



## **Caldwell Medical Plaza**

526 Bloomfield Ave, Caldwell, NJ 07006



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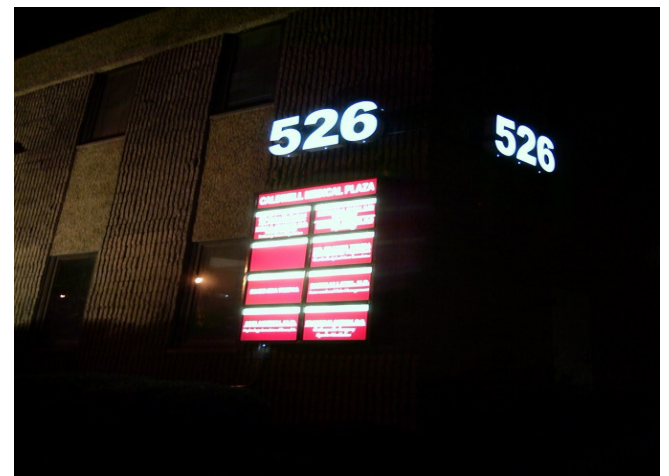


# Caldwell Medical Plaza

\$20.00 /SF/Yr

Owner operated and occupied, this beautiful medical / professional office in upscale Caldwell sits directly on Bloomfield Avenue (Old Rt 46). Has DeCamp bus stop directly in front with a very high volume street traffic daily. There are multiple multi-housing residential apartments within a one and two block radius. This building was built in the early 70's and is well known in the community for medical care. It has extensively been updated, including gas, electric, roof, interior decor, fire alarm, lighting, signage and recently Fios has been added to the building. Pride of ownership shows in this well maintained property. Contact the owner directly to schedule a viewing of all the available options to lease. Terms are negotiable, easy and straight forward with NO hidden fees. Long and short term options available. Call today !

- High Volume Traffic with Ample parking and Good Curb Appeal
- Professionally Maintained, Clean and Owner Occupied
- Safe - Lots of lighting and Security
- Easy Access From Surrounding Areas - I-280, I-80, I-46
- ELEVATOR / Handi-cap Accessible
- Fios, Comcast, Verizon - all pre-wired and ready to go !



Rental Rate:	\$20.00 /SF/Yr
Min. Divisible:	500 SF
Property Type:	Office
Property Sub-type:	Medical
Building Class:	B
Rentable Building Area:	8,500 SF
Year Built:	1972
Walk Score ®:	61 (Somewhat Walkable)
Transit Score ®:	35 (Some Transit)
Rental Rate Mo:	\$1.67 USD/SF/Mo

### 1st Floor Ste 101

Space Available	800 SF
Rental Rate	\$20.00 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

1

First office (unit 101) on ground floor at Main Entrance. This is a smaller unit, approx 800 SqFt that is perfect for a healthcare professional just starting out or looking to keep overhead low, such as with a second location. Can also be used for any professional such as lawyer or accountant.

### 1st Floor Ste 102

Space Available	500 - 1,500 SF
Rental Rate	\$20.00 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2

This is an ideal space for a Physical Therapist of healthcare professional requiring a large open space. Currently occupied by a Chiropractor (the owner) and looking to ideally sublease. Other options are to Lease the entire space.

### 2nd Floor Ste 204

Space Available	1,200 SF
Rental Rate	\$20.00 /SF/Yr
Date Available	Immediate
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 5 Years

3

This space is a SHARED waiting room and reception area. It is one half of a double unit. Must see....beautiful waiting room, was previous owner's private office, VERY impressive. There is a private side entrance which enters into the kitchen of the unit. Second floor with elevator that lets you right in front of this unit's entrance.



