

**AVAILABLE
FOR LEASE**

3,000 - 30,000 SF
Medical/Professional Office

Build-To-Suit!

855 Valley Road
Clifton, NJ



The CLINICAL
Group



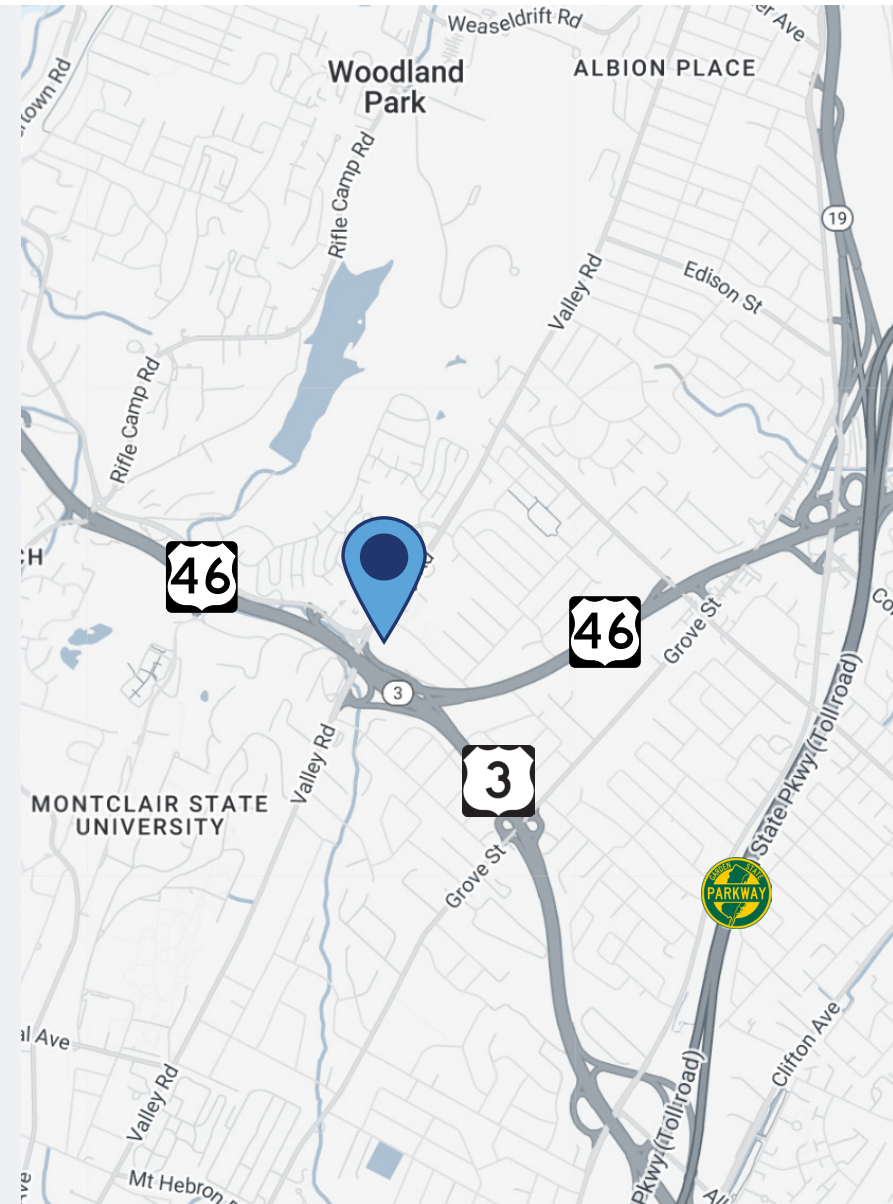
TEAM LIZZACK-HORNING

PROPERTY INFORMATION

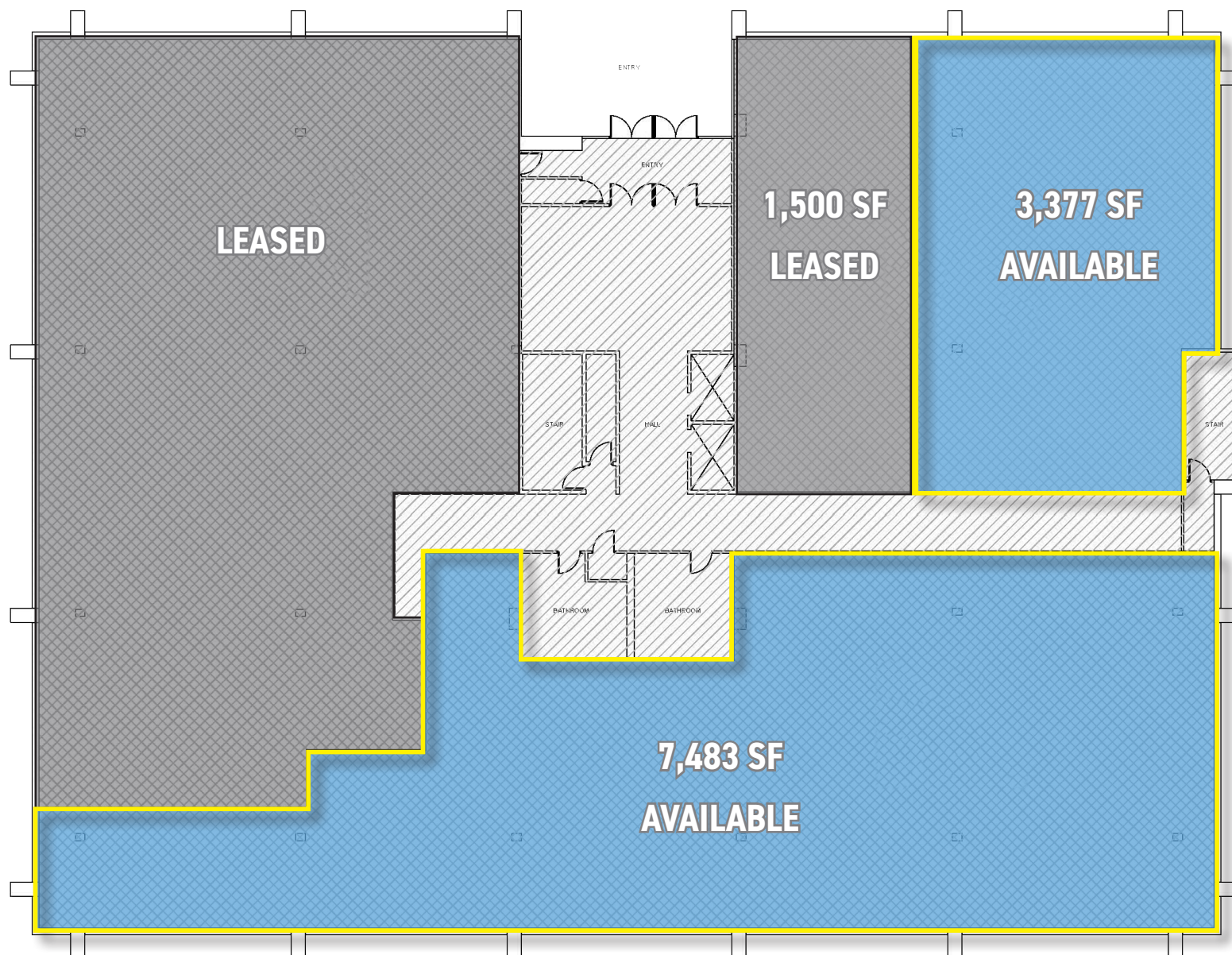
855 Valley Road *Clifton, NJ*

- 16,956 SF available with flexibility to provide up to 30,000 SF for the right tenant
- Build-to-Suit Medical/Professional Offices
- 1st Floor Suites: 3,377 SF & 7,483 SF
10,860 SF if combined
- 2nd Floor Suites: 3,000 SF & 3,096 SF
6,096 SF if combined
- Suites can be contiguous/divisible; spaces will be renovated to fit tenant's needs
- Building signage available with exposure on Route 46
- Doctors will have dedicated covered parking

