



MEDICAL SPACE/ OFFICE AVAILABLE

1,225 SF

400

FRANKLIN TNPK.
MAHWAH, NJ

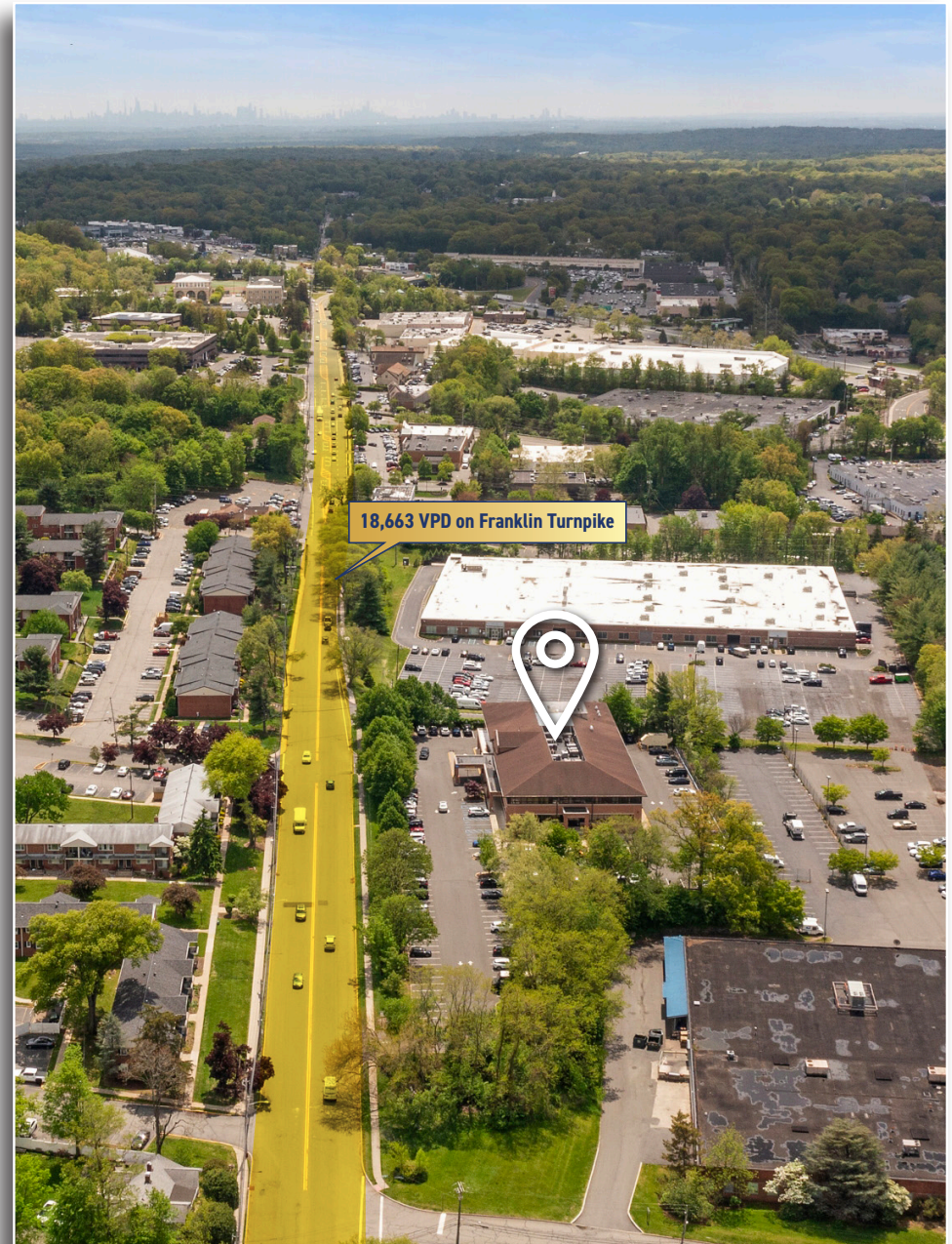


Team
Lizzack-Horning

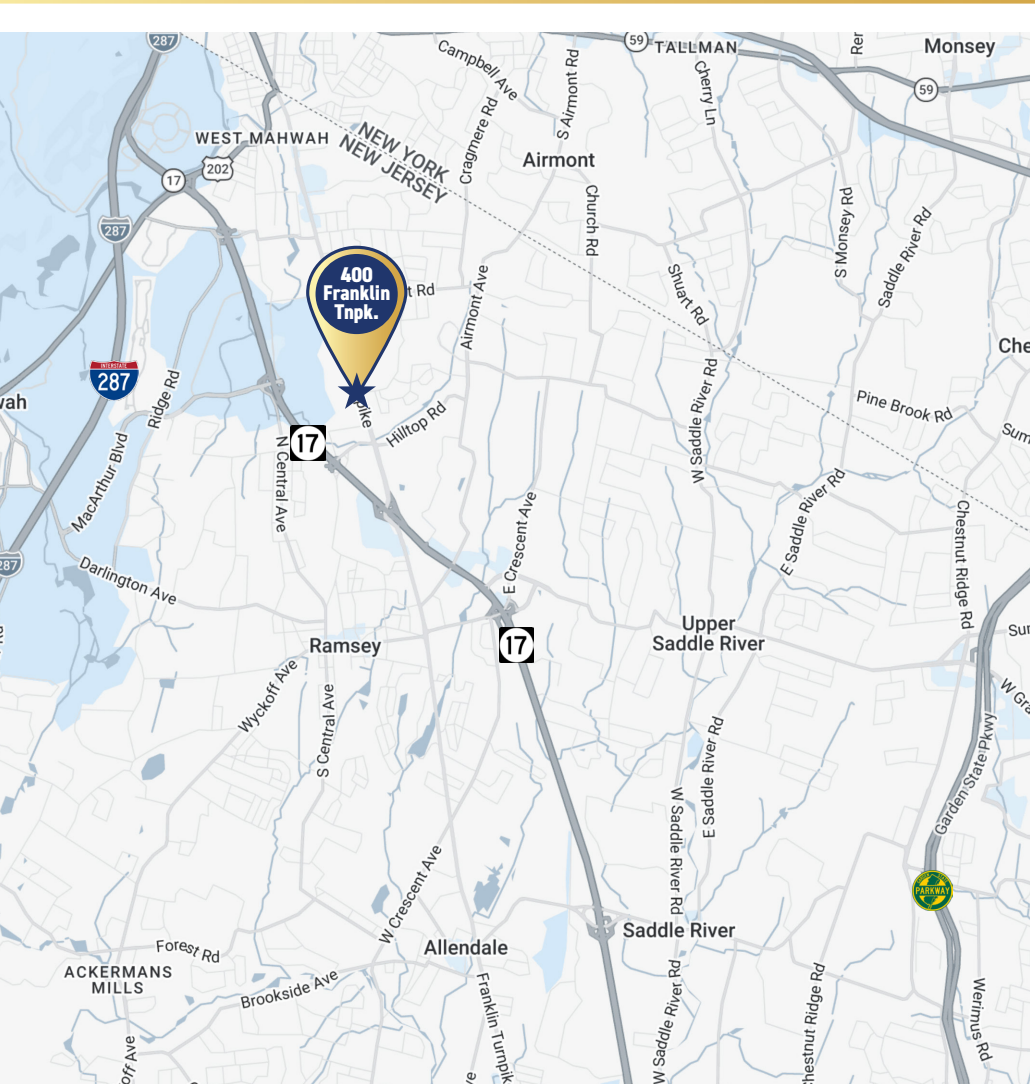
PROPERTY INFORMATION

400 FRANKLIN TURNPIKE

- 1,225 SF medical suite available
- 36,000 SF building
- Unit features 2 exam rooms, waiting area, nurse station, private office, 2 bathrooms, kitchen
- Elevatored building
- 161 total on-site covered & uncovered parking spaces
- Taxes/CAM are \$9.62 PSF (inc. in lease rate)
- **INQUIRE FOR PRICING**



LOCATION HIGHLIGHTS



Minutes from The Valley Hospital's New Paramus Campus

- *Approx. 10 miles from The Valley Hospital*
- *Easy access to Route 17, I-287 & Garden State Parkway for regional connectivity*
- *Positioned within Bergen County's established healthcare corridor*
- *Convenient access to surrounding medical and professional services*
- *Strong demographics with access to affluent Northern Bergen communities*