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# Property Photos

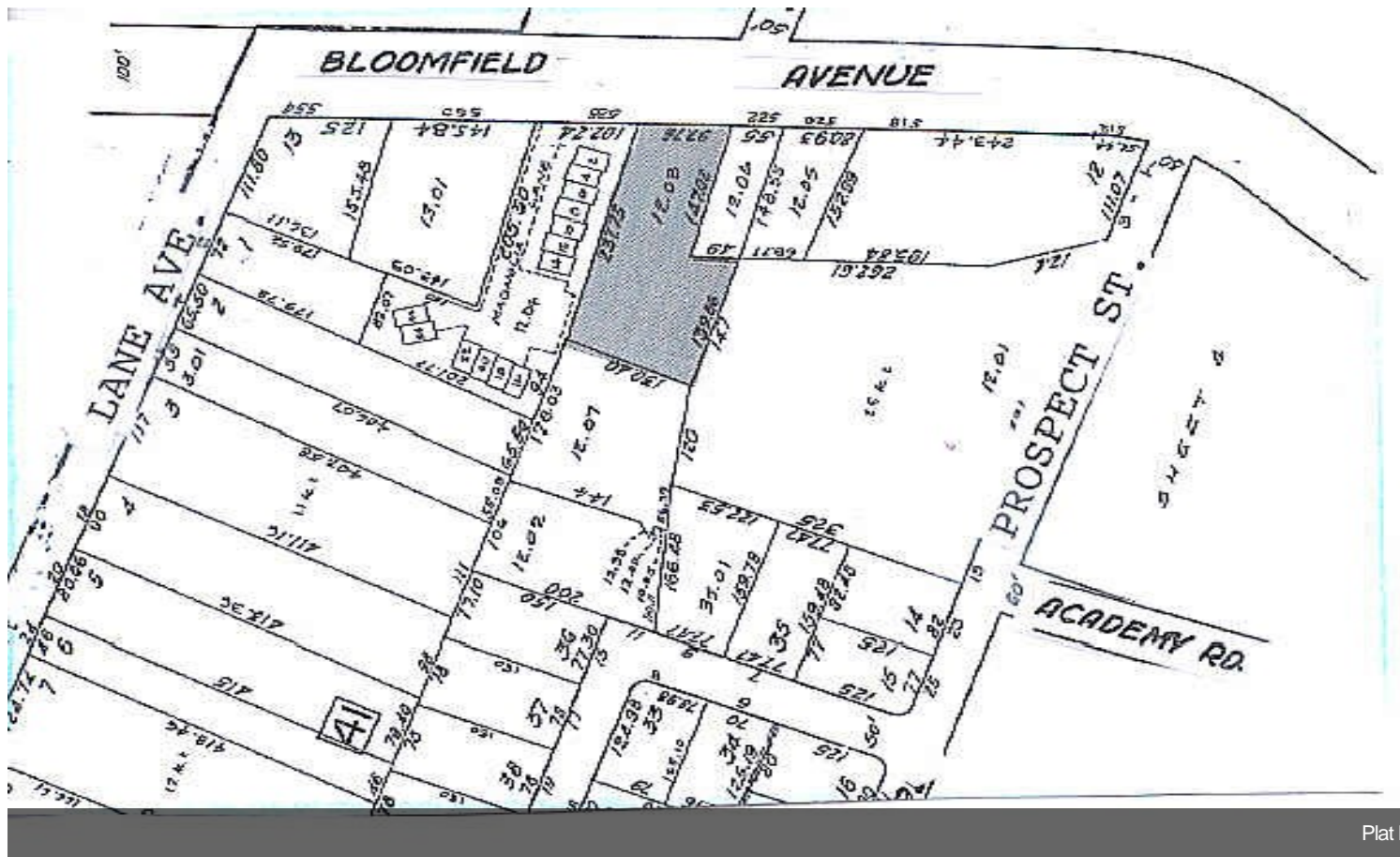


Driveway

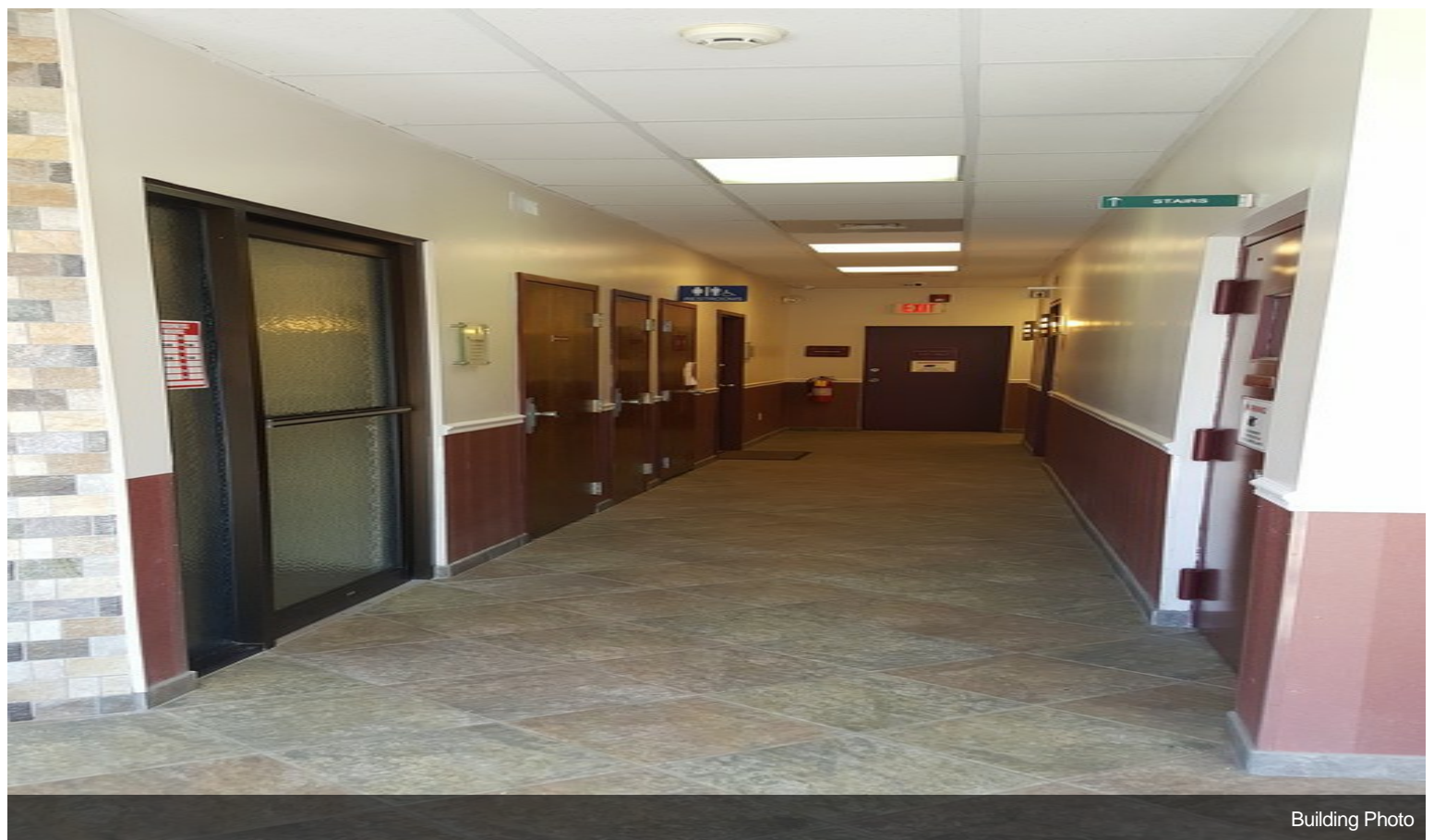


Building Photo