INQUIRE FOR PRICING



FLOOR PLAN - 1st FLOOR

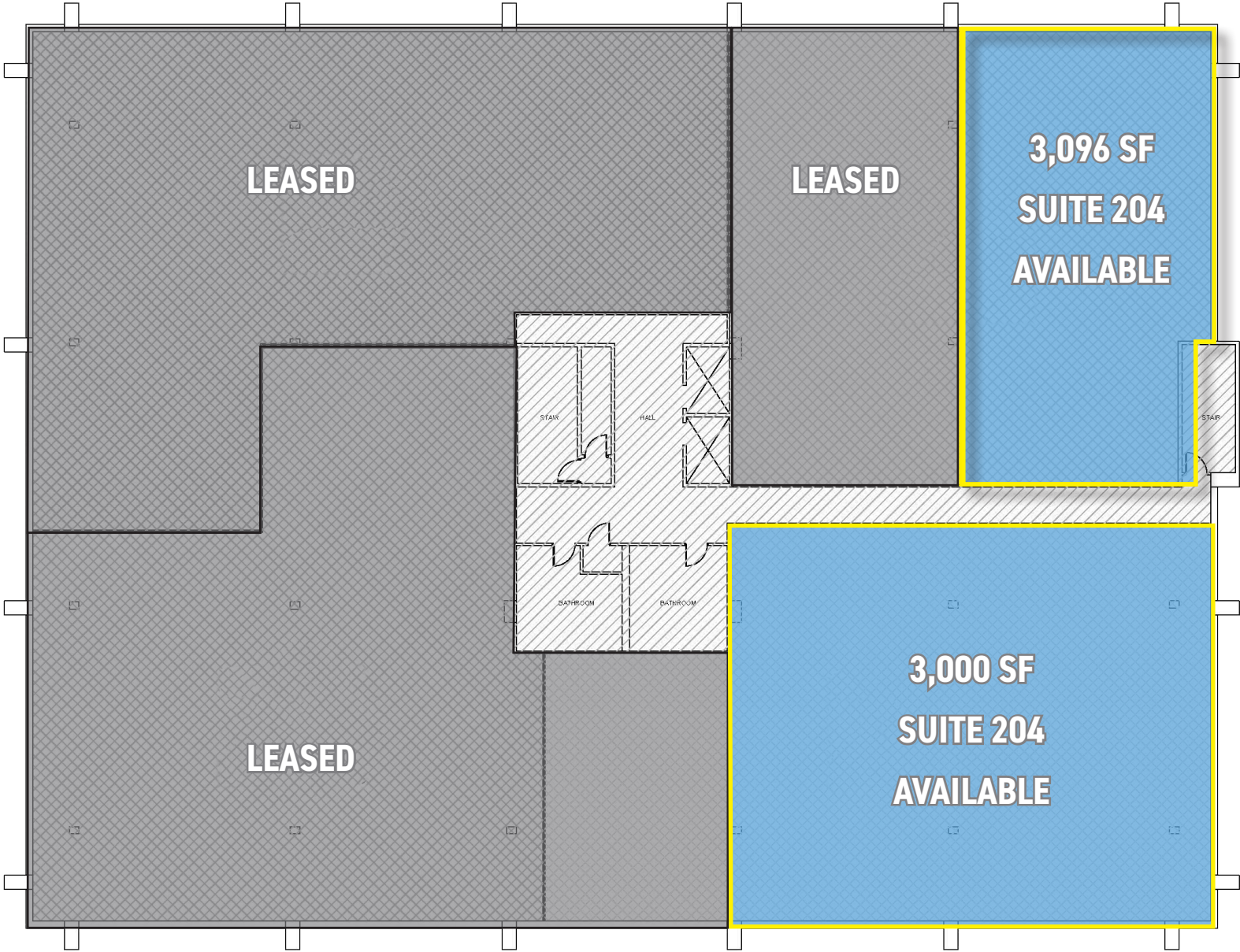


FIRST FLOOR PLAN KEY PLAN

SCALE @ 1/16" = 1'-0"

