

# 10 TURN-KEY MEDICAL SPACES THROUGHOUT NORTHERN NEW JERSEY

FOR LEASE/SALE

AVAILABLE INDIVIDUALLY OR AS A PORTFOLIO MEDICAL OFFICE RETAIL CONVERSION OPPORTUNITIES | REDEVELOPMENT POTENTIAL

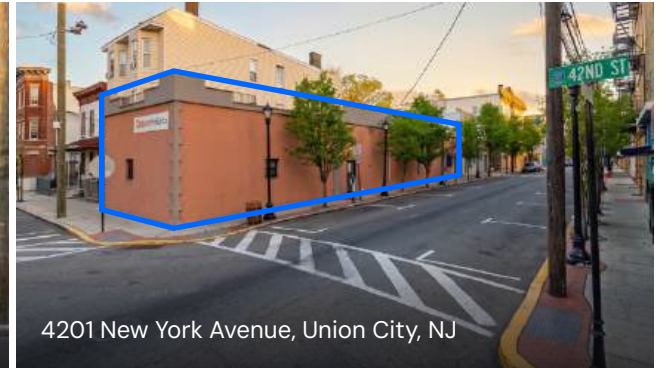
Nutley • Union City • Hackensack • Bayonne • Secaucus • Paterson • Clifton • Jersey City • Hoboken



228 Franklin Avenue, Nutley, NJ



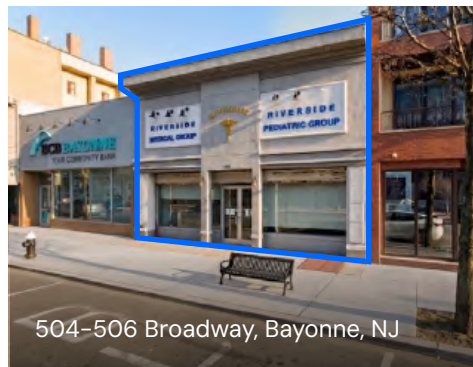
402-407 42nd Street, Union City, NJ



4201 New York Avenue, Union City, NJ



10 First Street, Hackensack, NJ



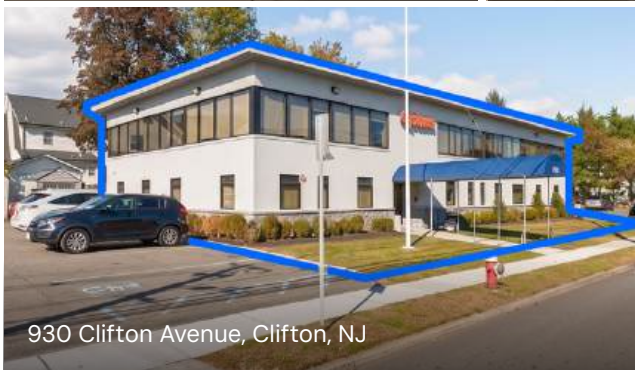
504-506 Broadway, Bayonne, NJ



714 10th Street, Secaucus, NJ



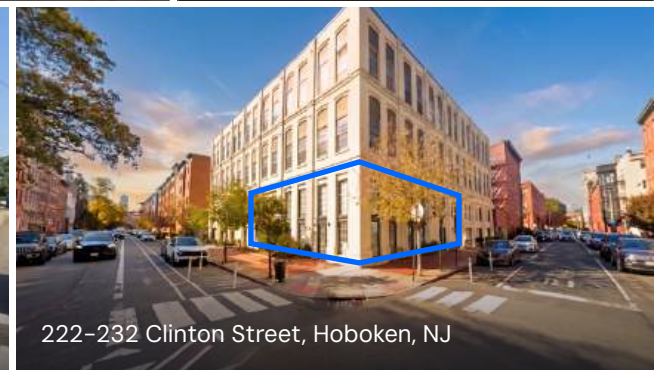
280 East 33rd Street, Paterson, NJ



930 Clifton Avenue, Clifton, NJ



324 Palisade Avenue, Jersey City, NJ



222-232 Clinton Street, Hoboken, NJ

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## PORTFOLIO OVERVIEW

This portfolio consists of 10 move-in ready medical properties strategically located throughout Northern New Jersey. The available spaces range from approximately 2,000 SF to 10,000 SF and offer immediate occupancy opportunities in densely populated communities with convenient access to major highways, public transportation, and regional healthcare networks.

