



West Hudson
WELLNESS

The CLINICAL
Group

750 - 19,000 SF
Build-to-Suit!

Various Sizes Available

206
BERGEN AVE
KEARNY, NJ



Team
Lizzack-Horning

PROPERTY INFORMATION

206 Bergen Avenue, Kearny, NJ

Total Space Available: 19,750

Suite 204: 750 SF
Suite 208: 19,000 SF

(Divisible - see floor plan)

- 122,205 SF building
- Parking: Private covered garage
- Floors: 4
- Ready to Occupy: High-quality custom build-out & built-to-suit available
- NJ Transit Bus Stop: At location
- Easy Access: NJ Tnpk, Belleville Tnpk, GSP, Route 21, & Route 280

INQUIRE FOR LEASE RATE



2nd FLOOR PLAN



PROPERTY PHOTOS - NEW TENANT BUILD-OUTS



PROPERTY PHOTOS

PRIVATE PARKING DECK



ABOUT THE SITE

Formerly the West Hudson Hospital, 206 Bergen Ave is now the West Hudson Wellness building. We are currently home to medical and wellness-oriented practices and are proud to continue supporting the area by providing care to Kearny and surrounding communities.

For years, West Hudson Hospital and now West Hudson Wellness has been a staple of health and wellness within the community of Kearny, NJ. Today, we're proud to continue that legacy by providing comprehensive working spaces that are suitable for all varieties of medical and wellness-oriented practices.

BUILDING ATTRIBUTES

- 134,000 square foot medical building
- ADA compliant
- 24/7 operation and access
- On site multi-level parking structure with 361 spots (mostly covered)
- Complete on site service team, exclusively serving this property
- Multiple entry points to the building create unique access for customers

LOCATION

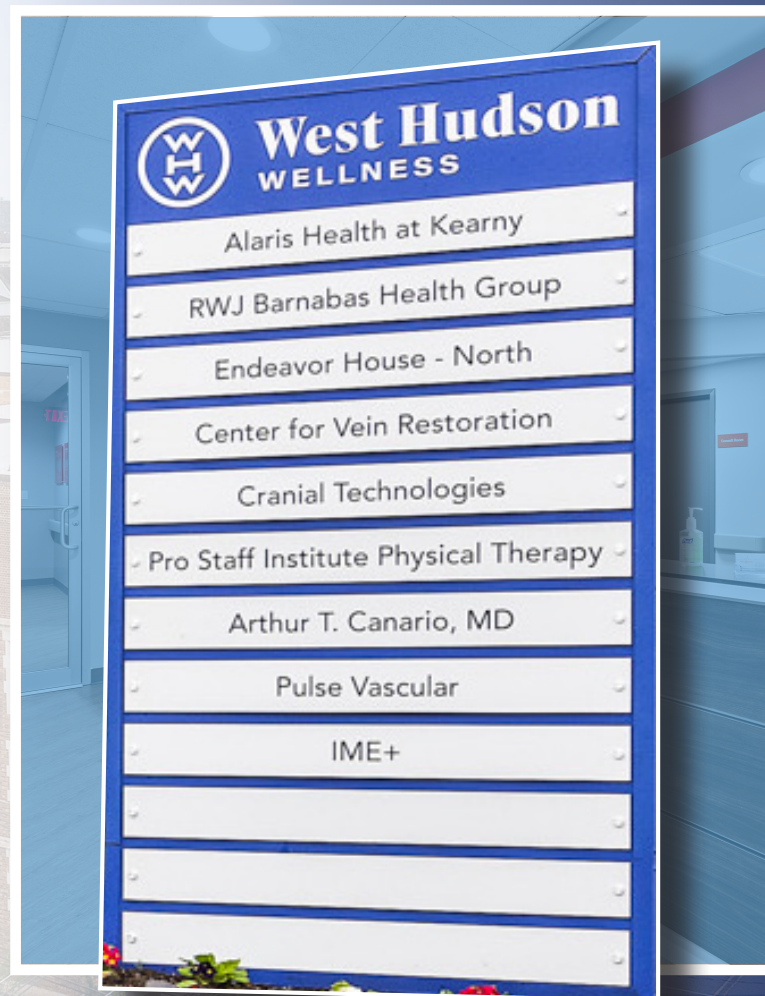
- Located in Kearny, NJ (Hudson County)
- Close to RT 280, RT 21 and NJ Turnpike
- Walking distance to commercial areas
- Densely populated area with over 300,000 people within a 3 mile radius
- Middle income area with an average household income of \$70,000

BUILDING UPGRADES

- Electrical infrastructure
- Elevator mods
- Chiller replacement
- Life Safety system
- HVAC units
- Roof replacement
- Security access for parking garage
- New landscaping around property

MEDICAL AND WELLNESS SERVICES CURRENTLY OFFERED

- Skilled Nursing
- Orthopedics
- Pain Management
- Internal Medicine
- Physical Therapy
- Vascular Specialists
- Vein Restoration



LOCATION OVERVIEW

KEARNY, NEW JERSEY,

which is 10.19 square miles, is located in the northwest corner of Hudson County. The town sits between both the Passaic River and the Hackensack River and is bordered by Jersey City to the east, east Newark/Harrison to the south, Belleville to the west, and North Arlington to the north. Kearny, as well as North Arlington, is a stable, high population density, and middle income community.

