

KW COMMERCIAL

1300 MAIN MEDICAL PLAZA

MEDICAL OFFICE SUITES | CLIFTON, NEW JERSEY



\$30/SF
BASE RENT

\$12/SF
CAM

2,296 SF
COMBINED

2007
BUILT

FOR LEASE

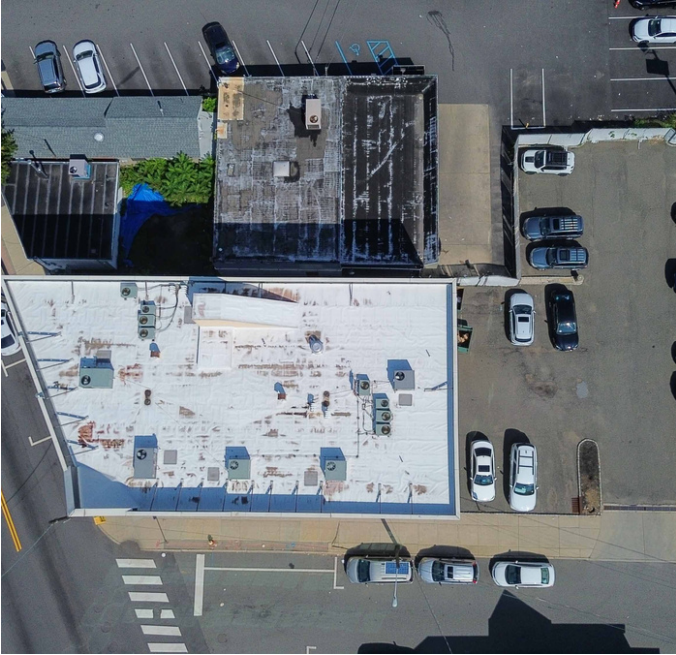
1,145SF | 1,151SF

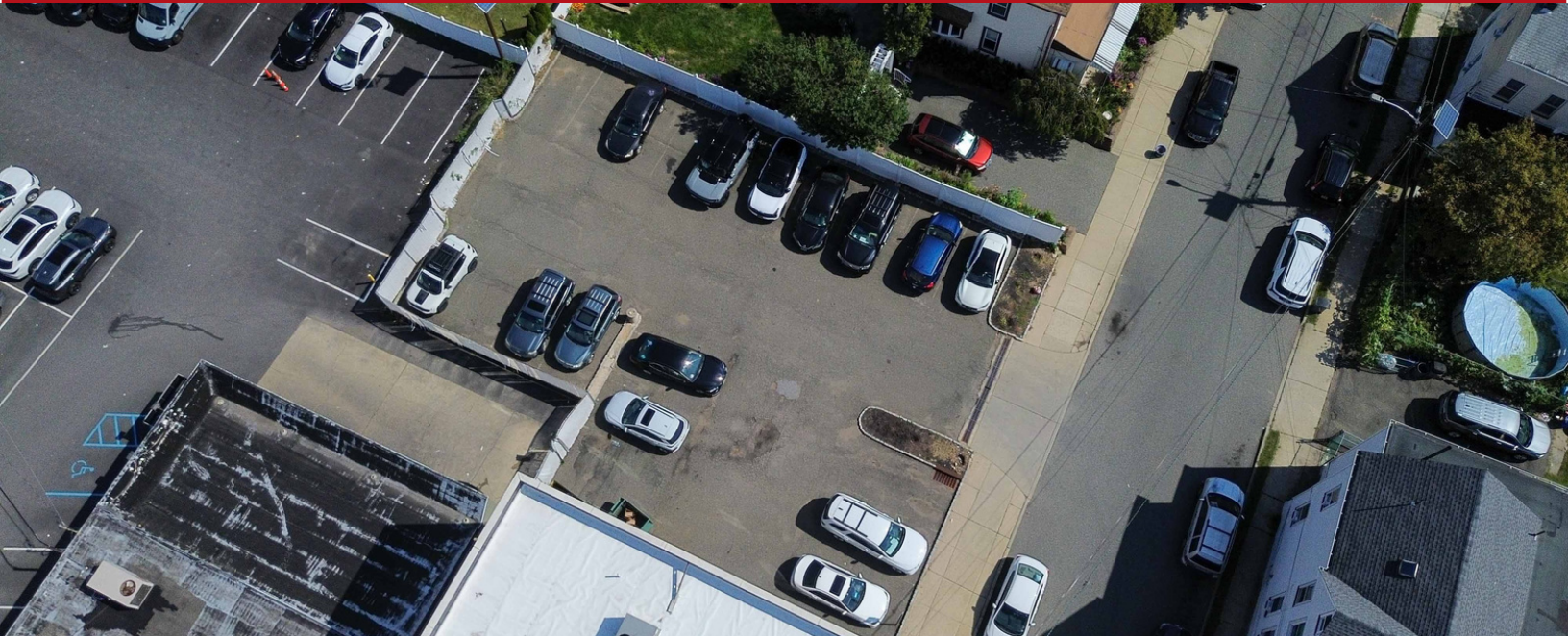
Medical / medical-related uses | On-site parking | First-floor pharmacy