## HIGHLIGHTS

- Move-in ready prebuilt medical spaces across Northern New Jersey
- Available suite sizes ranging from 2,000 to 10,000 SF
- All locations in close proximity to mass transit
- On-site parking available at most locations
- Ownership will consider purchase offers for individual properties and the entire portfolio
- Conversion to general office or retail considered in Bayonne, Nutley, Hackensack, Clifton and Union City

## AVAILABLE LOCATIONS

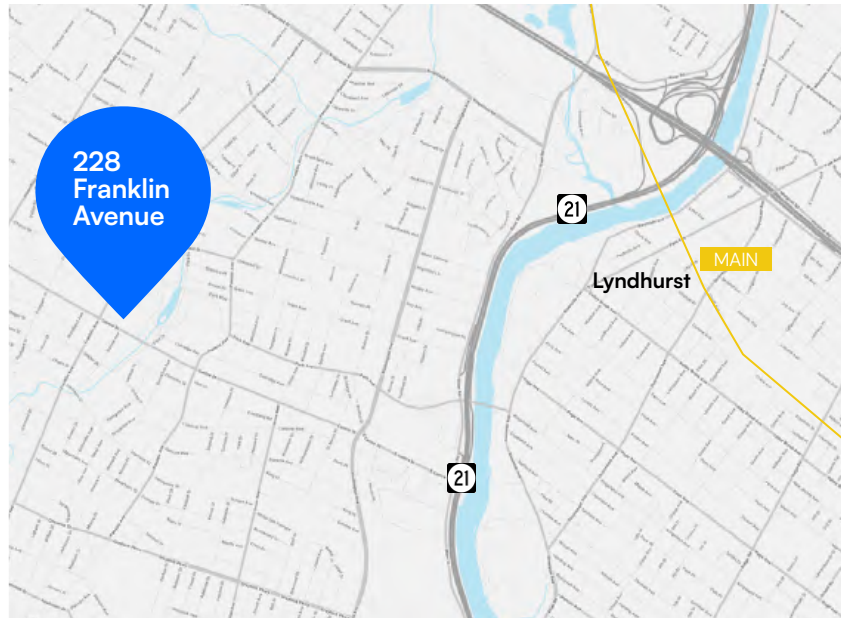
- 1 228 Franklin Avenue, Nutley, NJ
- 2 402-407 42nd Street, Union City, NJ
- 3 4201 New York Avenue, Union City, NJ
- 4 10 First Street, Hackensack, NJ
- 5 504-506 Broadway, Bayonne, NJ
- 6 714 10th Street, Secaucus, NJ
- 7 280 East 33rd Street, Paterson, NJ
- 8 930 Clifton Avenue, Clifton, NJ
- 9 324 Palisade Avenue, Jersey City, NJ
- 10 222-232 Clinton Street, Hoboken, NJ