The streets around the subject property are lined with 1-4 family homes, with a median home value of \$300,000, according to Zillow. There is close proximity to Newark Liberty International Airport and Teterboro Airport. There is also great highway access to the NJ Turnpike, Interstate 280, the Garden State Parkway as well as Routes 1 & 9, 3, 7, 17, and 21.



Within a 5 mile radius:

Population: **771,580**

People ages 55+: **198,917**

Median Age: **37**

Average HH Income: **\$93,012**



A COMMUNITY ON THE RISE

RECENT & FUTURE DEVELOPMENTS TRANSFORMING KEARNY

Kearny's Passaic Avenue corridor and waterfront are experiencing unprecedented investment growth



**RUSSO DEVELOPMENT DELIVERED
NEARLY 700 UNITS IN KEARNY**

Transforming a post-industrial corridor into the thriving “Hudson Pointe” district.

COMPLETED PROJECTS (2021-2025)



Source: Russo Development, vermellacrossing.com, NJ.com, jerseydigs.com

VERMELLA EAST AT HUDSON POINTE
60 PASSAIC AVE - 268 UNITS

Russo Development's third and most ambitious Vermella property in the Hudson Pointe neighborhood of Kearny, Vermella East consists of 268 residential apartment homes delivered in Summer 2020. Leasing ramped up through 2021, and the project has since achieved near-full occupancy, anchoring the Passaic Avenue riverfront corridor.



VERMELLA WEST
135 PASSAIC AVE - 280 UNITS

Already open before 2021, Vermella West showcases 280 desirable rental apartment homes with unsurpassed attention to detail in sleek kitchens, designer baths, and hardwood flooring, serving as an integral part of the redevelopment of the Kearny neighborhood. Together with Vermella East, it forms the core of what Russo has branded “Hudson Pointe.”



VERMELLA CROSSING
SCHUYLER & BERGEN AVENUES - 230 UNITS

This earlier phase (completed in two parts, 2013 and 2018) added a combined 230 units along Bergen Avenue. Russo's portfolio in Kearny now includes nearly 780 units, including both Vermella East and Vermella West.

UNDER DEVELOPMENT (COMING SOON)



BRIDGEVIEW
55 PASSAIC AVE - 136 TOWNHOMES

Announced in 2025, Bridgeview is a fully approved 136-unit luxury townhome community by PulteGroup adjacent to a new seven-acre park. The project builds on the success of the neighboring Vermella East and West developments.



THE BRIDGE BY VERMELLA
FORMER AMERICAN STRIP STEEL SITE - 290 UNITS

Long-term mixed-use redevelopment requiring \$51 million in road, sewer, water, and stormwater infrastructure improvements. Residential development is expected to follow once the infrastructure is completed.



COPPER COAST PENINSULA
SOUTH KEARNY - FUTURE MIXED USE DEVELOPMENT

Long-term mixed-use waterfront redevelopment dependent on major infrastructure improvements, including a new access road, sewer, water, and stormwater systems. The \$51 million project is expected to pave the way for future residential development.



MARKET CONTEXT

Kearny is advancing significant infrastructure for the Copper Coast Peninsula redevelopment while preparing a comprehensive town-wide zoning update. A comprehensive town-wide zoning update is currently being finalized with an expected introduction in late 2025, which will likely refresh industrial standards and redevelopment area policies.

Source: Russo Development, vermellacrossing.com, NJ.com, jerseydigs.com

HARRISON, NJ - RESIDENTIAL DEVELOPMENT & PIPELINE



MARKET CONTEXT

Harrison is one of the most active redevelopment stories in the entire NY metro. The 2003 Waterfront Redevelopment Plan targeted 250 acres of industrial brownfield along the Passaic River, and it's been delivering ever since.



STEELWORKS

1200 FRANK EAST RODGERS BLVD S.
286 UNITS



THE WYLDES

1100 SOUTH 5th ST
399 UNITS



COBALT LOFTS

1200 S 5th ST
280 UNITS



HARRISON YARDS

700 E. RODGERS BLVD
1,103 UNITS

Phase I is complete with 205 residential apartments, a resident lounge, rooftop terrace, fitness center, 215 parking spaces, and 7,670 sq ft of retail space, adjacent to the Harrison PATH station. A second phase is planned with approximately 898 additional units nearby, with nearly \$90M in financing secured.



TOWN SQUARE

1000 FRANK E. RODGERS BLVD.
1500 UNITS

Long-term mixed-use redevelopment requiring \$51 million in road, sewer, water, and stormwater infrastructure improvements. Residential development is expected to follow once the infrastructure is completed.

Sources: streeteasy.com, thewylde.com, cobaltlofts.com, harrisonyards.com, Real Estate NJ, Premier Capital, ROI-NJ



👤 For more information

Darren M. Lizzack, MSRE
Principal

☎ 201 906 4376

✉ dlizzack@theclinicalgroup.com

Randy Horning, MSRE, SIOR
Principal

☎ 201 739 9311

✉ rhorning@theclinicalgroup.com



Team
Lizzack-Horning

in f @X @TheClinicalGroup

☎ 855-CLINGRP

🌐 TheClinicalGroup.com

✉ info@TheClinicalGroup.com



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