

[333]
ROUTE 46
MOUNTAIN LAKES

**MEDICAL
SUITES
AVAILABLE
FOR
LEASE**

Join

Advanced
Urgent Care



CARROLL
PHYSICAL THERAPY

at this
prime location!



All tenants receive prominent
signage along Route 46



Building Highlights

- One of the only medical and office buildings located in Mountain Lakes
- Join Atlantic Health System's AdvancED Urgent Care, Oncology & Hematology Specialists of Morris County, Princeton Radiology, Garden State Urology, Carroll Physical Therapy and United Vein & Vascular Centers
- Recently renovated new grand entrance with grand center staircase
- Exterior building façade improvements completed
- Abundant parking
- Existing generators with excess capacity
- Common covered tailboard loading docks



Available Space

Floor	RSF	Availability	Rent
2	8,252 RSF	Immediate	\$26.75/SF Gross & Utilities
2	7,562 RSF	Immediate	\$26.75/SF Gross & Utilities
2	3,241 RSF	Immediate	\$26.75/SF Gross & Utilities
2	1,994 RSF	Immediate	\$26.75/SF Gross & Utilities



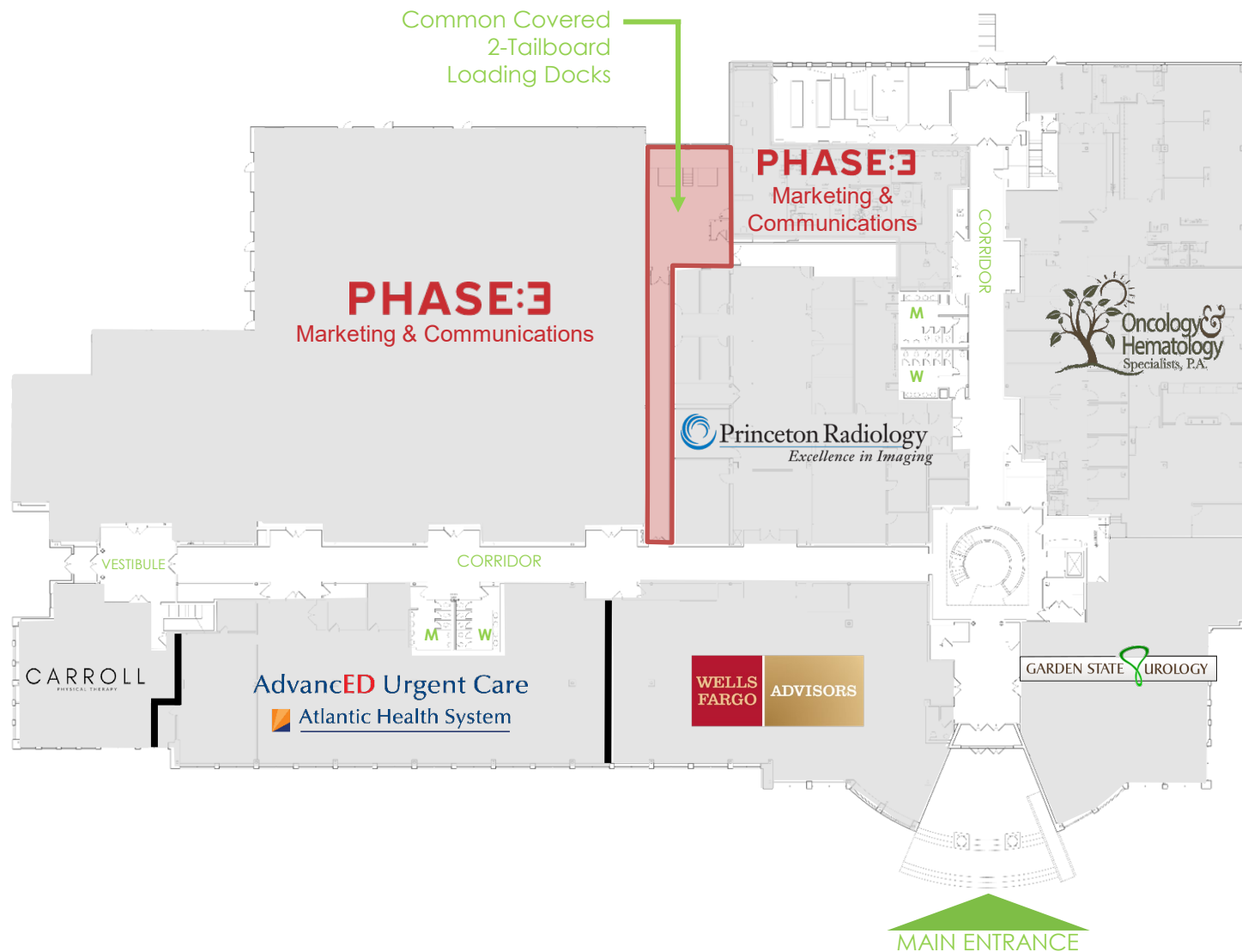
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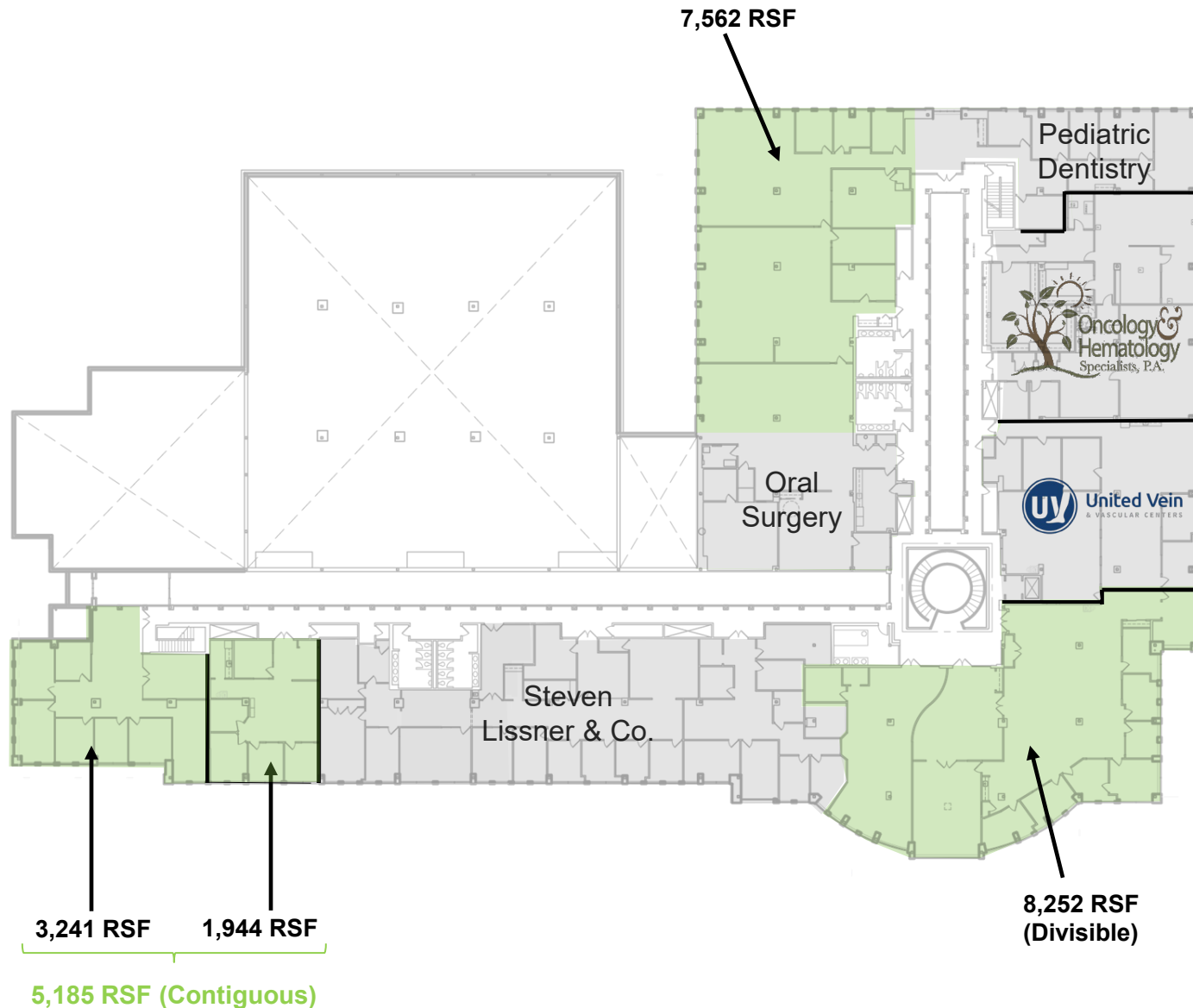
Location