## 228 FRANKLIN AVENUE, NUTLEY, NJ

### OFFICES

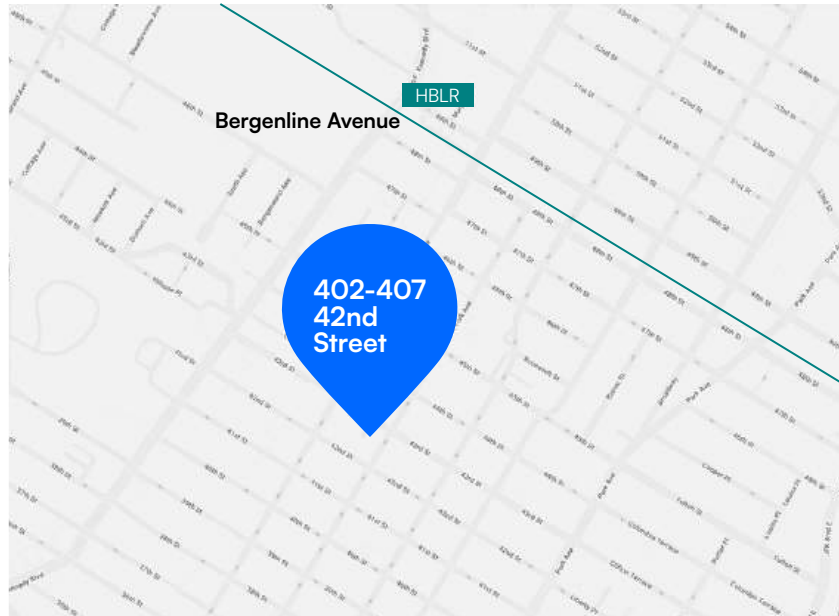
- Suite 228-1: 4,500 SF
- Suite 228-2: 4,500 SF
- Suite 228-LL: 4,500 SF
- Price: Negotiable
- Move-in ready prebuilt medical space
- Close proximity to mass transit
- Conversion to general office or retail will be considered



## 402-407 42ND STREET, UNION CITY, NJ

### RETAIL/OFFICE

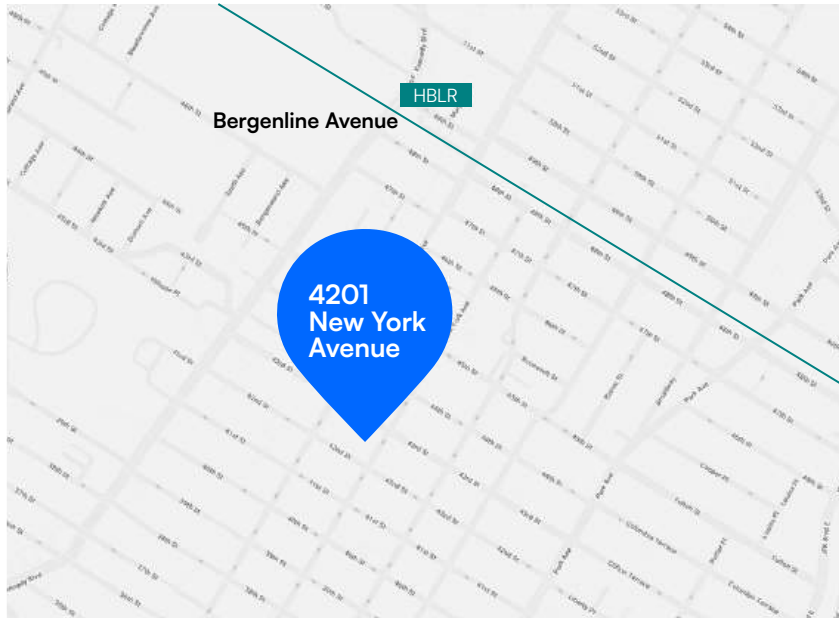
- Suite 402
- 1,875 SF
- Price: Negotiable
- On-site parking available
- Move-in ready prebuilt medical space
- Close proximity to mass transit
- Conversion to general office or retail will be considered



