



**MEDICAL/PROFESSIONAL
FOR LEASE**

650-18,087 SF



**EAGLE ROCK AVE
West Orange, NJ**



Team
Lizzack-Horning

PROPERTY INFORMATION

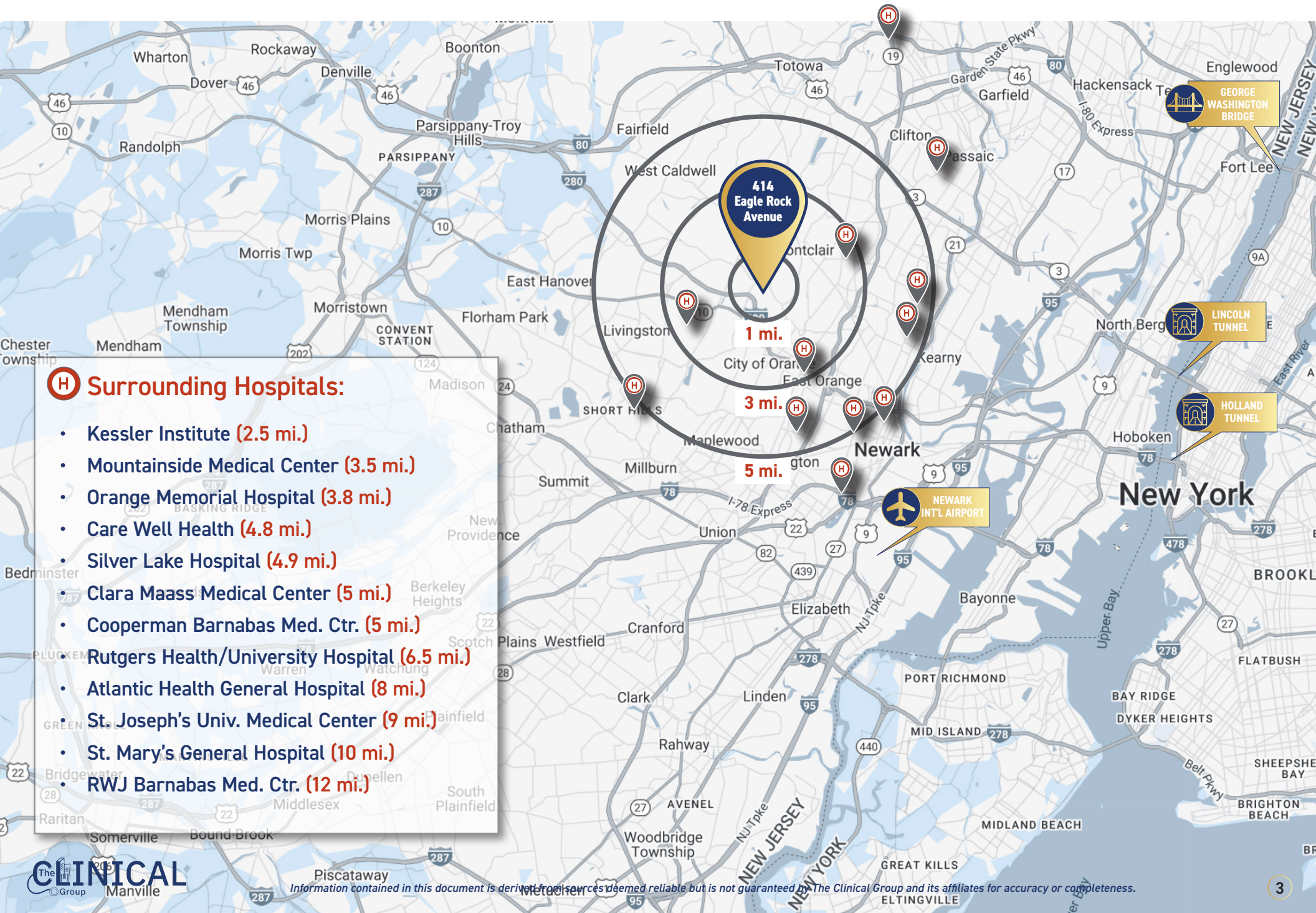
414 Eagle Rock Ave., West Orange, NJ

Available: 650 SF - 18,087 SF
(see pages 4-7 for the various
suite sizes & uses available)

- 54,799 SF building
- Medical/Professional use
- Capital improvements are almost completed - includes:
 - New HVAC system
 - New LED lighting
 - Carpeting
 - Ceiling tiles
 - Wallcoverings
 - Window frosting
 - Restroom upgrades
 - Elevator refurbishment
 - Resurfaced & restriped parking lot
- Located just off Route 280, perched on a cliff next to the very busy Chit Chat Diner
- Excellent views of the New York City skyline
- Next to the New York City Observatory and Eagle Rock Reservation



