FOR LEASE: 3,500 +/- SQ. FT. OFFICE/MEDICAL PROPERTY

YOUR PRACTICE. YOUR LOCATION. YOUR OPPORTUNITY.



35 VAN NOSTRAND AVE

ENGLEWOOD, NJ 07631

Contact **Exclusive** Broker

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TEAM RESOURCES
COMMERCIAL REAL ESTATE BROKERS

35 VAN NOSTRAND AVE // ENGLEWOOD, NJ 07631

RENOVATED IN 2022!

Team Resources is pleased to present 3**5 Van Nostrand Avenue in Englewood, New Jersey for lease.** Position your medical practice or professional business at **35 Van Nostrand Avenue**, ideally situated in the highly desirable Englewood market of **Bergen County**, New Jersey.

This free-standing property offering of approximately 3,500 square feet of medical/professional office space, presents an excellent opportunity **for healthcare providers, medical specialists, wellness practitioners, and professional service firms** seeking a convenient, accessible location within one of Northern New Jersey's most ***established communities and healthcare markets.***

PROPERTY LOCATION ADVANTAGES

STRATEGIC ACCESS TO MAJOR HIGHWAYS, HEALTHCARE FACILITIES AND THE NEW YORK METROPOLITAN AREA

MAJOR HIGHWAY / DESTINATION	APPROXIMATE DISTANCE
Route 4	0.3 +/- Miles
NJ Turnpike / I-95	1.5 +/- Miles
Interstate 80	2.0 +/- Miles
Palisades Interstate Parkway	3.0 +/- Miles
George Washington Bridge	4.0 +/- Miles
Route 17	5.0 +/- Miles
Englewood Hospital	2.0 +/- Miles

All distances are approximate and for marketing purposes only. Actual driving distances may vary and should be independently verified.

Property Description

Available Space:	3,500 ±sq. ft.
Building Size:	3,500 ±sq. ft.
Acreage:	0.35 acres
Parking:	16 car parking
Lease Rate:	Upon request
Taxes:	$ ±37,931.59 / year
Occupancy:	Q1 2027

Location Advantages

An Established Bergen County Address. A Convenient Healthcare Market. Exceptional Regional Access.

Englewood's strong residential demographics, thriving business community, and **proximity to major healthcare facilities** create an attractive environment for practices looking to establish, relocate, or expand their presence.

35 Van Nostrand Avenue combines the advantages of a desirable Englewood location with ***regional transportation corridors***, and Northern New Jersey's healthcare network. Its approximately 3,500-single-story square-foot availability presents an attractive opportunity for **medical and professional** users seeking a strategic location to serve patients and clients throughout Bergen County as well as NYC.

CONTACT BROKER:

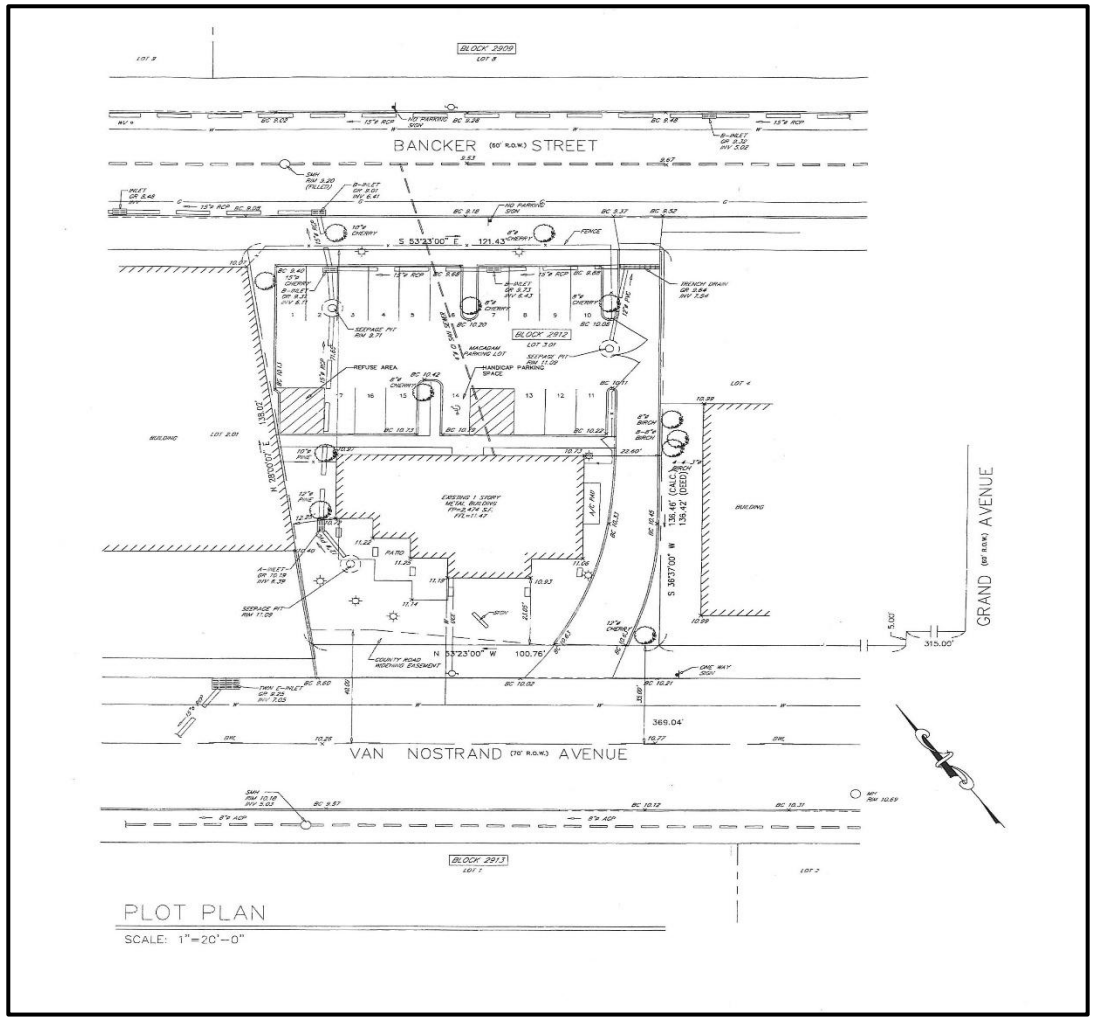
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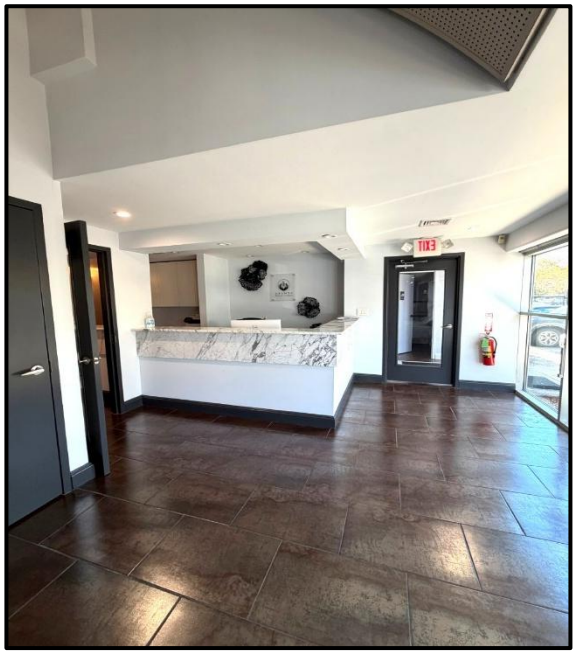
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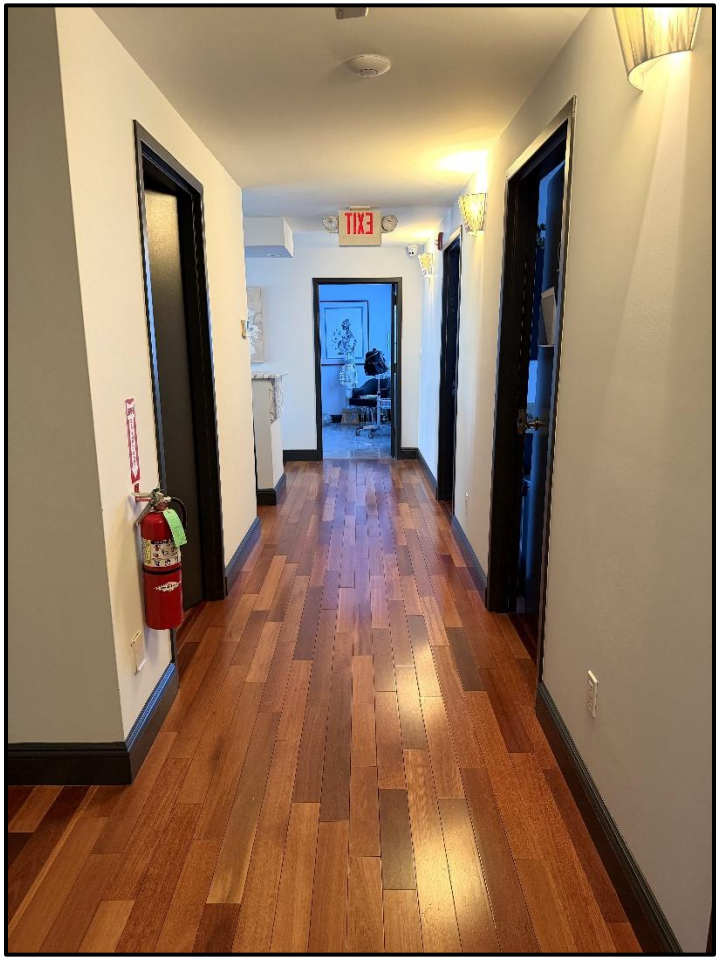