## 4201 NEW YORK AVENUE, UNION CITY, NJ

### RETAIL/OFFICE

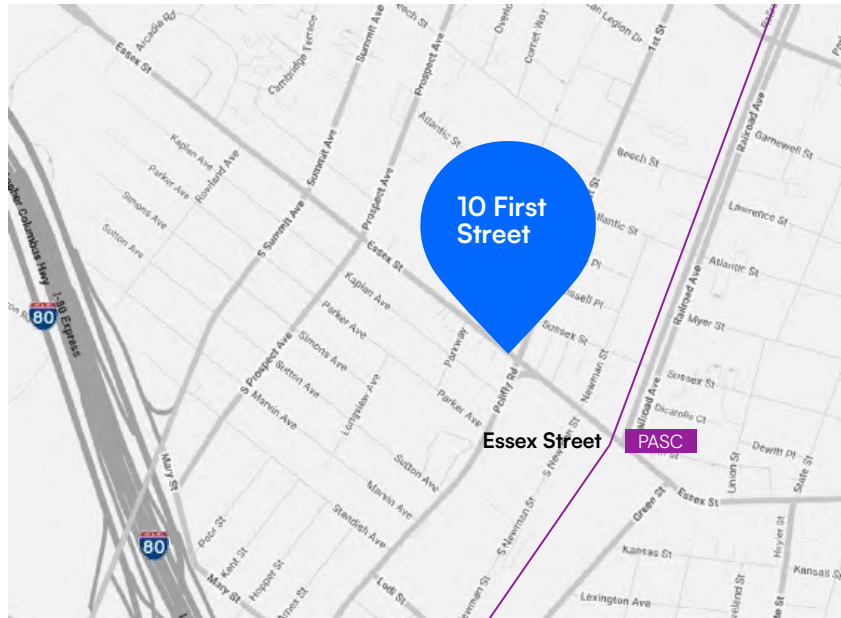
- Suite 4201
- 2,450 SF
- Price: Negotiable
- Move-in ready prebuilt medical space
- Close proximity to mass transit
- Conversion to general office or retail will be considered



## 10 FIRST STREET, HACKENSACK, NJ

### MEDICAL OFFICE / REDEVELOPMENT OPPORTUNITY

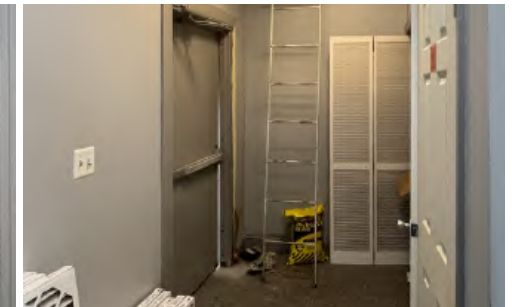
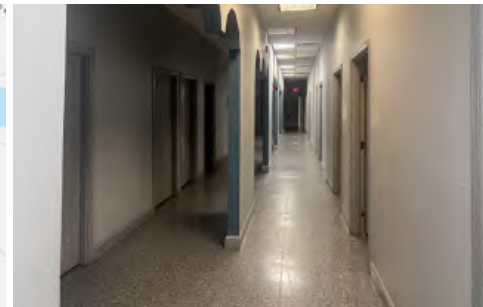
- Suite 10
- 4,320 SF
- Price: Negotiable
- On-site parking available
- Move-in ready prebuilt medical space
- Close proximity to mass transit



