



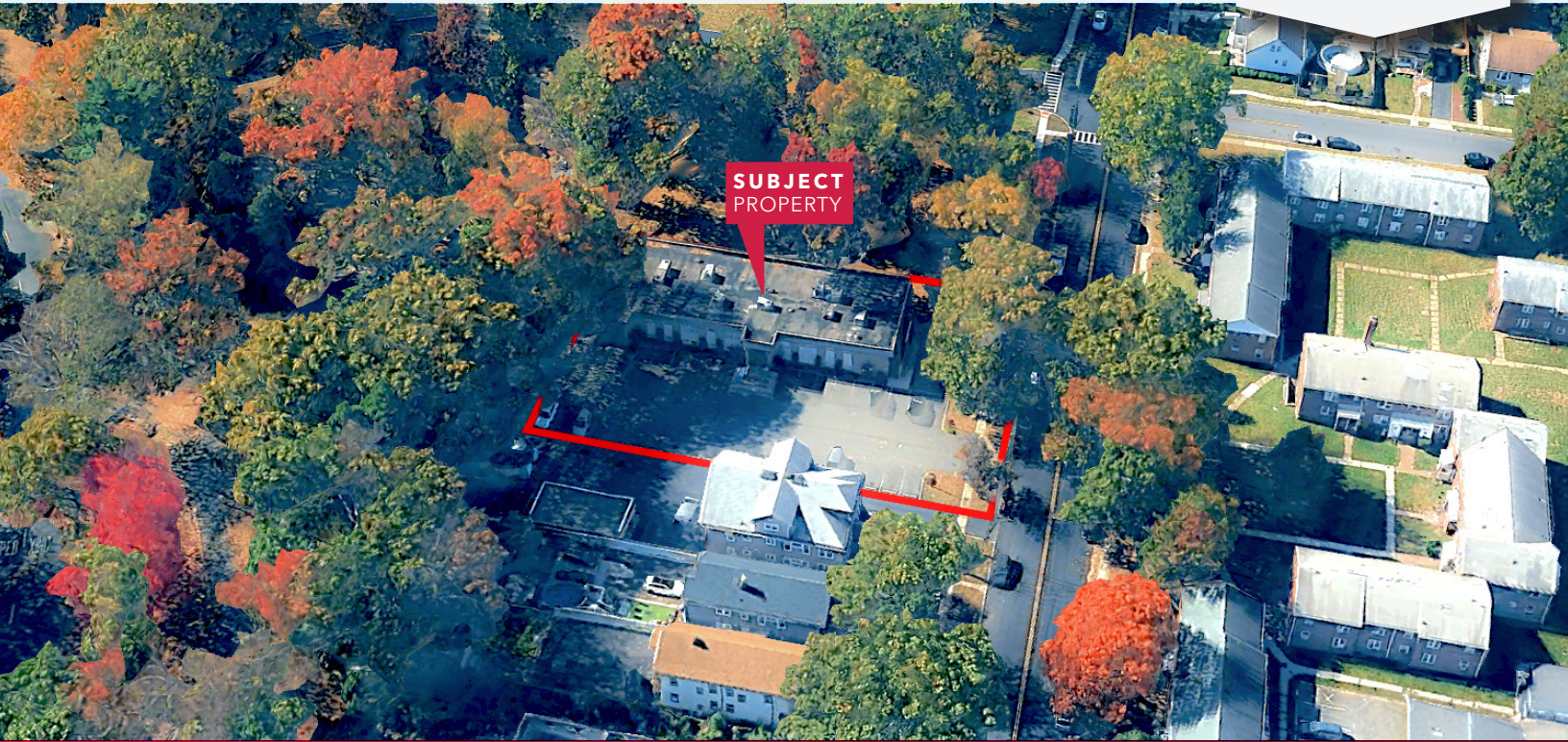
LEE & ASSOCIATES

TURNKEY MEDICAL / INFUSION SUITE FOR LEASE

776 East 3rd Avenue, Roselle, NJ 07203

±3,700

Sq. Ft.