# Property Photos



Plat Map

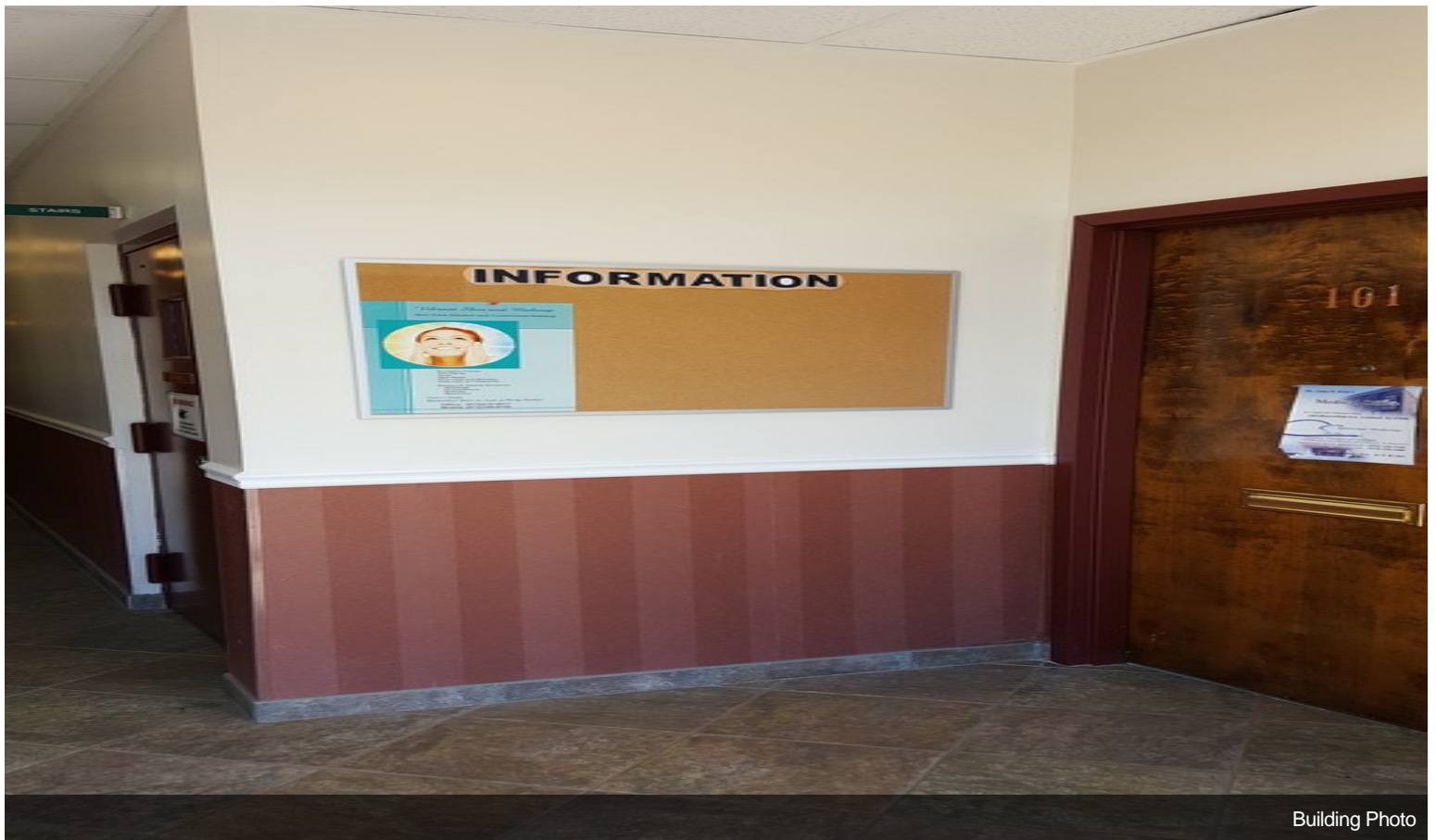


Building Photo