### 504-506 BROADWAY, BAYONNE, NJ

#### RETAIL/OFFICE

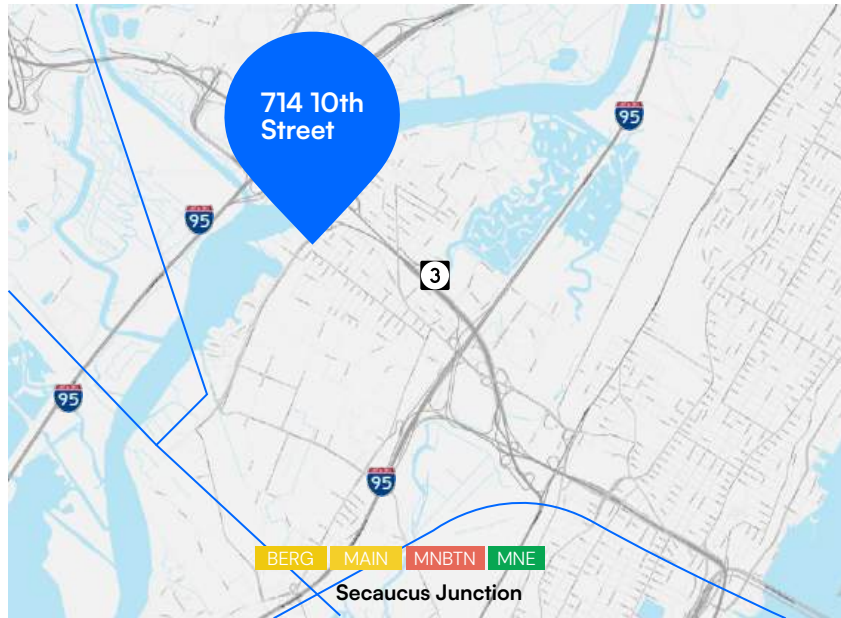
- Suite 504
- 4,620 SF
- Price: Negotiable
- Move-in ready prebuilt medical space
- Close proximity to mass transit
- Conversion to general office or retail will be considered



## 714 10TH STREET, SECAUCUS, NJ

### OFFICE

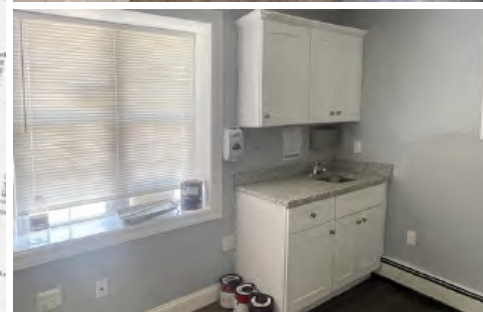
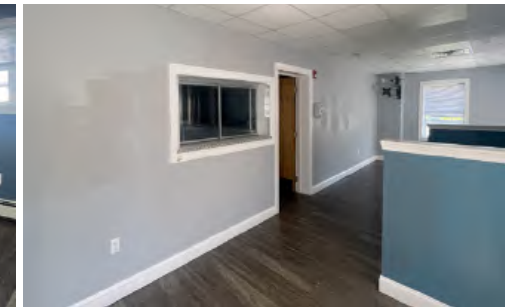
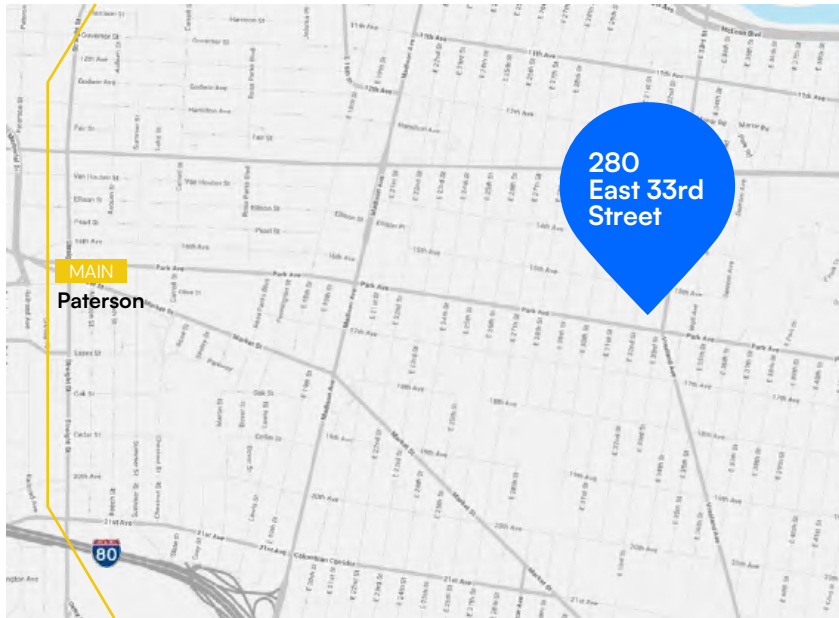
- 714-2 (Units 2N & 2S): 3,780 SF
- 714-3 (Units 3E & 3W): 2,900 SF
- Price: Negotiable
- Move-in ready prebuilt medical space
- Close proximity to mass transit