SURROUNDING HOSPITALS MAP



ALL VACANCIES

FIRST FLOOR

- Suite 103: 4,022 SF
- Suite 109*: 779 SF
- Suite 110*: 1,700 SF

**109 & 110 can be combined for 2,479 SF*

Second Floor

- Suite 200: 1,182 SF
- Suite 201: 5,015 SF
- Suite 206: 2,297 SF

Third Floor

- Suite 301: 650 SF
- Suite 307: 2,442 SF

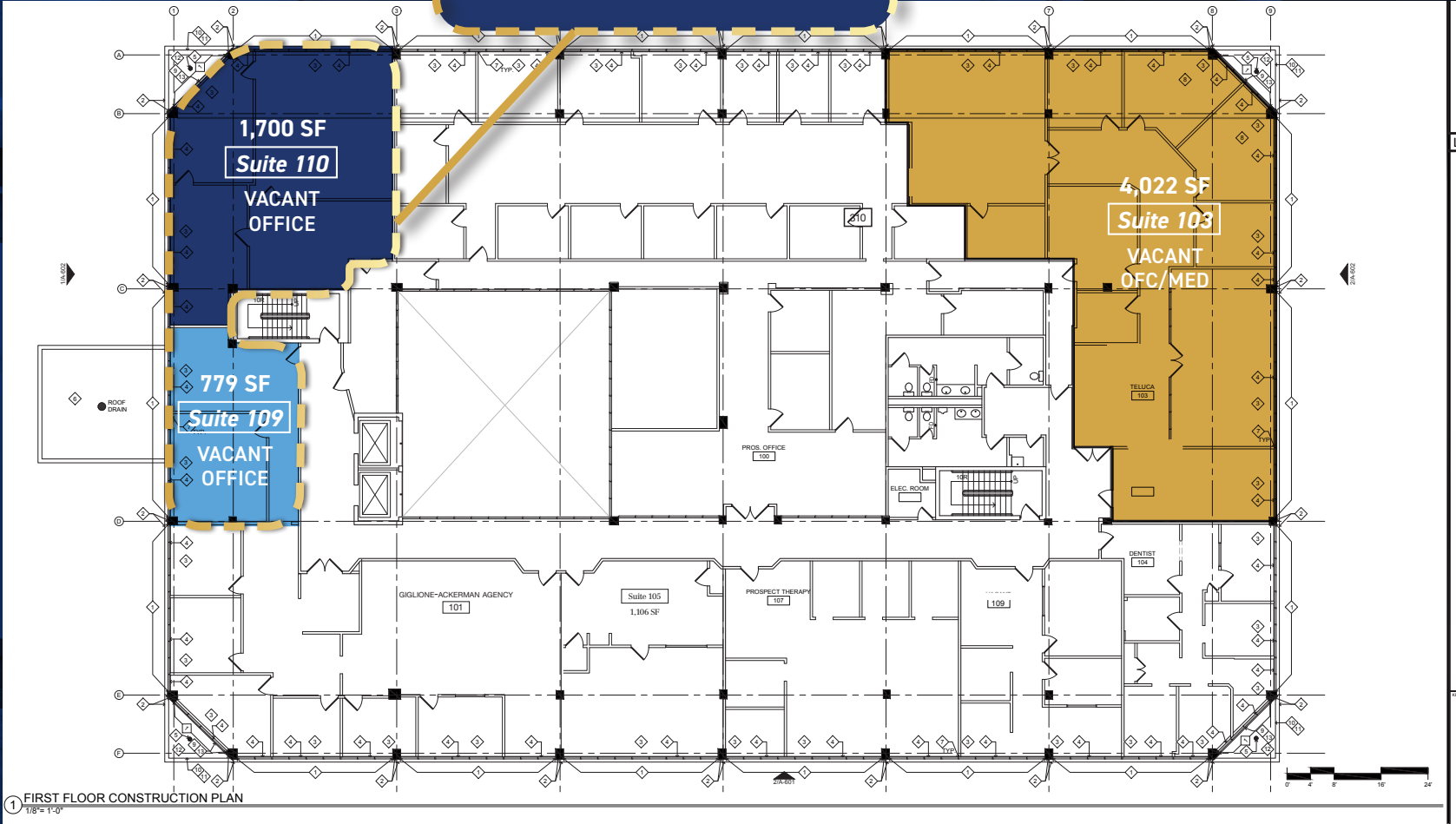
Medical Tenants
AT
414 Eagle Rock Avenue

