

Flexible Office Space

15 Valley St, South Orange, NJ 07079



COLDWELL BANKER
REALTY

Presented by
Coldwell Banker Commercial Realty



Price: Contact Broker

Welcome to 15 Valley Street, positioned in the heart of vibrant downtown South Orange. This premier location offers unparalleled convenience, situated just steps from the South Orange Train Station with Midtown Direct service to Manhattan. Highly accessible and surrounded by popular restaurants, retail shops, and Seton Hall University. South Orange serves as the perfect gateway between New York City and Urban Essex County and the suburbs. We feature several flexible layout options tailored to fit a variety of professional, medical, and service-based users:

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Located next to public parking lot
Walking distance to Midtown direct train to NYC
Walk to Restaurants and Shops
Close to public transportation
Gateway to suburban Essex County from urban Essex County



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Building Photo



Building Photo

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Bubble Pop	-	
Caring Health Care Llc	-	March 2016
Pace Financial Service Inc	-	
Perception Medical	-	
T3 Telecom Software, Inc.	-	July 2022
The Fur Salon Llc	-	October 2015
Wainco Realty Real Estate Professionals	-	

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LL! Double Entrance Doors



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Listing spaces

Lower Level Ste LL-1

Space Available	2,300 SF
Rental Rate	\$33.91 /SF/YR
Date Available	Now
Service Type	[object Object]
Space Type	Relet
Space Use	Office
Lease Term	5 Years

Available Suites:• Suite LL-1 (Lower Level) | 2,300 SFo Layout: Expansive open floor plan.o Ideal For: Medical spa, aesthetics, physical therapy, private personal training, infusion therapy, or general professional services.o Accessibility: Fully handicap accessible featuring a semi-private ground-floor entrance with direct access to the Sloan Street parking lot. • Suite 2-A (Second Floor) | 1,587 SFo Layout: Bright, sunlit open floor plan.o Ideal For: Corporate headquarters, regional or NYC satellite offices, sales teams, educational services, or a lecture hall. • Suite 2-B (Second Floor) | 1,000 SFo Layout: Bright and efficient professional office setup.o Ideal For: Independent professionals or a regional/NYC satellite branch. • Suite 1-A (Main Floor) | 656 SFo Layout: Efficiently divided into two private offices.o Ideal For: Boutique professional use, private practice, or a compact satellite office.

1st Floor Ste 1-A

Space Available	656 SF
Rental Rate	\$31.09 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	2 - 5 Years

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1A-1

Listing spaces

2nd Floor Ste 2A-3

Space Available	1,587 - 1,981 SF
Rental Rate	\$28.73 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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FRONT HI

2nd Floor Ste 2B-1,2,3

Space Available	1,000 SF
Rental Rate	\$28.80 /SF/YR
Date Available	Now
Service Type	Plus Electric
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

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Property Photos



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Property Photos



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2A-3

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Property Photos



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Kitchenette 1

Flexible Office Space

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Property Photos



Building Photo



Building Photo

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Property Photos



Building Photo



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Location