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REALTY
KELLERWILLIAMS.





Property Description

1300 Main Medical Plaza offers two adjacent second-floor medical suites in an established Clifton healthcare building. Suites may be leased individually or combined, creating options from 1,145 SF to 2,296 SF. Constructed in 2007, the property is restricted to medical and medical-related uses and includes a mix of healthcare tenants, including an on-site pharmacy. The Main Avenue location offers on-site parking and convenient access to major North Jersey roadways.

Offering Summary

Suite 2A	1,145 SF
Suite 2B	1,151 SF
Combined	2,296 SF
Base Rent	\$30.00/SF
CAM	\$12.00/SF
Minimum Term	5 Years
Annual Increase	5% Rent + CAM
Building Access	7 AM - 6 PM
Parking	On-site / unassigned
Year Built	2007

Available Medical Suites

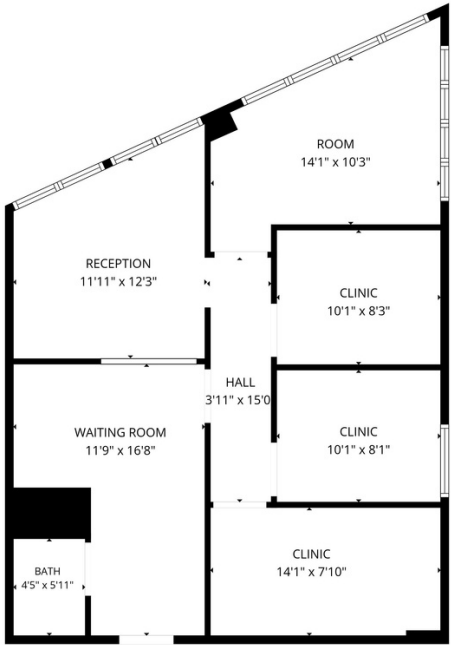
SPACE	SF	BASE / MO.	CAM / MO.	STARTING / MO.
Suite 2A	1,145	\$2,862.50	\$1,145.00	\$4,007.50
Suite 2B	1,151	\$2,877.50	\$1,151.00	\$4,028.50
Combined	2,296	\$5,740.00	\$2,296.00	\$8,036.00

Lease Terms

Permitted Use	Medical and medical-related uses only
Suite 2A	Current chiropractic office; expected available after November 30
Suite 2B	Vacant former podiatry / foot-doctor office
Utilities	Tenant-paid; water included in rent
Escalations	5% annually on base rent and CAM
Security	Full security system and on-site cameras

Starting monthly occupancy costs exclude separately paid utilities and are based on landlord-provided asking terms.

Flexible configurations from 1,145 SF to 2,296 SF



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Suites 2A and 2B may be combined.
Measured dimensions are provided for marketing reference and should be independently verified.



