

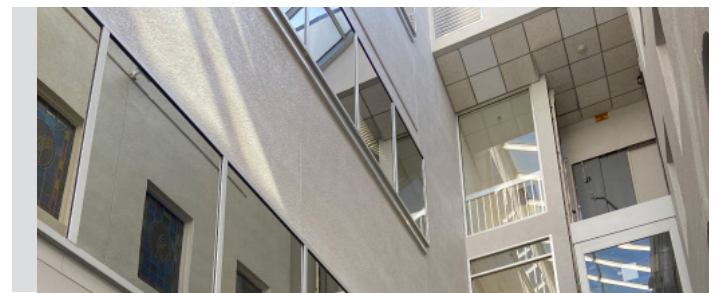
15 - 01 Broadway Suite 30

FAIR LAWN, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

For Sale

MEDICAL - PROFESSIONAL CONDO \$85 PSF



Available Space

- ± 4600 sf of open space with exposed pipes and tin roof
- 16+ Foot ceiling with fans
- Great window line for open space, 4 private offices + conference room
- Interior restrooms with showers
- 2 Zones for HVAC
- Ideal for engineers, architects, design marketing, IT firms and physical therapy
- Loft-style space with great window line

Building Features

- Prominent professional/medical condominium of 45,000 sf
- Monument signage on Broadway (Route 4)
- Patient and freight elevator
- Generous on site parking
- 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 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
- Convenient to St Joseph Hospital

For sale at \$399,000

For more information contact

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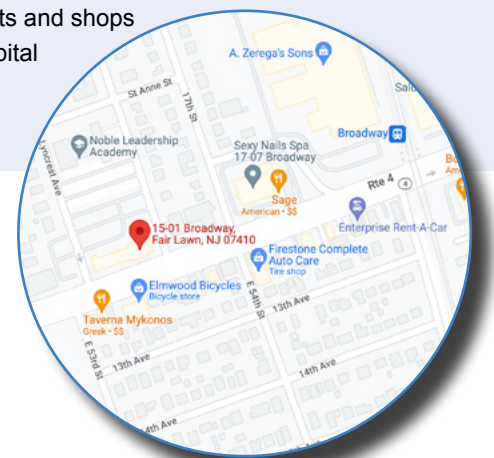
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7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927 | 973.884.4444 | NewmarkRealEstate.com

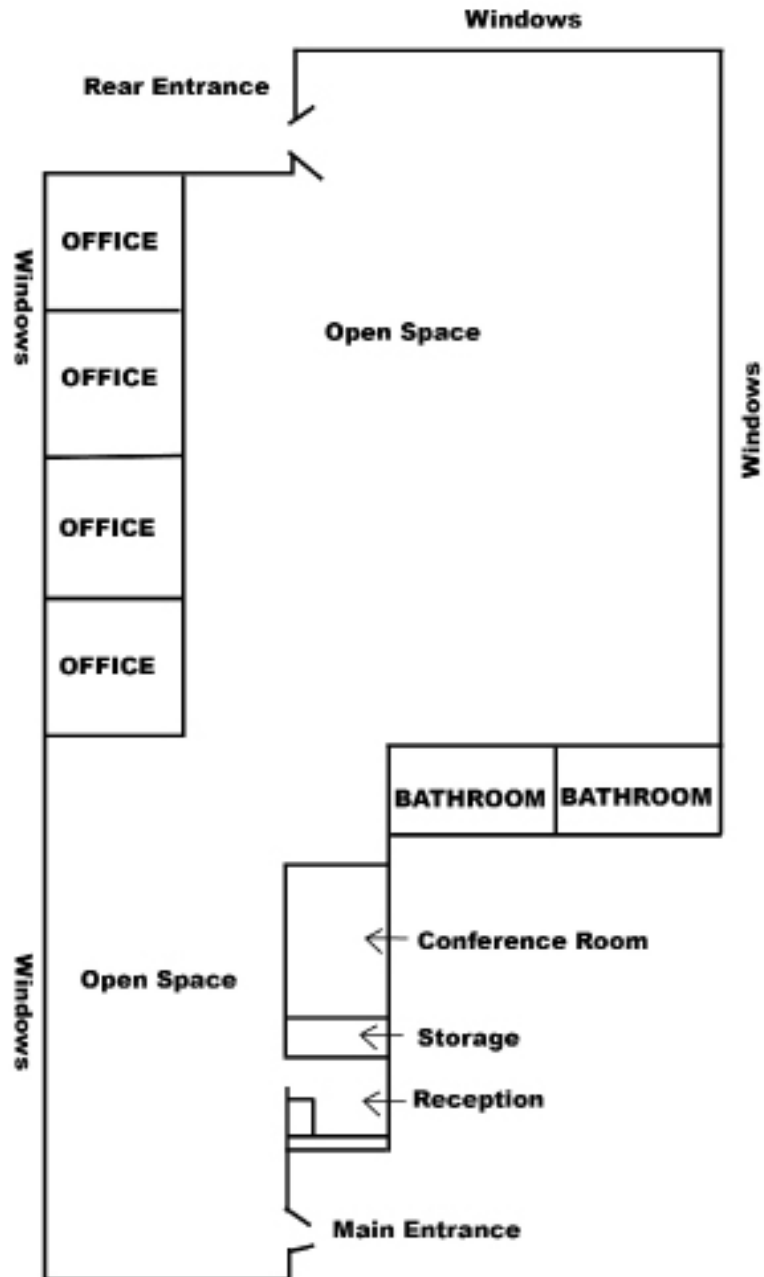
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Floor Plan



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