



MEDICAL SPACE FOR LEASE  
**WAYNE, NJ**  
2035 HAMBURG TURNPIKE, SUITE C

**PRIME LOCATION: MEDICAL/OFFICE SUITE W/ AMPLE PARKING FOR LEASE**

**AVAILABLE SPACE**

- Approx. 1,500 sq ft provides ample space for efficient patient care and staff workflow
- Dedicated waiting room and reception area create a professional first impression
- Four exam rooms, each equipped with a changing closet, ensure privacy and efficient patient flow
- Private physician's office with a dedicated restroom offers a comfortable workspace
- Dedicated consult/conference room facilitates patient consultations and team discussions
- Lab space

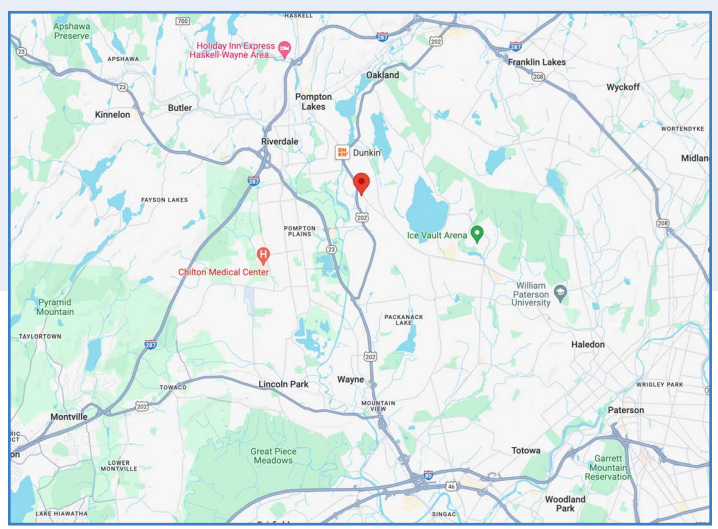
**\$24/psf plus TE**

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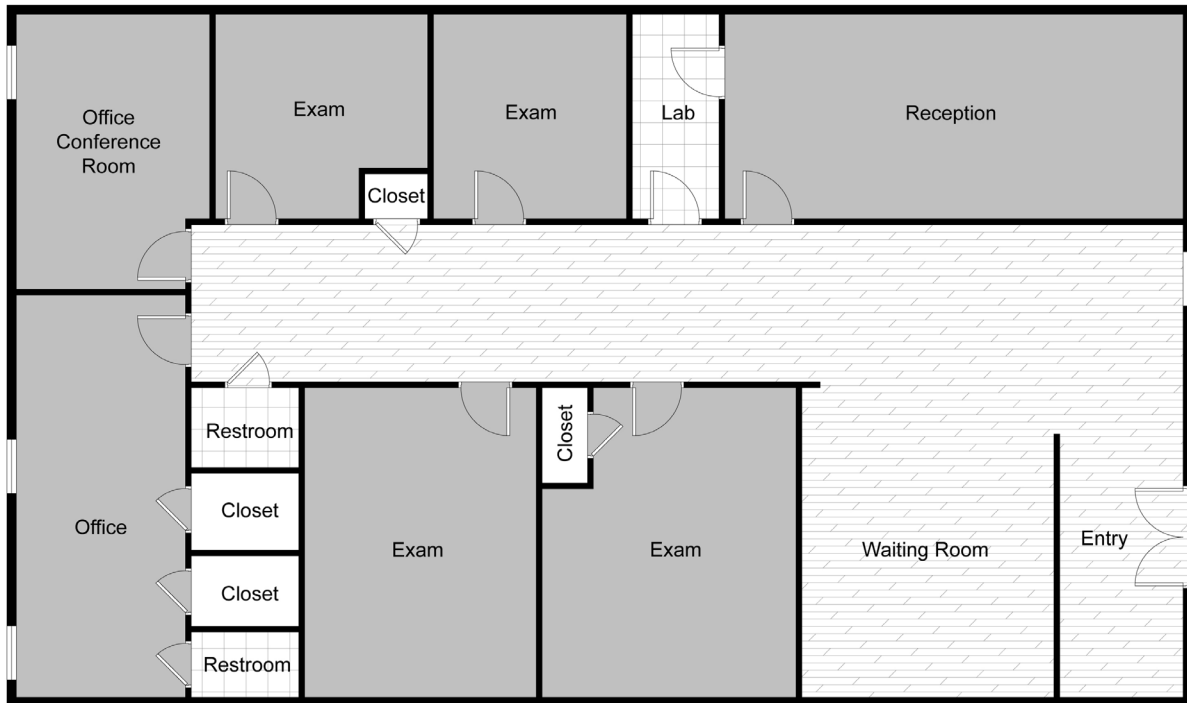
**PROPERTY FEATURES**

- Great visibility on Hamburg Turnpike
- Situated within Terrace Park, an easily accessible office park with ample parking
- Surrounded by other medical arts specialists, fostering potential patient referrals and collaboration
- Just 10 minutes to Chilton Medical Center, St Joseph's Hospital, and Valley Medical Group



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**Floor Plan May Not Be Drawn to Scale**