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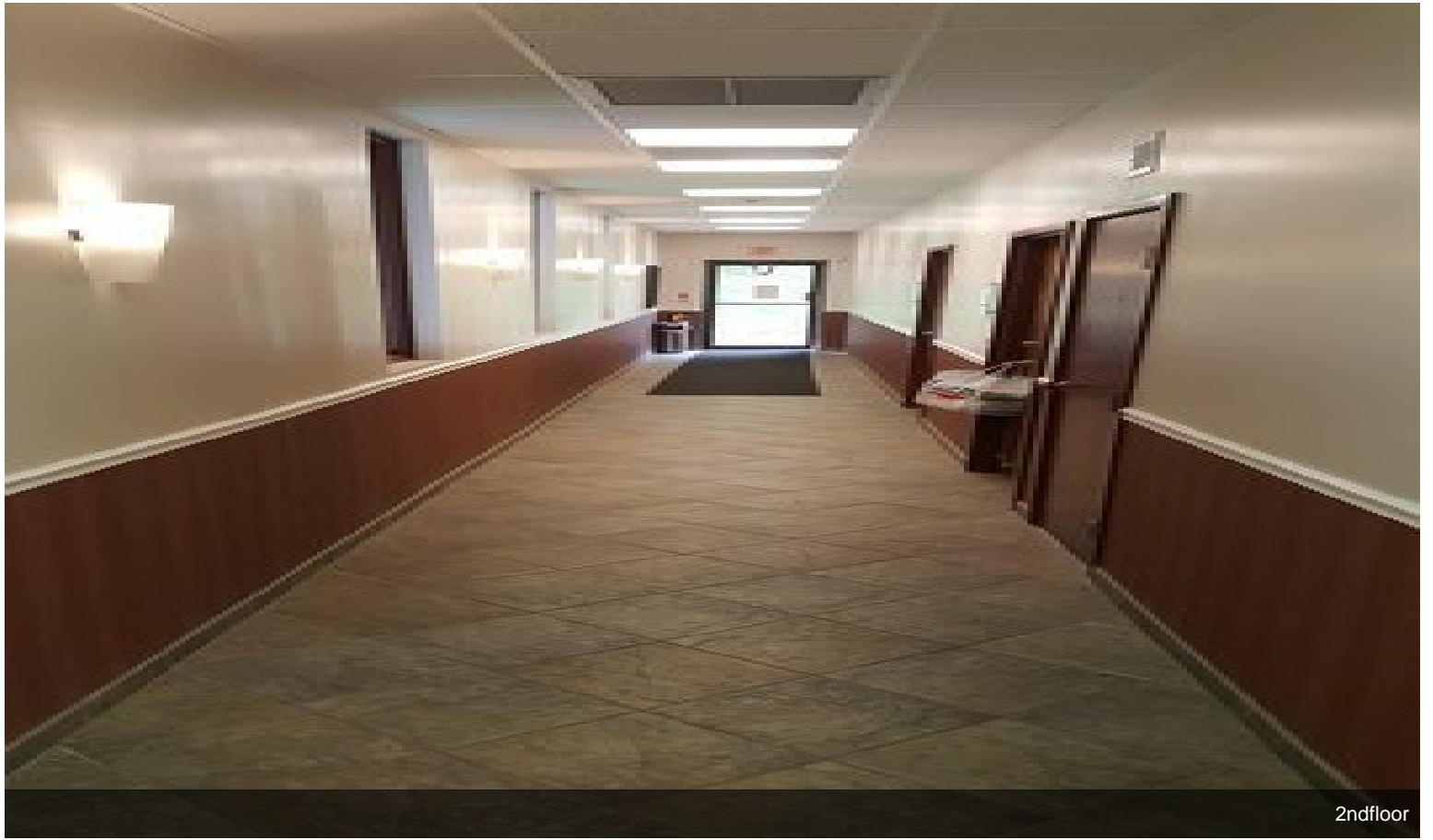