- Conveniently located on Route 46 West bound
- Easy access to Interstate 80, the Garden State Parkway, Interstates 280, 287, Route 2 and 23
- Only 1 mile to downtown Denville – restaurants and shopping
- Less than 2 miles from Saint Clare's Hospital

First Floor Plan



Second Floor Plan



Downtown Denville Amenities Map



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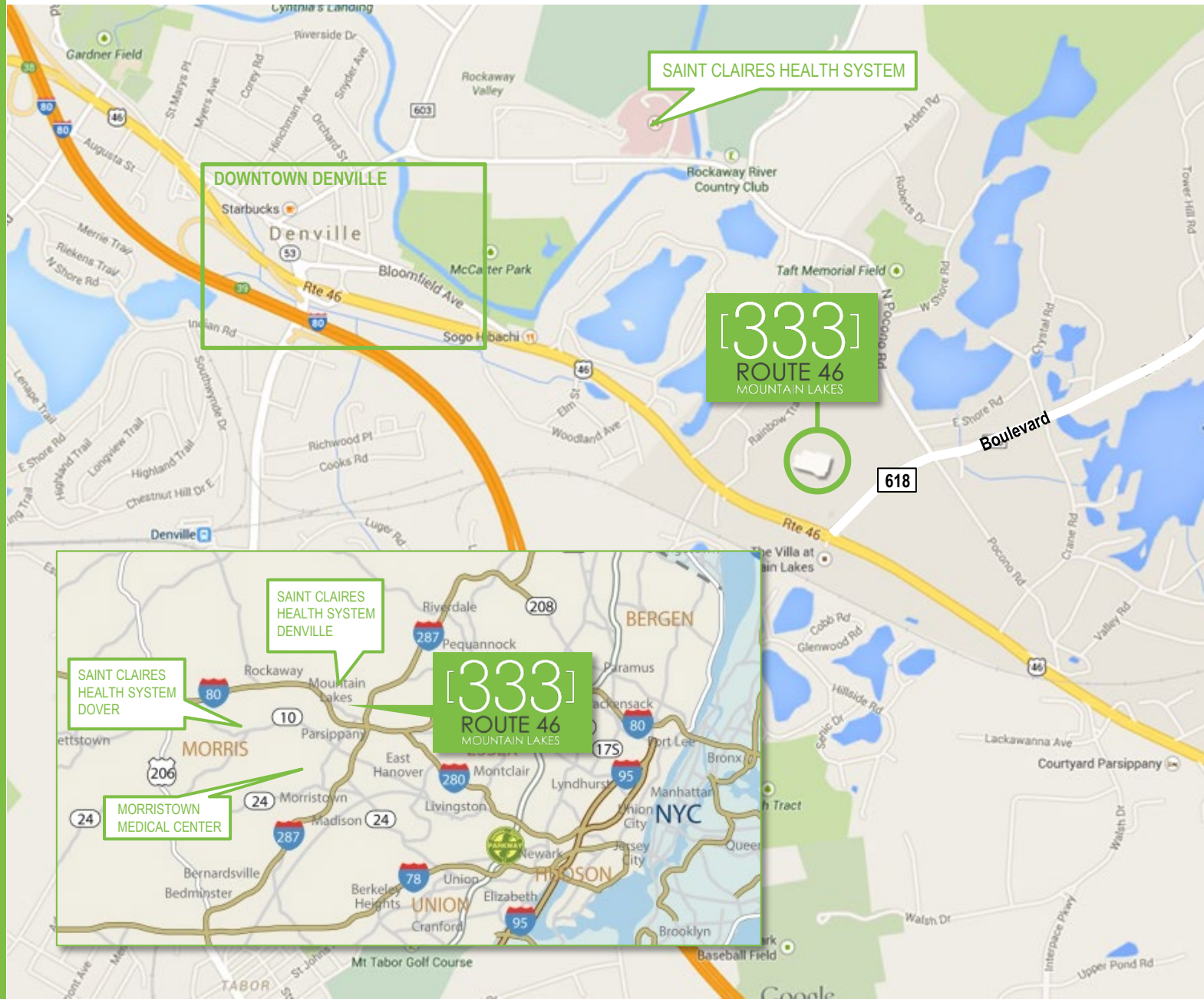
Easy access to Interstate 80, the Garden State Parkway, Interstates 280, 287, Route 2 and 23

1 mile to downtown Denville

28 miles to Newark Liberty International Airport

30 miles to Manhattan

Local and Regional Map



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CONTACT

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