

15 01 Broadway Suite 20

FAIR LAWN, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

For Sale

MUST BE SOLD

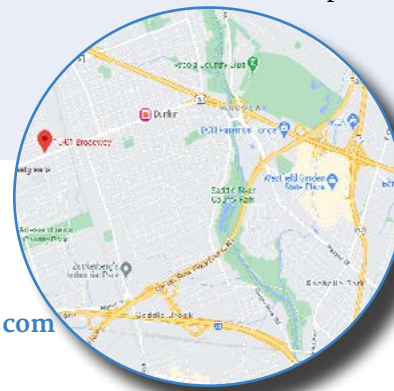


Condo Features

- Approximately 5,690SF
- Large Waiting Room Ideal for Social Distancing
- Reception with Built in Work Stations
- Clinical Area with 3 PODS Each of 3 Exam Rooms, MD Consultation and RN/PA Station.
- 2 Additional Exam Rooms, X/Ray; Locked Medication Room
- Back Office with Admin, MD's Offices, Conference Room, Staff Breakroom
- 3 Interior Bathrooms Plus 1 Common Bathroom
- 4 Zone HVAC
- IDEAL for Large Specialty or Multi-Specialty Practice as Shown

Property/Building Features

- Professional/Medical Condominium of 45,000sf
- Monument Signage on Broadway (Route 4)
- Patient and Freight Elevator
- On Site Parking - VERY GENEROUS
- ADA Access from Parking Lot/Automatic Doors
- 24/7 Surveillance of Parking Lot and Building
- Well Funded Condo Association
- Accessible by Bus Lines 164, 171, 170 and to Train Lines MCL & PJF
- Minutes from GSP and Route 80
- Close to St. Joseph's, Paterson, Valley and Hackensack Hospitals
- Walking Distance to Restaurants and Shops



Contact Our Exclusive Agents

Judith Feldman

jfeldman@newmarkrealestate.com

Mobile: 973.713.7918

Office: 973.884.4444 ext. 28

Therese O'Brian

tobrian@newmarkrealestate.com

Mobile: 973.945.4136

Office: 973.884.4444 ext. 37



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7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927 | 973.884.4444 | NewmarkRealEstate.com

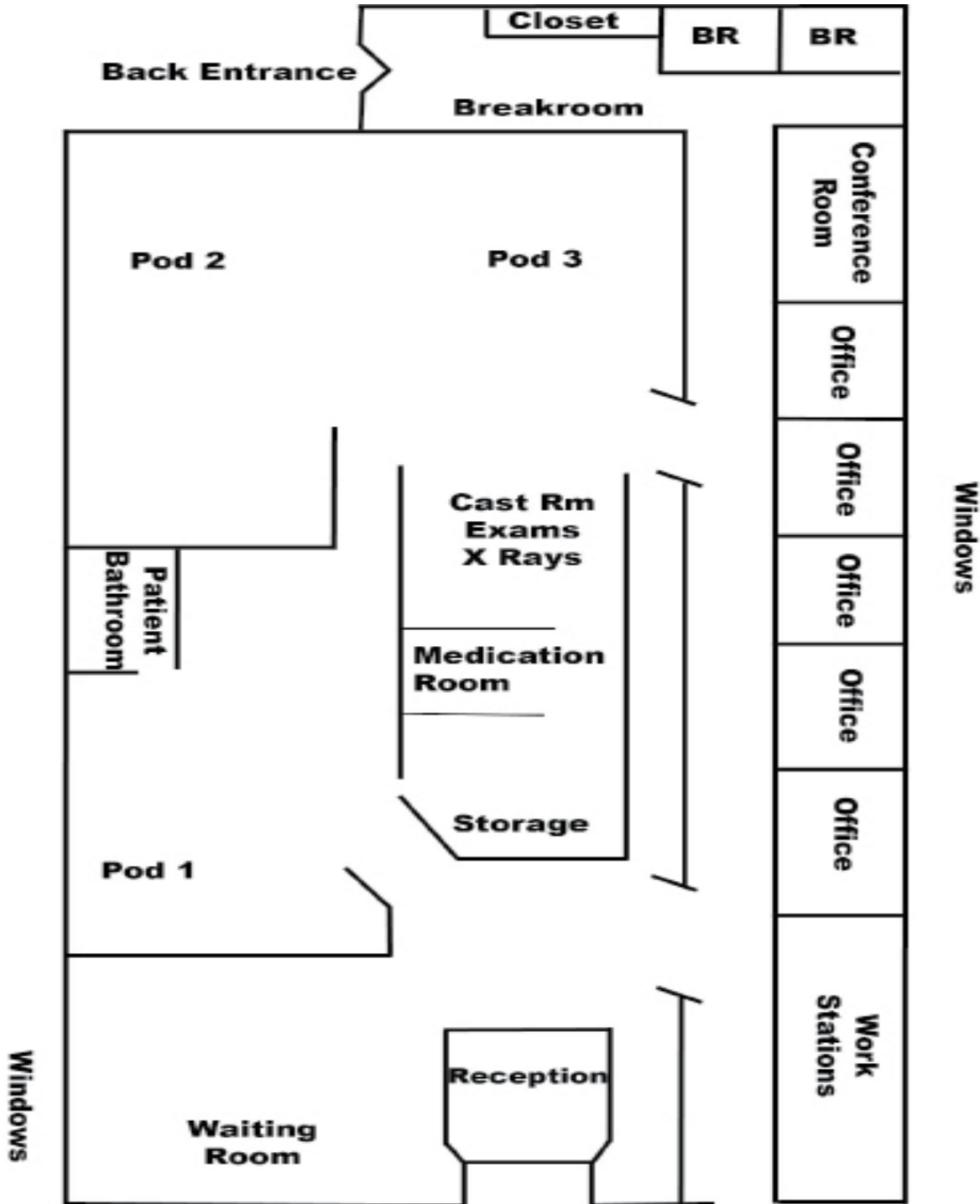
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Floor Plan



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