Building Photo

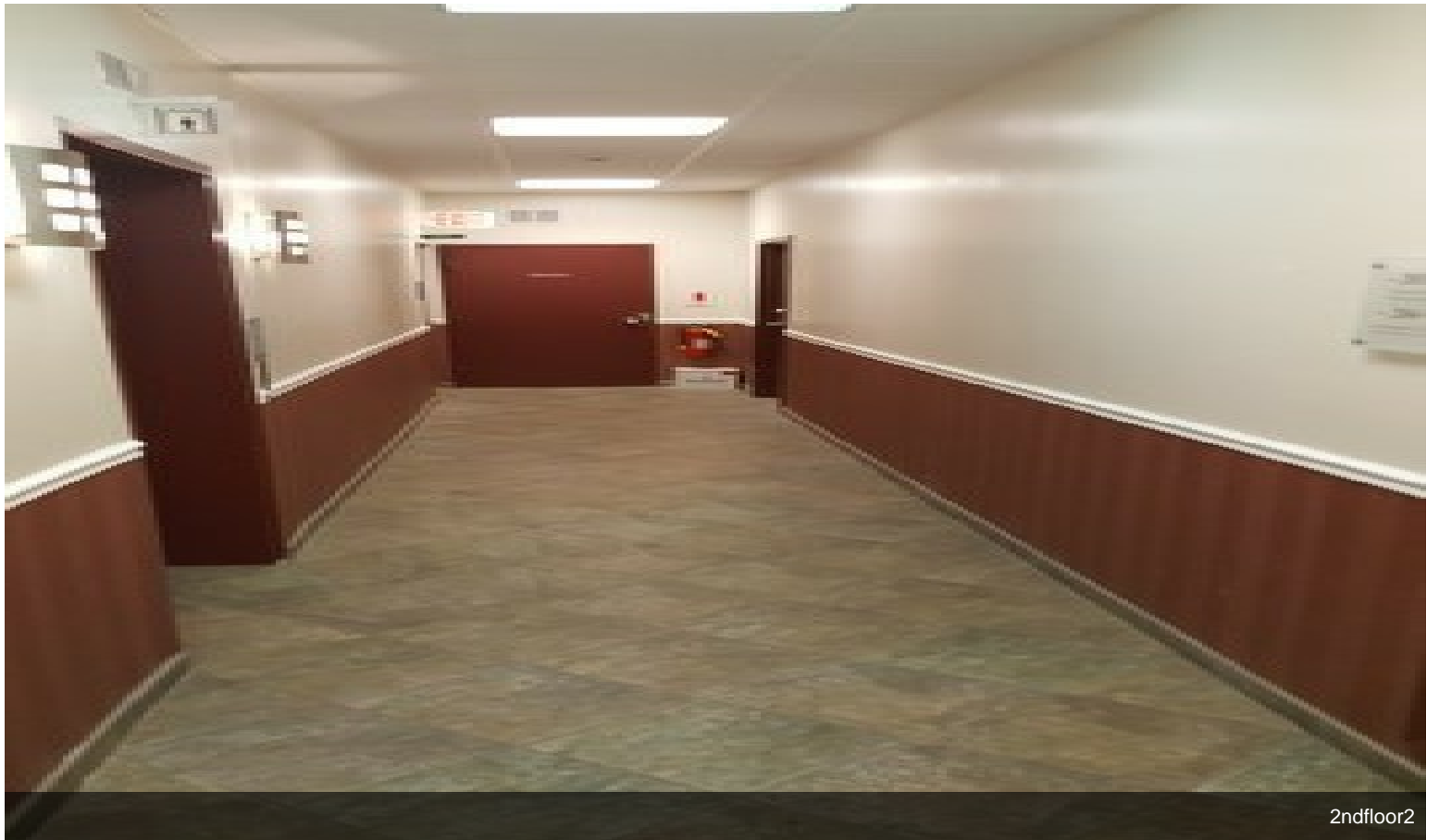


Building Photo