## 280 EAST 33RD STREET, PATERSON, NJ

### OFFICE

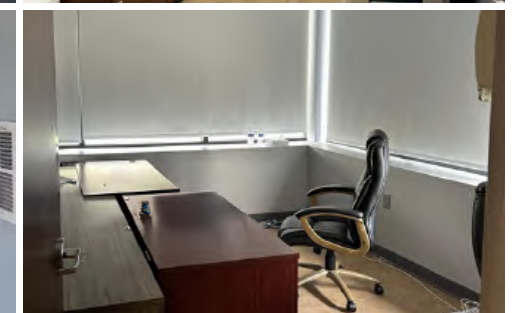
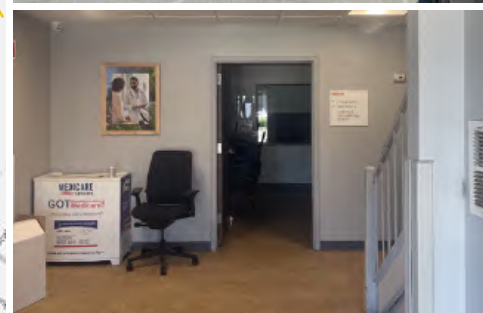
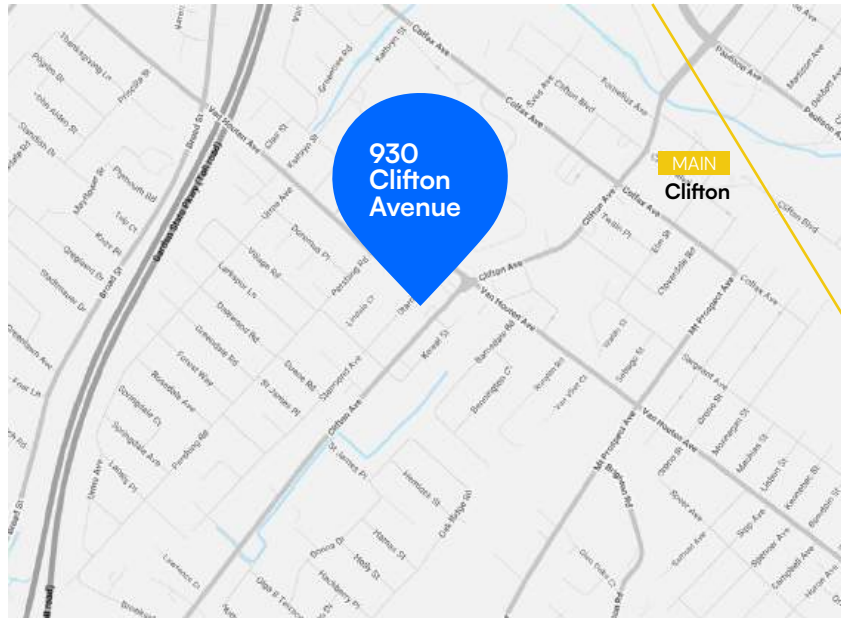
- Suite 280
- 2,400 SF
- Price: Negotiable
- Move-in ready prebuilt medical space
- Close proximity to mass transit