- Dentist
- Physical Therapy
- Optometrist
- Psychologist
- Orthopedic

FLOOR PLAN - 1st FLOOR

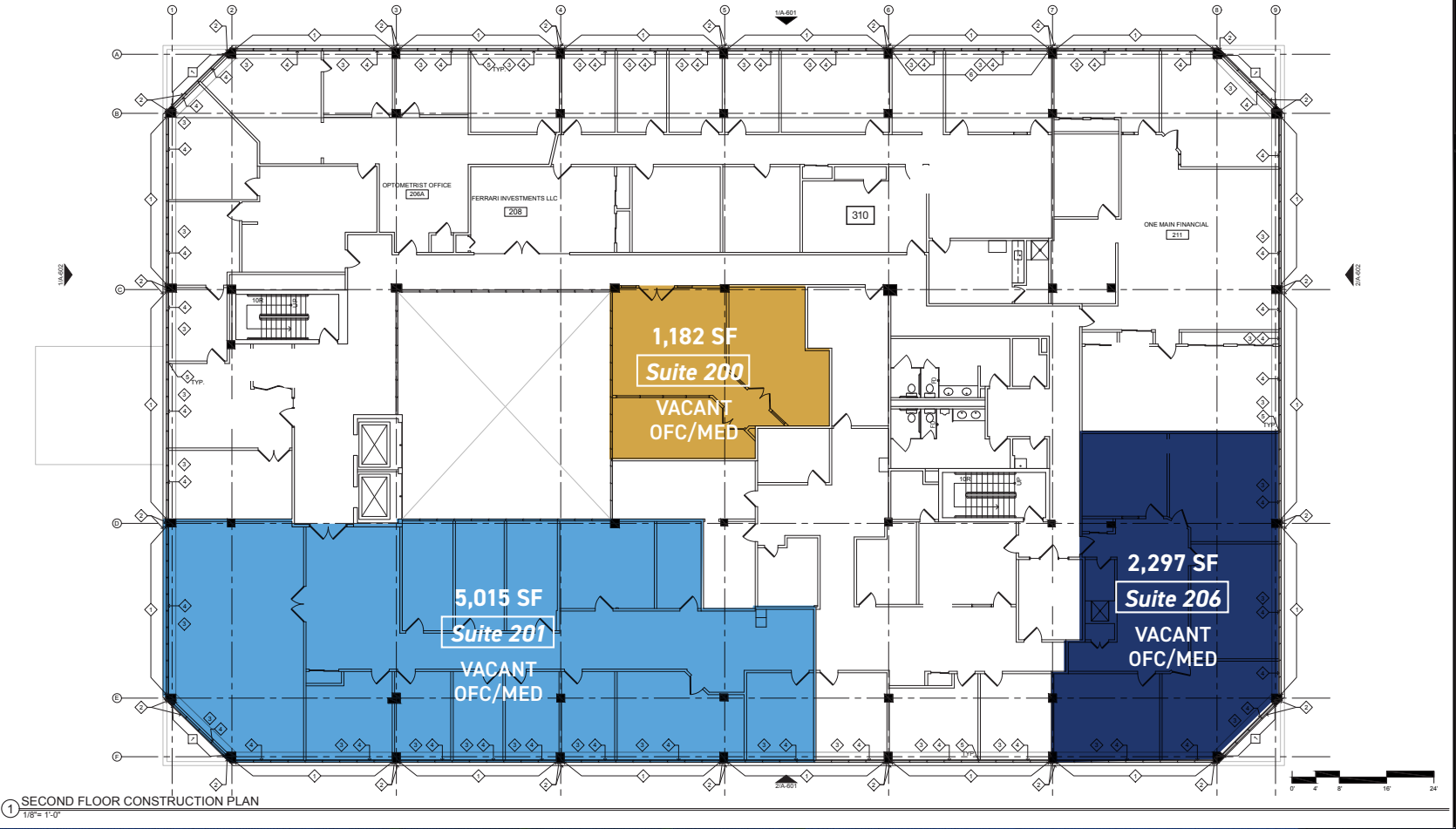
FIRST FLOOR
VACANCIES

Contiguous suites
109 & 110 available totaling
2,479 SF



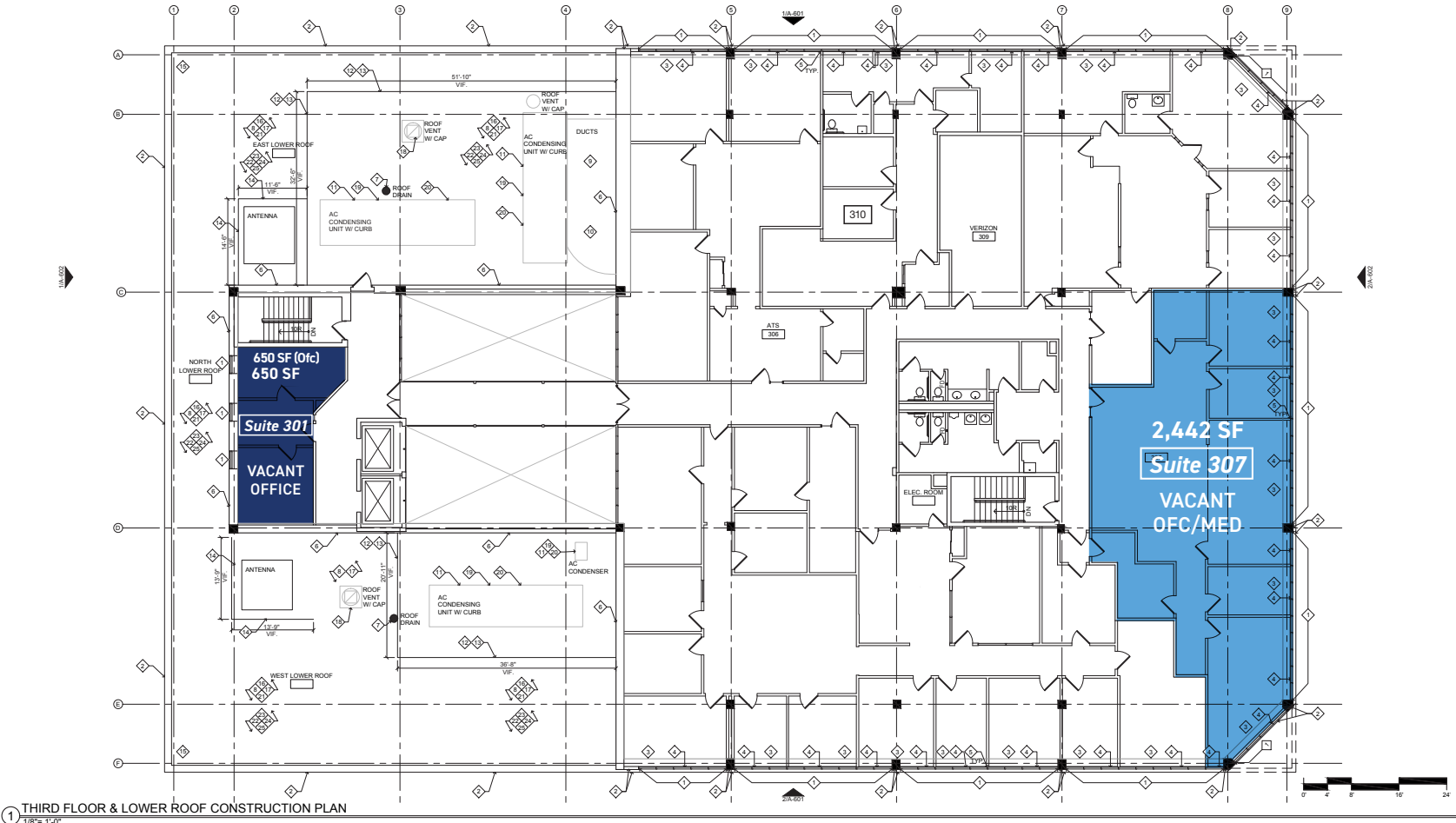
FLOOR PLAN - 2nd FLOOR

SECOND FLOOR
VACANCIES



FLOOR PLAN - 3rd FLOOR

THIRD FLOOR
VACANCIES



1 THIRD FLOOR & LOWER ROOF CONSTRUCTION PLAN
1/8" = 1'-0"

PROPERTY PHOTOS - AERIAL