10,860 SF if combined

FLOOR PLAN - 2nd FLOOR



SECOND FLOOR PLAN KEY PLAN

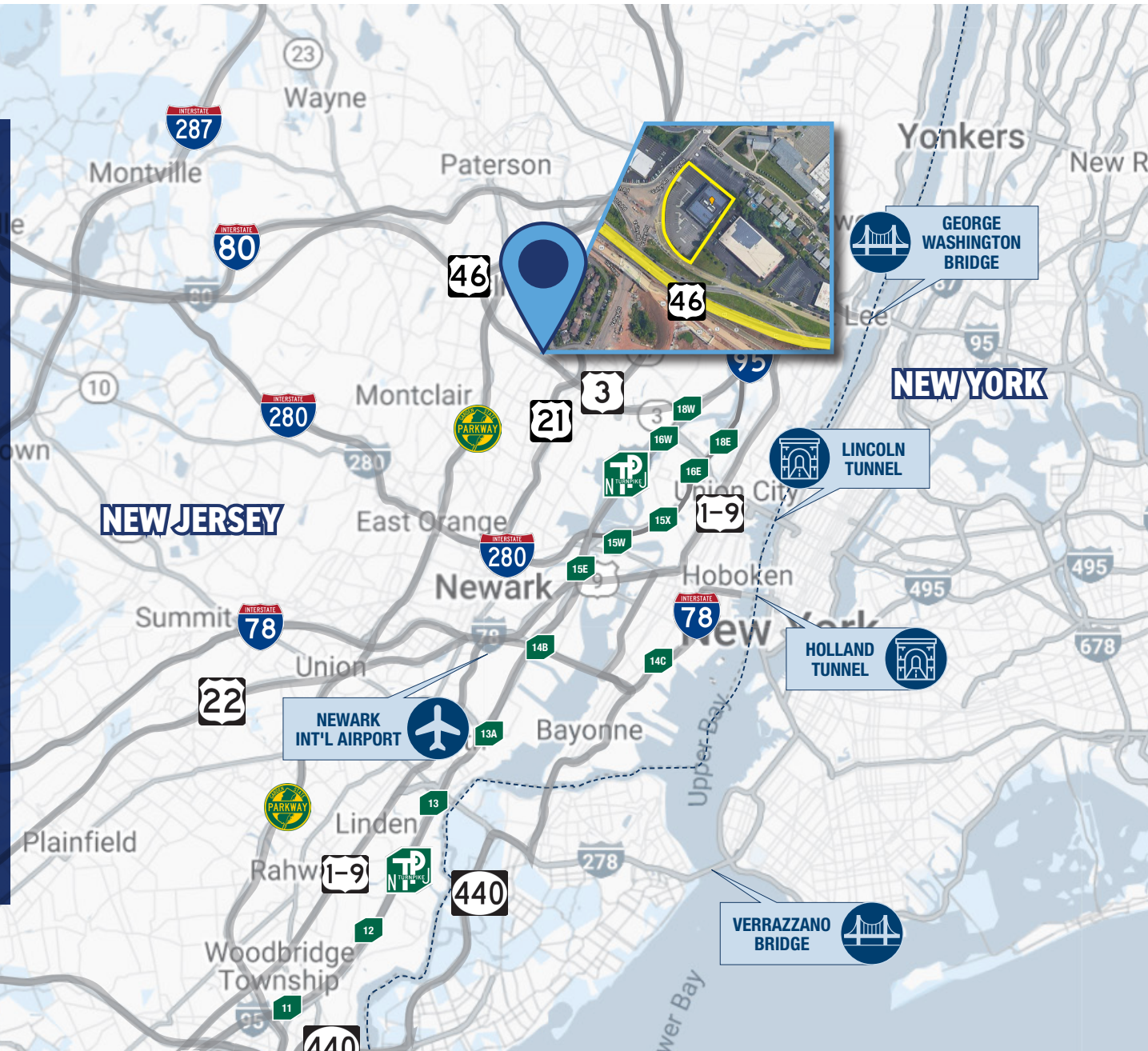
SCALE @ 1/16" = 1'-0"

6,096 SF if combined

LOCATION MAP

EXCELLENT ACCESS TO HIGHWAYS

- Excellent Access To Highways
- 855 is at the hub of strategic highways linking suburban New Jersey with Manhattan
- Located off US-46, 855 Valley Road is minutes to the Lincoln Tunnel, Garden State Parkway and I-80
- Excellent visibility
- Easy access to local shops, restaurants, public transportation and more



PROPERTY PHOTOS - EXTERIOR



PROPERTY PHOTOS - INTERIOR



NEW LOBBY
RENDERING



NEW LOBBY
RENDERING



NEW LOBBY
RENDERING



👤 For more information

Darren M. Lizzack, MSRE
Principal

📞 201 906 4376

✉️ dlizzack@theclinicalgroup.com



TEAM LIZZACK-HORNING

Randy Horning, MSRE, SIOR
Principal

📞 201 739 9311

✉️ rhorning@theclinicalgroup.com

Follow us!

🌐 @TheClinicalGroup

🌐 TheClinicalGroup.com

📞 855-CLINGRP

✉️ info@TheClinicalGroup.com

