



Medical Office/School for Lease +/-9,200 SF

615 Winters Avenue

PARAMUS, NJ 07652

Available Space: +/-9,200 SF

Lease Rate: \$15.00 PSF NNN

Location: In close proximity to Routes 4, 17, 80 and the Garden State Parkway

Features:

- 5 year minimum lease
- Available immediately
- Ample parking
- Directly across from the new Valley Hospital
- Handicap accessible
- Multiple possible uses including medical and professional use
- Zoned HCC - Highway Commercial Corridor

Exclusive Broker

Weichert Commercial
Brokerage, Inc.

Cynthia La Terra

Sales Associate

201-693-1211 cell

clattera@weichertcommercial.com

225 Littleton Road • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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Photos



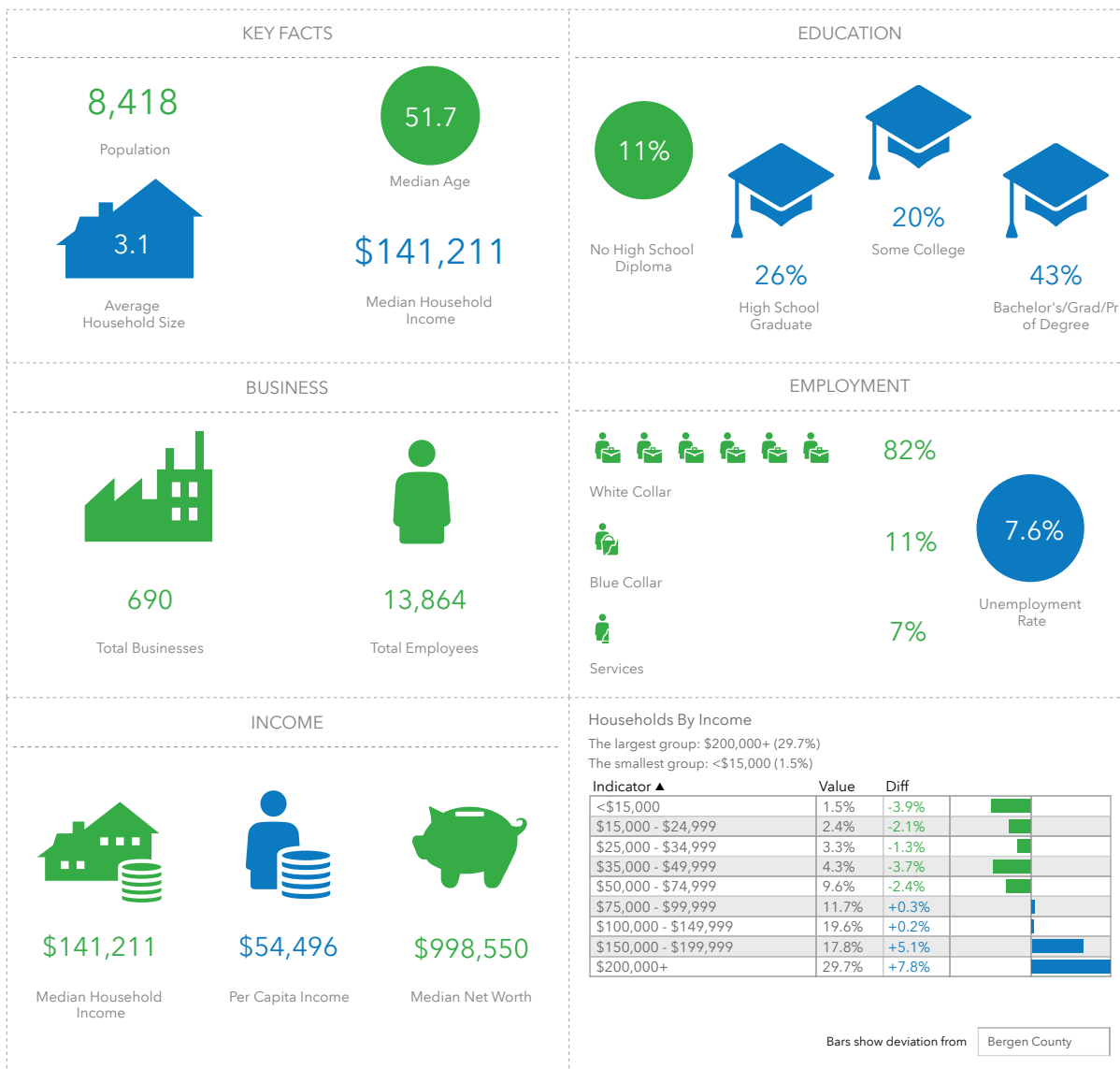
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Key Facts



