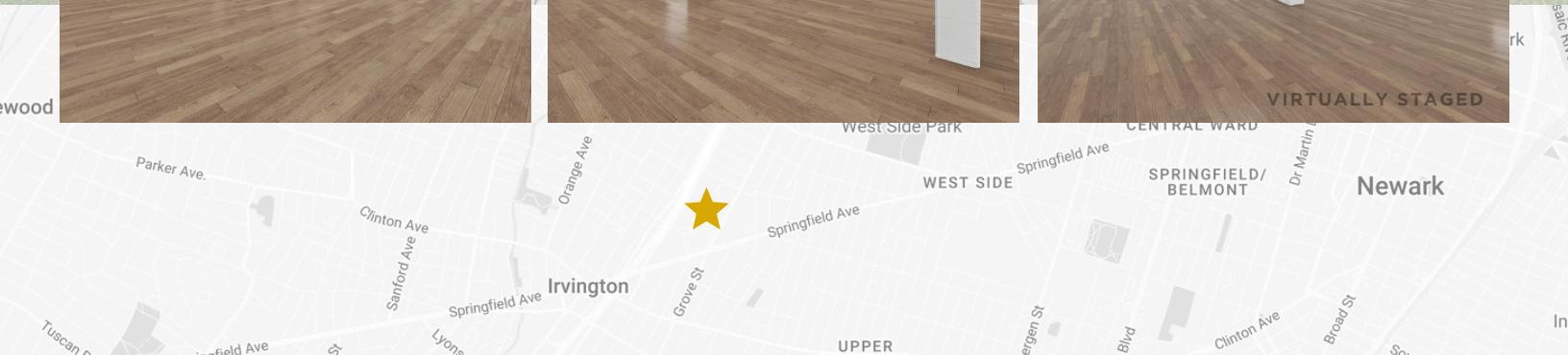


COMMERCIAL SPACE FOR LEASE

Maple Gardens | Irvington, NJ

Versatile and large lower level office space available now at Maple Gardens, ideal for medical, community, or professional uses.



YOUR NEW SPACE

A flexible 5,700 SF space within the gated Maple Gardens community, ideal for a range of dry uses. With built-in foot traffic and strong transit access, it's a smart fit for medical or wellness offices, tutoring programs, professional services, fitness studios, or community-focused uses.

KEY FEATURES

- Flexible, build-to-suit layout
- Steady on-site foot traffic from Maple Gardens residents
- Versatile configuration potential for both open-plan and closed-office concepts
- Located in a quiet, community-oriented setting ideal for focused services

Price: Available Upon Request
 Space: Approx. 5,700 SF
 Lease Start: Immediate
 Lease Term: Flexible (3 - 10 years)
 Location: 1 Marshall Avenue
 Unit J01-STR8
 Irvington, NJ 07111