PROPERTY PHOTOS - INTERIOR



FOUR STORY ATRIUM

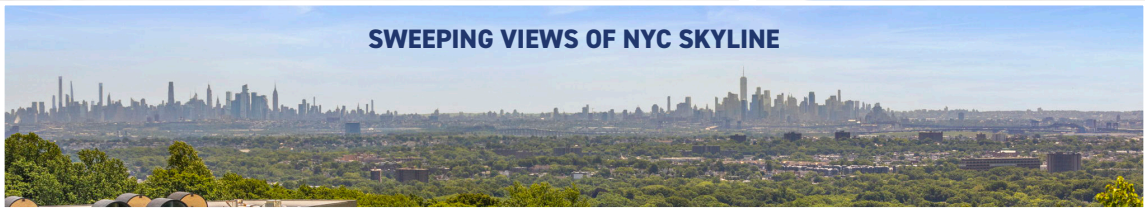
PROPERTY PHOTOS - SUITES 109-110

(1,700 SF + 779 SF, can be combined to 2,479 SF)



PROPERTY PHOTOS - SUITE 307

(2,442 SF)



PROPERTY PHOTOS - SUITE 206

(2,297 SF)



PROPERTY PHOTOS - SUITE 200

(1,182 SF)



PROPERTY PHOTOS - SUITE 301

(650 SF)





 For more information

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