

**161 Main Street**  
WEST ORANGE, NJ

NEWMARK  
ASSOCIATES | CRE  
CERTIFIEDWBE

**For Lease**

## MEDICAL SPACE FOR LEASE



## PRACTICE WHERE THE PATIENTS ARE

### Available Space

- 10,500+/- SF State of Art Medical Space (Can be Divided)
- Designed for State of Art Mechanicals
- Delivered with Generous Vanilla Box
- Reserved Parking for Patients and Staff With Direct Access From Garage
- Gym Membership for Employees
- BUILDING SIGNAGE on Main Street

**AGGRESSIVE TERMS  
OPPORTUNITY FOR EQUITY**

### Property/Building Features

- ORIGINAL Thomas Edison Invention Factory Converted to Mixed Use Community on 6 Acres
- 344 Residential Units + 250 Townhouses with On Site Population Projected to be 1000 +/-
- Outdoor Areas for Recreation, Entertainment and Dining
- Proximate to Local Hospitals:
  - St. Barnabas, University and Clara Mass
- Accessible to Route 280 and Public Transit
- Walking Distance to Local Restaurants and Shops

### Contact Our Exclusive Agents

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YEARS STRONG

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### SITE PLAN



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### AERIAL VIEW