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Zoning

ARTICLE XXII

Highway Corridor Commercial (HCC) Zone

[§§ 429-121—429-133 adopted 12-6-2016 by Ord. No. 2016-08]

§ 429-121. Permitted uses.

- A. Within the HCC Zone, no building, structure or area or lot or land shall be used in whole or in part for other than one or more of the permitted uses expressly set forth herein or accessory uses accessory and subordinate to the permitted uses and conditional uses expressly set forth herein.
- B. Permitted uses shall include all uses not prohibited in Article VII, Uses Prohibited in All Zones, residential uses permitted in the residential zone districts (R-50, R-75, R-100, R-150 and R-2F), and as expressly prohibited in this Article. Permitted uses include as follows:
 - (1) All permitted uses identified in the NB (Neighborhood Business) Zone and the LB (Limited Business) Zone;
 - (2) Hotels and convention centers;
 - (3) Retail stores used for the sale of merchandise, wholesale salesroom;
 - (4) Personal service establishment;
 - (5) Restaurants;
 - (6) Shopping centers and malls;
 - (7) Movie theaters;
 - (8) Art galleries and museums;
 - (9) Medical, professional and administrative offices;
 - (10) Medical and Dental clinics;
 - (11) Adult day-care and child day-care facilities;
 - (12) Business or professional offices, office buildings, banks;
 - (13) Health and Fitness facilities, exercise or health clubs, gymnasium or athletic establishment, indoor swimming pools;
 - (14) Funeral homes;
 - (15) Business or Vocational Schools (except for the teaching of any trade or occupation prohibited in Article VII, Uses Prohibited in All Zones);
 - (16) Commuter parking/transportation terminal;
 - (17) Motor vehicle service and repair; automotive supply and service establishments and filling stations;

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- (18) Recreation and recreational facilities;
- (19) New car dealerships, subject to the provisions of § 429-132;
- (20) Hospitals and health care facilities campus, subject to the provisions of
- (21) Assisted living, skilled nursing, long-term acute care, dementia or memory care facilities;
- (22) Research laboratories provided the same do not involve any hazardous or toxic substances unless off-site disposal pursuant to NJDEP regulations.

The above permitted uses are by way of example and not limitation.

- (23) Medicinal Cannabis Dispensary. **[Added 1-19-2021 by Ord. No. 21-01; amended 6-15-2021 by Ord. No. 2021-22]**

C. Multi-family residential shall be a conditional use within the HCC Zone subject to the conditions set forth herein.

- (1) Other than deed restricted affordable housing units/apartments, no units or apartment may contain three (3) bedrooms or more;
- (2) Every multi-family residential development shall include a ground level retail component which retail component shall have a minimum depth of forty (40) feet;
- (3) The maximum height shall be sixty (60) feet and the maximum number of stories shall not exceed four (4) above the ground level retail component.
- (4) The maximum density shall be twenty-four (24) dwelling units per acre comprising the development parcel. **[Amended 12-15-2020 by Ord. No. 20-34]**

§ 429-122. Accessory uses.

A. An accessory use shall be permitted, provided that:

- (1) The use is customarily incident to a permitted use, and subordinate to the main permitted use; and
- (2) Not in violation of the provisions set forth hereafter.

B. The following accessory uses are permitted ancillary to a permitted, conditional, or other accessory use:

- (1) Parking structures;
- (2) Billiard room, bowling alley and game rooms as part of shopping center or mall;
- (3) Amusement game machines as part of a shopping center or mall, and not to exceed one percent of the aggregate space/square footage available for lease



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