DEMOGRAPHICS 5 MILE RADIUS



Total Households
53,581



Total Population
161,078

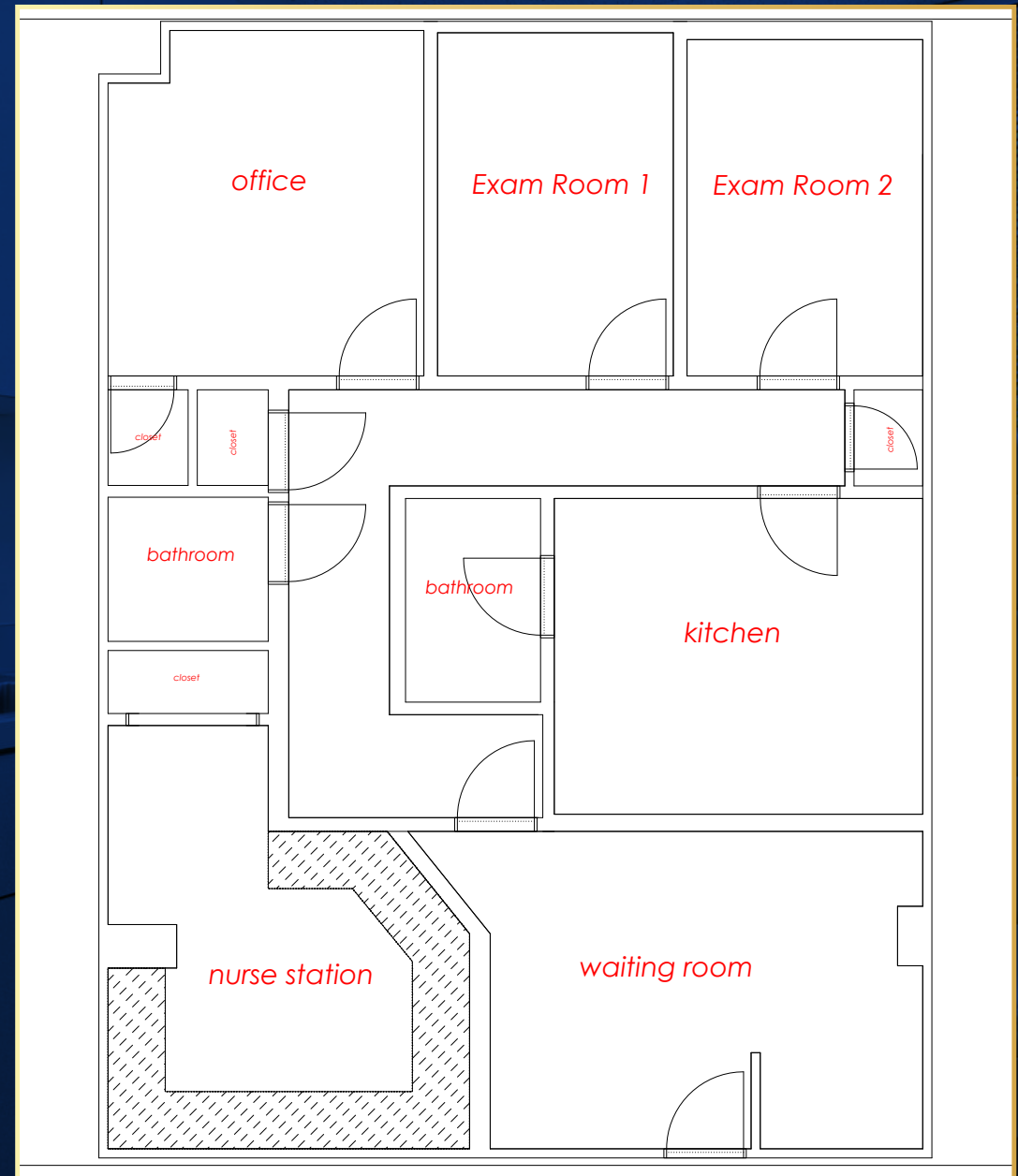


Average HH Income
\$165,027

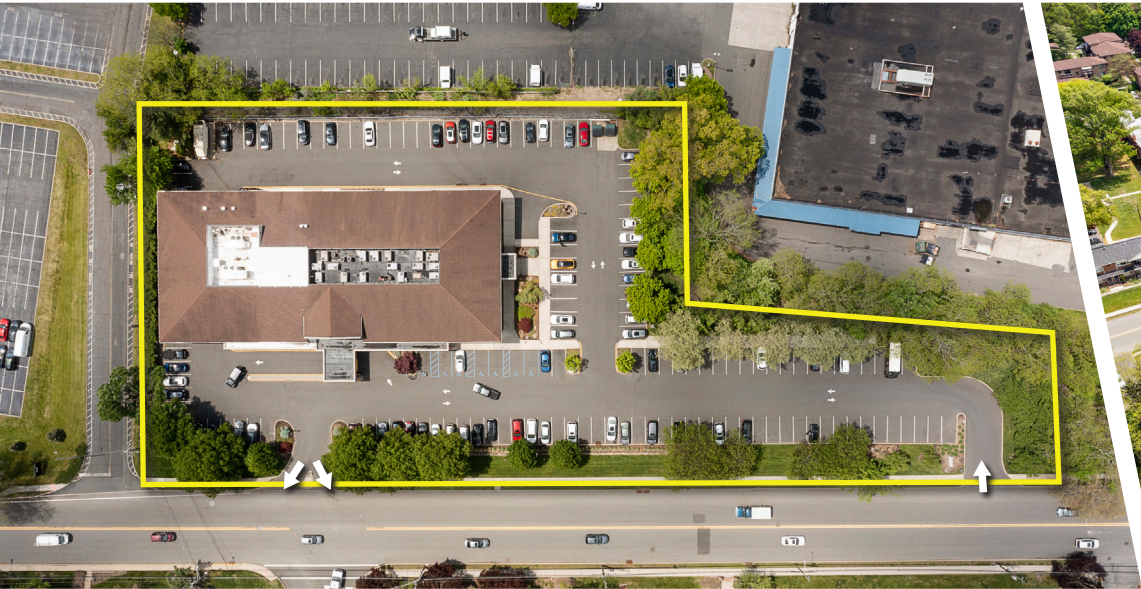
FLOOR PLAN & CURRENT MEDICAL TENANT ROSTER

CURRENT MEDICAL TENANTS AT 400 FRANKLIN TURNPIKE

- Radiology
- General Orthopedic Surgery
- Cardiology Specialist
- Internal Medicine
- Family Medicine
- Pediatrics Specialist
- Orthopedic Surgeon
- Podiatric Surgery
- General Dentistry
- Neurologist
- General Surgery Specialist
- Urology Specialist Surgical Center
- Nephrology Specialist



PROPERTY PHOTOS - AERIAL



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR / SUITE 212





 For more information

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