PROPERTY OVERVIEW

BUILDING SF: 11,484 SF

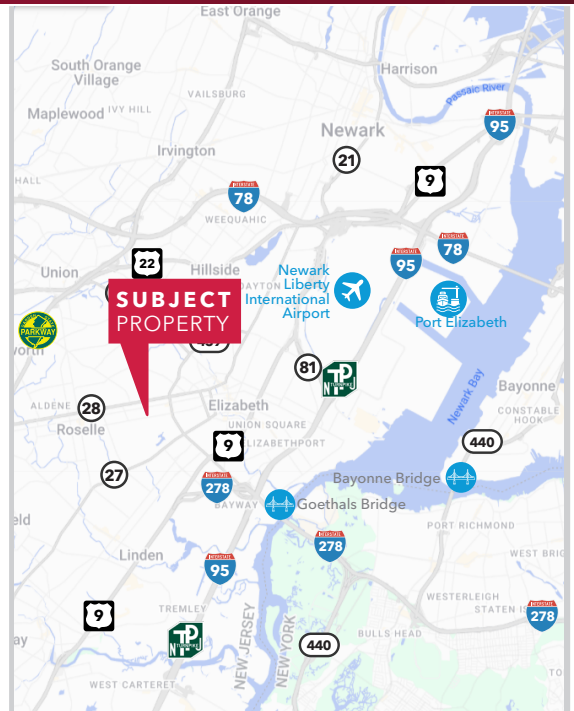
AVAILABLE SF: 3,700 SF (Ground Floor)

ASKING RATE: \$24.50/SF + Separately metered utilities

AVAILABILITY: January 1, 2027

LOCATION:

- 1.8 miles to Roselle Park NJ Transit Station
- 1.9 miles to Trinitas Regional Medical Center
- 2.5 miles to Garden State Parkway Exit 137
- 3.2 miles to NJ Turnpike / Goethals Bridge



PROPERTY HIGHLIGHTS:

- ☐ Recently renovated outpatient medical suite
- ☐ Currently configured for hematology/oncology
- ☐ Existing infusion treatment area facing park
- ☐ Ample parking, with additional street parking
- ☐ Established multi-specialty medical tenant roster, including
 - Hematology/Oncology • Cardiology • Urology • Ophthalmology • Dentistry • Podiatry / Foot & Ankle



