

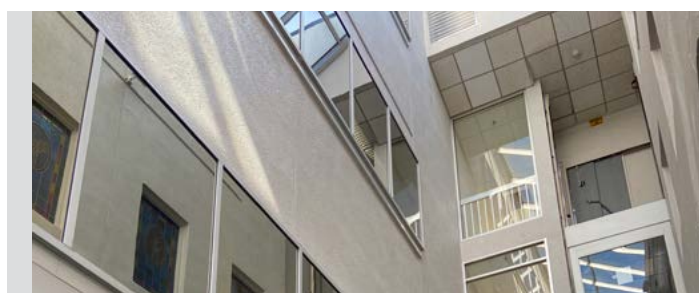
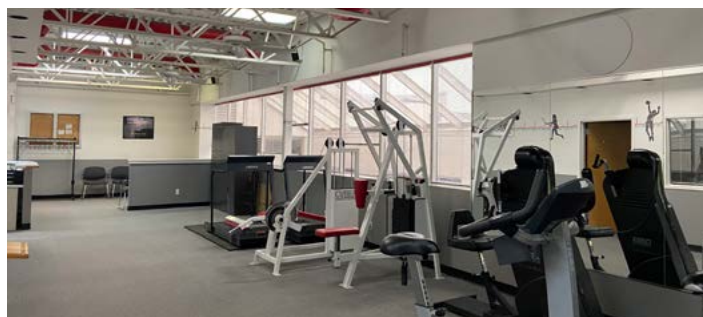
15 01 Broadway Suite 30

FAIRLAWN, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIED WBE

For Sale

OPEN LOFT- STYLE SPACE - MUST BE SOLD



Available Space

- Approximately 4,640 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 Male and Female Bathrooms with Showers
- 2 Zones For HVAC
- Ideal For Engineers, Architects, Design, Marketing, IT Firms and Physical Therapy

Property/Building Features

- Prominent Professional/Medical Condominium of 45,000SF
- Monument Signage on Broadway (Route 4)
- Patient and Freight Elevator
- On-Site Parking: 10 Cars/1000SF
- 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
- Walking Distance to Restaurants and Shops
- Convenient to St Joseph Hospital

Contact Our Exclusive Agents

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

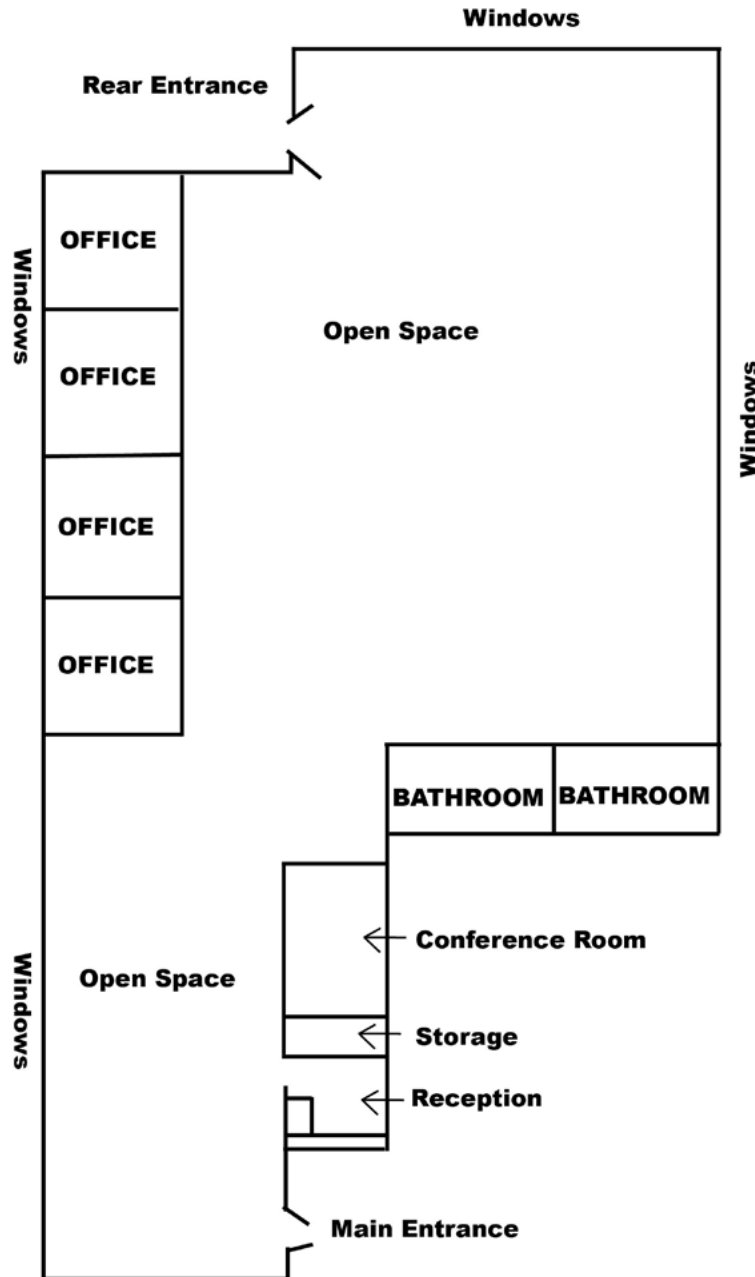
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Floor Plan



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