued institutional investment reinforces the Northern Bergen County market as an attractive location for independent physicians, specialty practices and complementary healthcare providers.





SCHEDULE A PRIVATE TOUR

For additional information, offering details or to schedule a private showing, please contact the exclusive listing representatives.

Medical / Professional Office Opportunity
400 Franklin Turnpike | Mahwah, NJ 07430

IDEAL MEDICAL USERS

The existing configuration makes the suite particularly well suited for:

- Primary care / internal medicine
- Orthopedics
- Pain management
- Sports medicine
- Cardiology
- Dermatology
- Podiatry
- Physical or occupational therapy
- Behavioral health / psychology
- Nutrition and wellness
- Medical aesthetics
- Specialty physician satellite office
- Healthcare consulting
- Rheumatology
- ENT
- Allergy / immunology
- Pediatrics
- Women's health
- Physical medicine
- Chiropractic
- Neurology

The presence of HSS and other musculoskeletal providers may make the location particularly compelling for complementary orthopedic, rehabilitation, pain-management and sports-medicine-related practices.

PROFESSIONAL & ALTERNATIVE USE POTENTIAL

Although ideally positioned as medical space, the suite's first-floor location, renovated condition, private offices/treatment rooms, reception area and ample parking could also accommodate a variety of professional users, subject to applicable approvals.

Potential uses may include:

- Attorney
- Accountant / CPA
- Financial advisor
- Insurance office
- Therapist / psychologist
- Counseling practice
- Healthcare consultant
- Executive or satellite office
- Physical therapy / wellness
- Nutritionist
- Speech or occupational therapy
- Professional services firm

This flexibility broadens the property's potential tenant and purchaser base beyond traditional physicians.

WHY LEASE THIS SPACE?

For a growing or established practice, leasing provides the opportunity to secure a professionally built-out office without committing substantial capital to purchasing real estate.

The approximately 1,200 SF footprint is particularly attractive for an independent practitioner or small medical group seeking an efficient satellite or primary office.

The combination of an existing medical layout, first-floor access, ample parking and complementary providers may significantly reduce the friction involved with opening a new practice.

At \$3,900 per month, a tenant can establish a presence within a recognized medical environment while preserving capital for staffing, equipment, marketing and practice growth.

WHY PURCHASE?

For physicians and professional users planning to remain in the market long term, ownership presents a different value proposition.

Rather than paying rent indefinitely, an owner-user has the opportunity to:

Build Equity

Mortgage principal payments can contribute toward ownership of a tangible real estate asset.

Control Occupancy Costs

Ownership can provide greater long-term control compared with exposure to future lease renewals and rent increases.

Control the Premises

An owner-user has greater ability to customize the office around the long-term needs of the practice, subject to condominium/building requirements.

Create a Long-Term Asset

The real estate can potentially remain an asset even if the underlying medical or professional practice is eventually sold or relocated.

Potential Future Rental Income

Should an owner-user eventually relocate, the suite may potentially be leased to another medical or professional tenant, subject to governing documents and approvals.

For a practitioner who expects to occupy the space for many years, comparing the economics of \$3,900-per-month leasing versus acquiring the suite for \$450,000 is particularly worthwhile.

TRADE AREA

POINTS OF INTEREST

400 Franklin Turnpike
Mahwah, NJ 07430



STRATEGIC LOCATION

Prime location in Mahwah, NJ with excellent visibility and access along Franklin Turnpike (Route 17).



EXCEPTIONAL ACCESS

Close proximity to major highways including I-287, I-87, the New York State Thruway and Route 17.



STRONG TRADE AREA

Surrounded by a strong residential base, corporate headquarters, retail centers, and top amenities.



CLICK ON ICONS TO EXPLORE

LEGEND

- SUBJECT PROPERTY
- RETAIL & SHOPPING
- DINING
- HOTELS
- PARKS & RECREATION
- EDUCATION
- CORPORATE & BUSINESS





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