

15 01 Broadway Suite 20

FAIRLAWN, 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: 10 cars/ 1000 SF
- 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
- Convenient to Train Lines MCL & PJF
- Minutes from GSP and Route 80
- Walking Distance to Restaurants and Shops



Contact Our Exclusive Agents

Judith Tell 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



YEARS STRONG

2020 Newmark Associates, CRE, LLC. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.

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

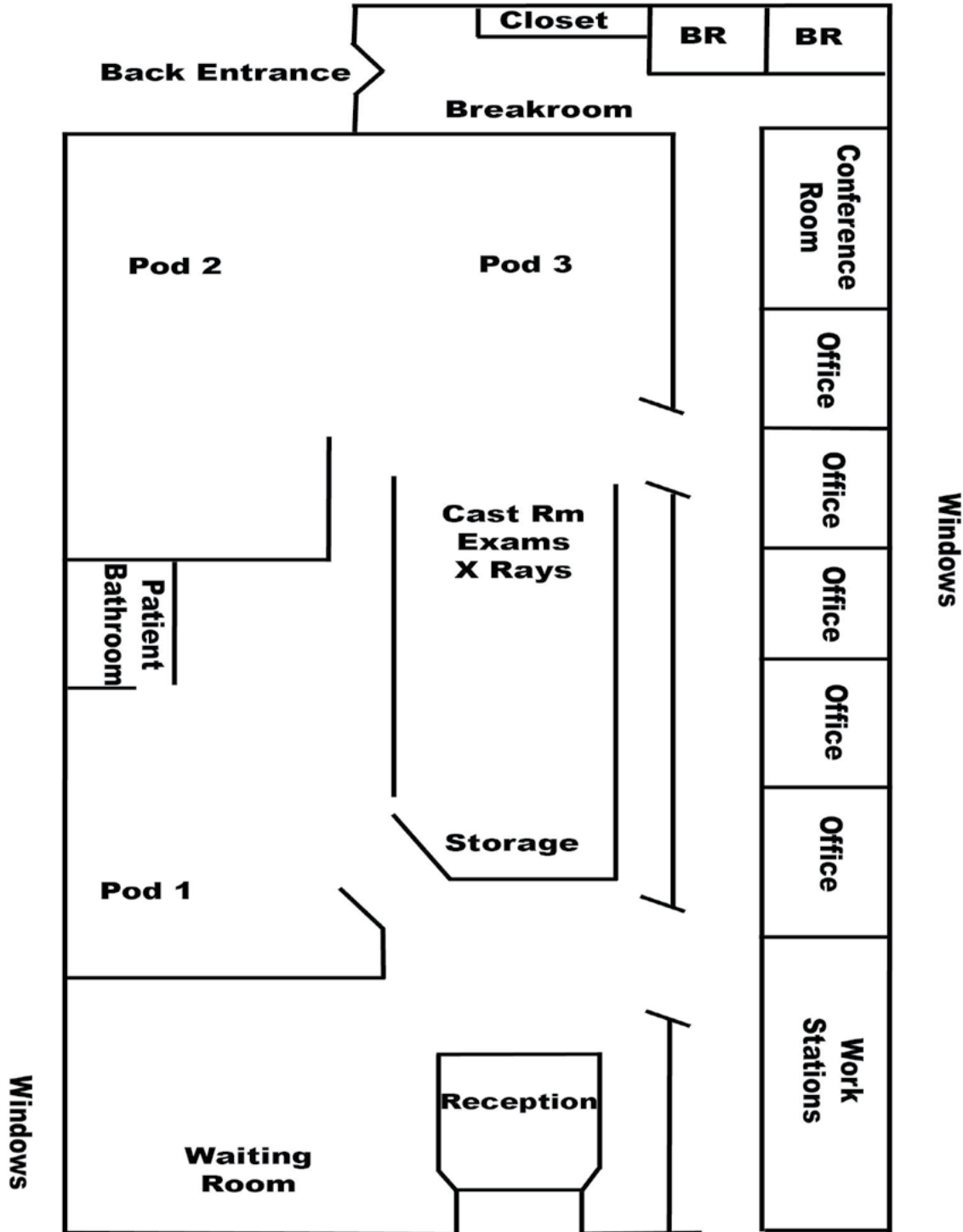
15 01 Broadway Suite 20

FAIRLAWN, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIEDWBE

For Sale

Floor Plan



YEARS STRONG

2020 Newmark Associates, CRE, LLC. Information obtained from sources deemed to be reliable. However, no guarantee, warrant or representation is made as to accuracy of the information presented which is submitted subject to errors, omission, change of price, rental or other conditions, prior sale lease, financing or withdrawal without notice. Projections, opinions, assumptions or estimates are provided for example only, and may not represent current or future performance. Interested parties should consult their tax and legal advisors and conduct a thorough investigation of the property and any prospective transaction.