## 930 CLIFTON AVENUE, CLIFTON, NJ

### OFFICE

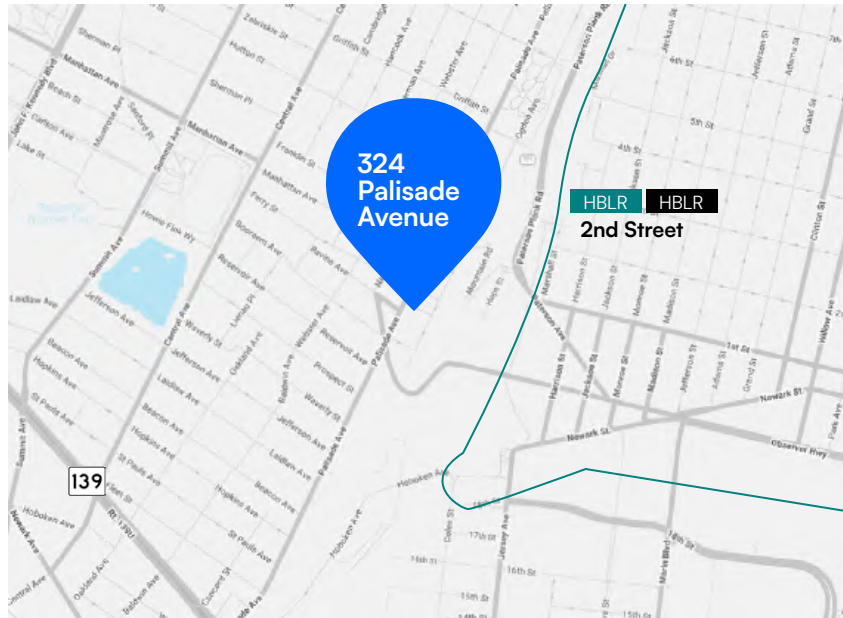
- Suite 930
- 10,000 SF
- Price: Negotiable
- On-site parking available
- Move-in ready prebuilt medical space
- Close proximity to mass transit



## 324 PALISADE AVENUE, JERSEY CITY, NJ

### OFFICE

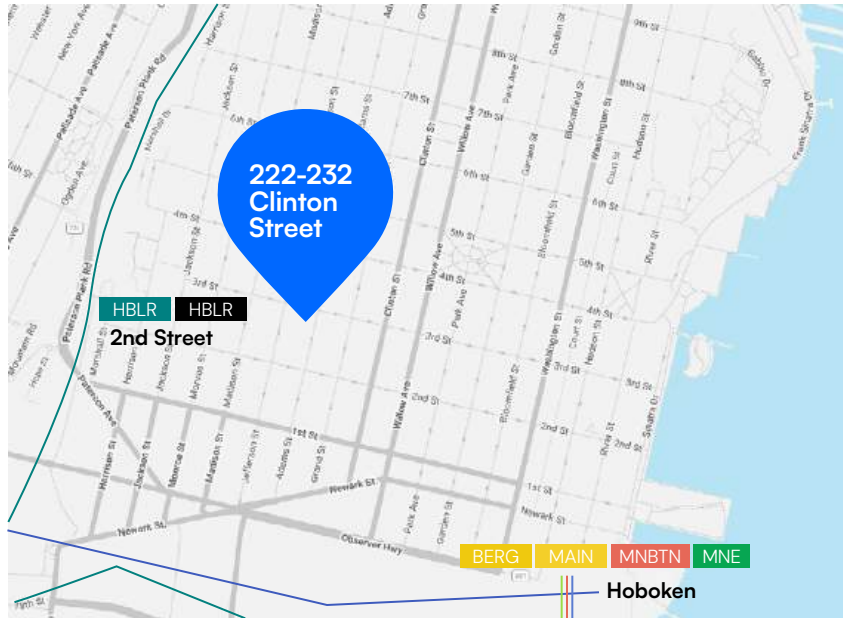
- Suite 324-2
- 9,600 SF
- Price: Negotiable
- On-site parking available
- Move-in ready prebuilt medical space
- Close proximity to mass transit



## 222-232 CLINTON STREET, HOBOKEN, NJ

### OFFICE

- Unit C
- Suite 222
- 2,200 SF
- Price: Negotiable
- Move-in ready prebuilt medical space
- Close proximity to mass transit



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**TSC.**