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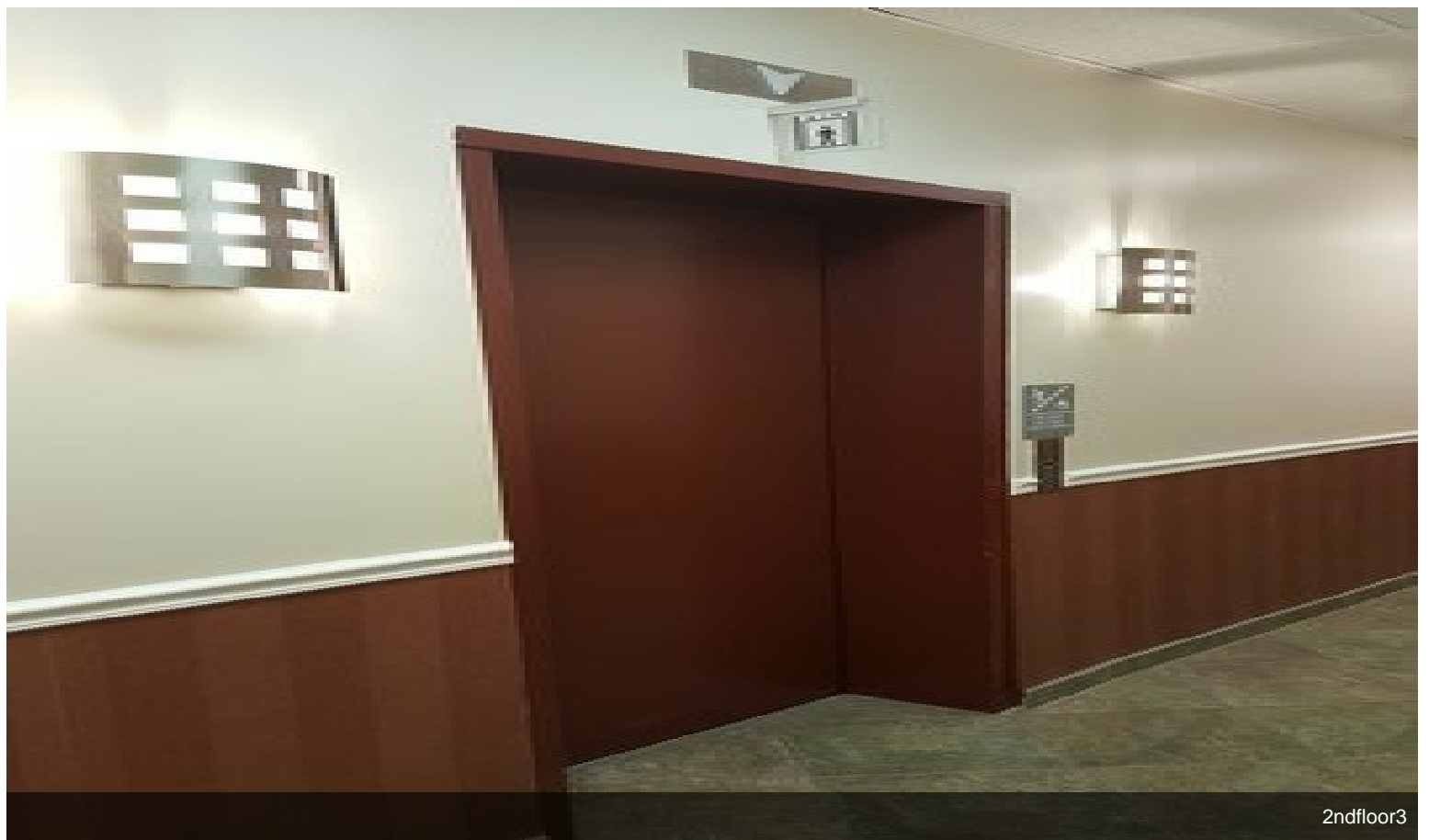


