

8,800 SF CLASS-A MEDICAL OFFICE FOR SALE

456 PROSPECT AVENUE, WEST ORANGE NJ



This prominent two-story 8,800 SF medical building is a prime opportunity for investment. Currently 100% leased and occupied by Care Station Medical Group, offering urgent care, primary care, and occupational health services across multiple locations in New Jersey within the entire ground floor and Ivy Rehab, a national physical therapy group and rehabilitation clinic providing personalized care for orthopedic, pediatric, and sports injury recovery across numerous locations in the U.S. which occupies 2,161 SF of the second floor and currently in construction Gastroenterology Associates of NJ (GANJ), occupying 1,998 SF on the second floor. Constructed in 2017 and was specifically designed as medical office space. Constructed with a durable steel frame and enhanced with cultured stone, the property boasts a modern, high-tech appearance that is both aesthetically inviting and professional. As one of the area's newest medical facilities, 456 Prospect Avenue affords excellent visibility from Prospect Avenue, the main roadway to exit 8 of I-280 for West Orange and ideally located opposite the ShopRite anchored Essex Green Shopping Center and Marriott Courtyard Hotel.

TOTAL SQUARE FOOTAGE

8,800 SF

OFFERING PRICE

Upon receipt of NDA

PARKING

49 on-site parking spaces

ZONING

B-2 Zone

TRAFFIC COUNT

**14,561 VPD along
Prospect Ave/ CR 577**

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE AGENT
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