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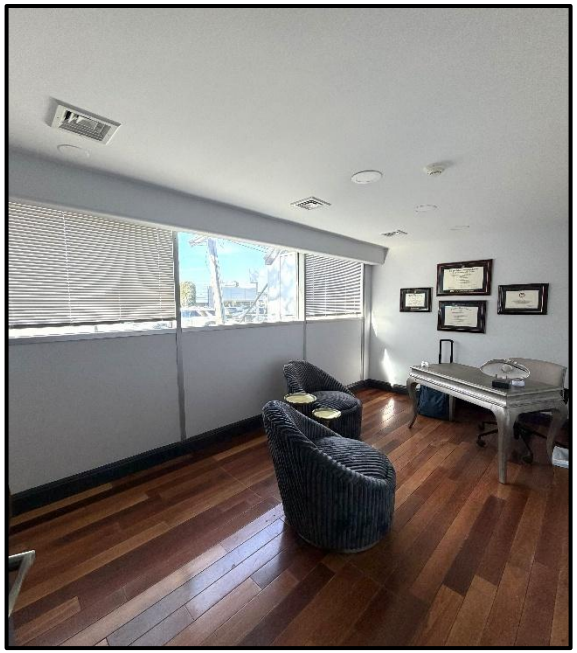
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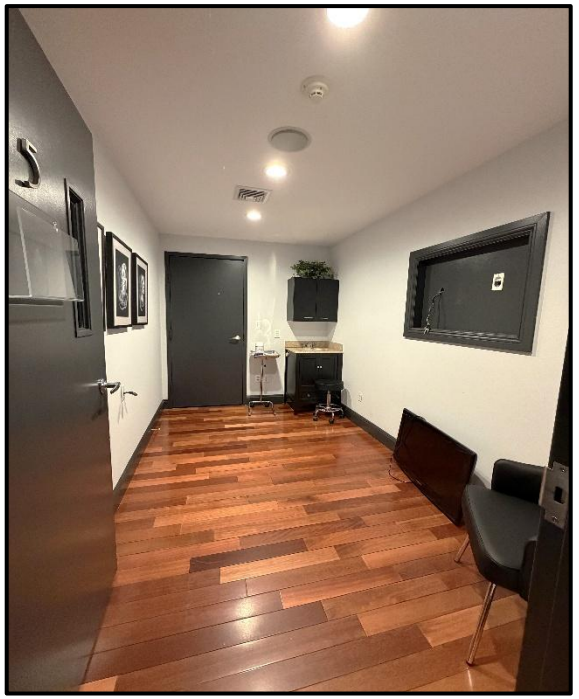
INTERIOR PHOTOS











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