2ndfloor



2ndfloor2

# Property Photos



2ndfloor3



Building Photo

# Property Photos



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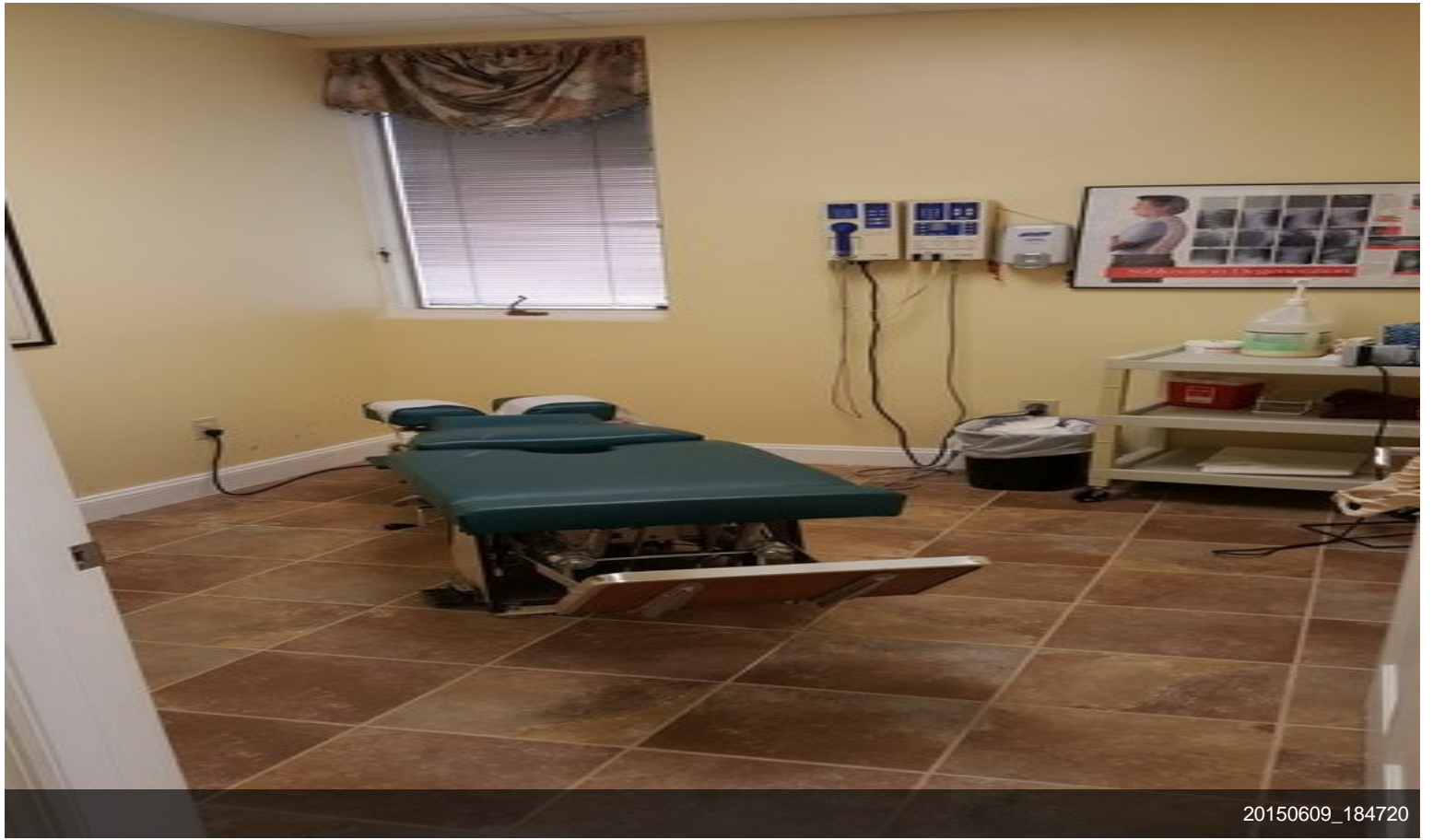


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# Property Photos



# Property Photos



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