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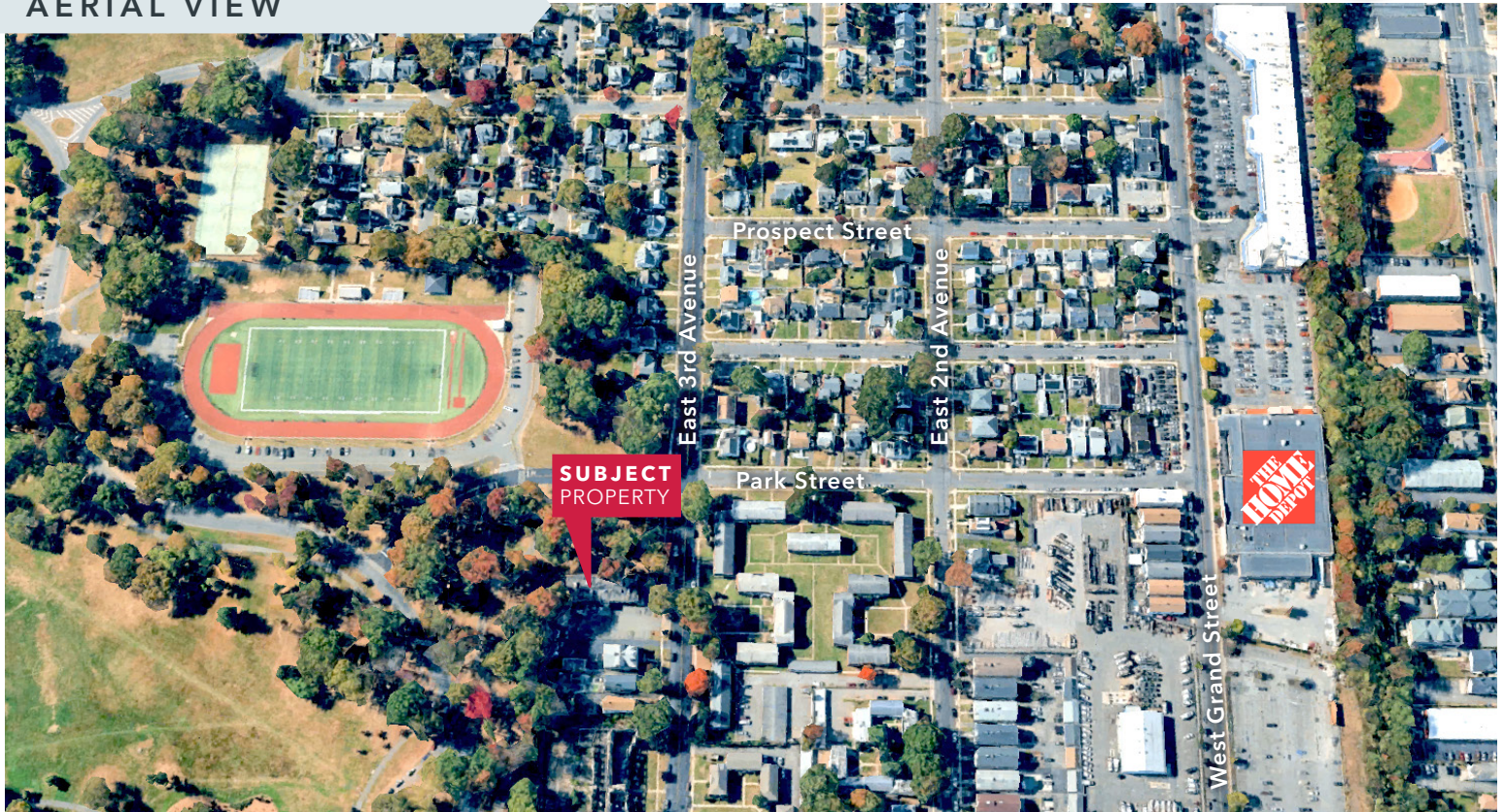
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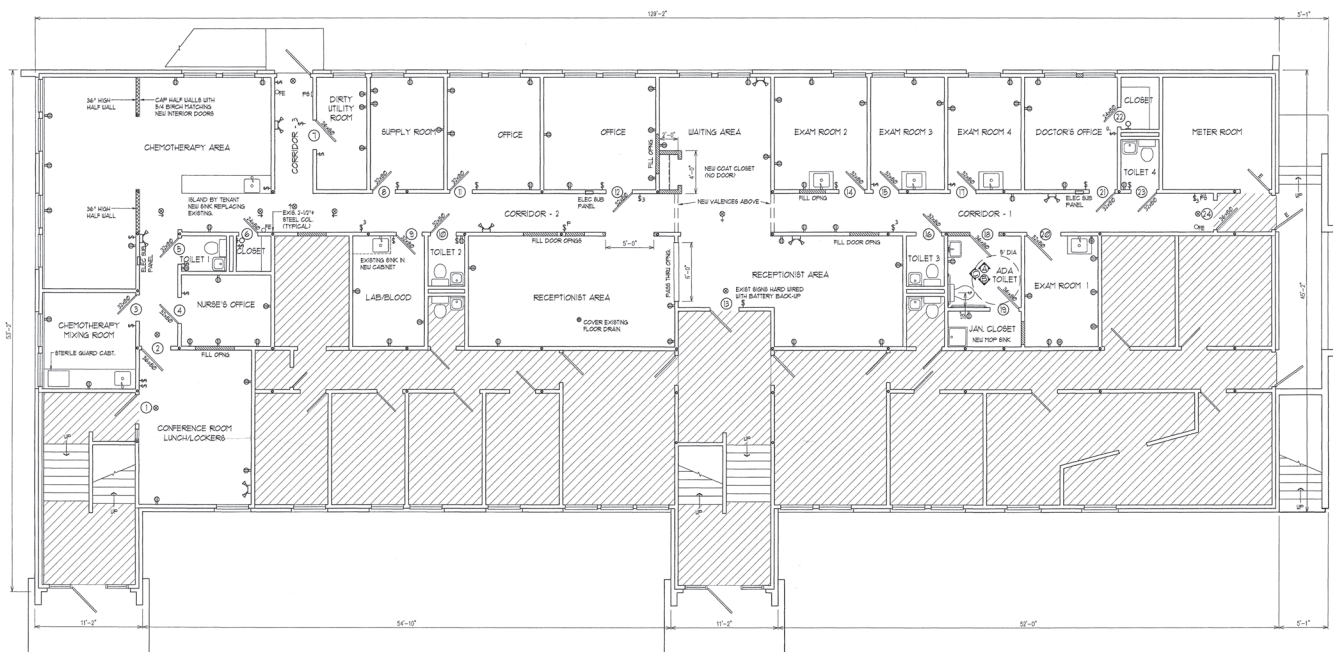
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AERIAL VIEW



FLOOR PLAN

The existing clinical layout includes infusion/treatment space, medication mixing, lab/blood-draw area, exam rooms, physician and administrative offices, reception/waiting areas, nurse station, and support areas.





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PROPERTY PHOTOS



FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

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COMMERCIAL REAL ESTATE SERVICES

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