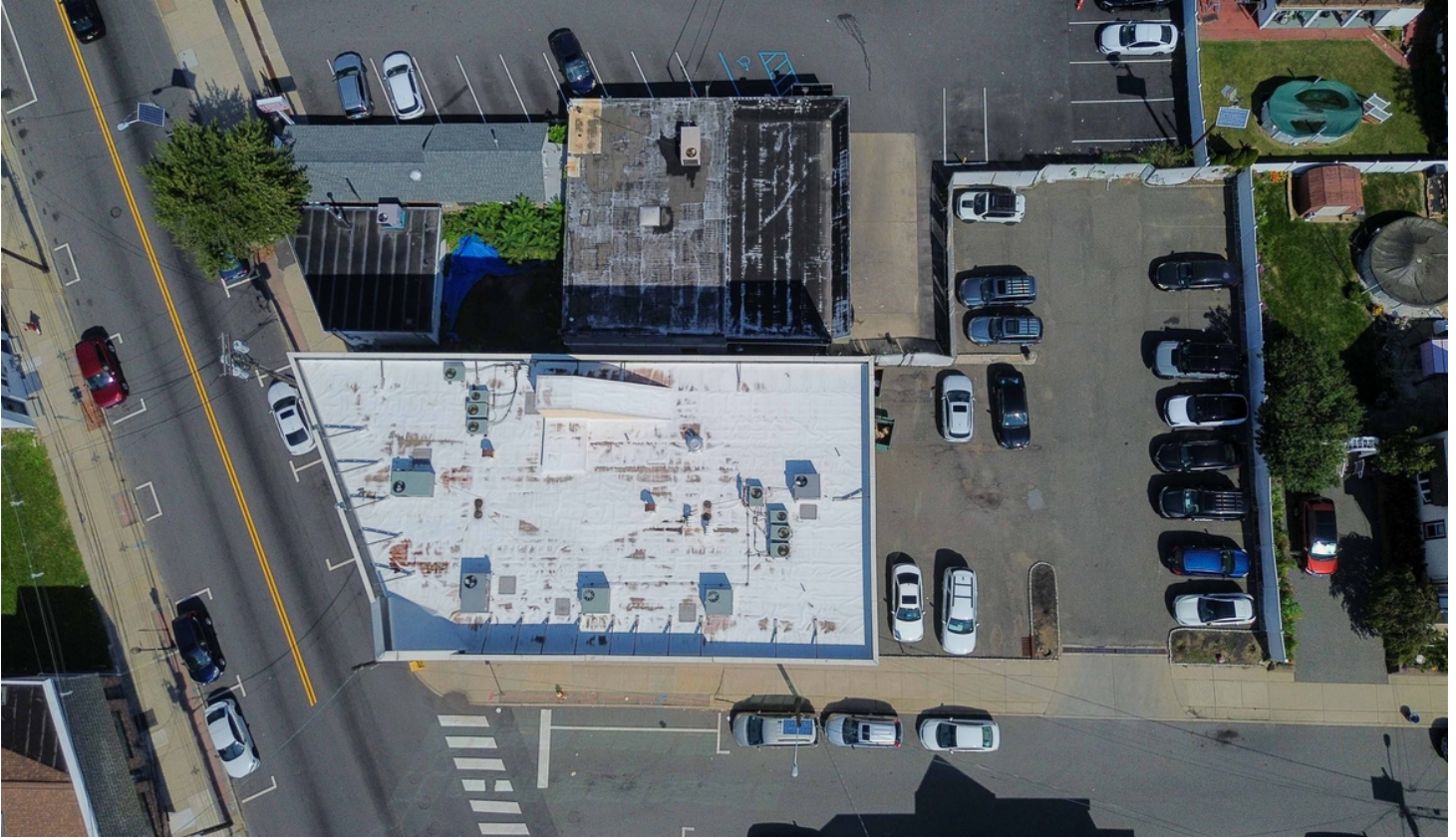
Established Medical Environment

1300Main Medical Plaza isdedicatedtomedicaland medical-related users, creating an established healthcare destination with pharmacy, primary care, specialty medicine, therapy and behavioral-health services in one building.

Tenant Directory

Ground Floor	Pill Plus Pharmacy Corp.	Full-Service Pharmacy & Retail
2nd Floor	Tri-County Foot & Ankle Center	Podiatry Services
2nd Floor	Pioneer Medical Group (Suite 2C)	Internal Medicine
2nd Floor	MD Care Clinic (Suite 2D)	Primary Care & Walk-In Clinic
2nd Floor	Hope & Healing Counseling	Psychiatry & Counseling Services
3rd Floor	Bassam Hajjar, MD	Gastroenterology & Liver Diseases
3rd Floor	Center for Sports Medicine & PT	Sports Medicine & Physical Therapy
3rd Floor	Souhail Saba, MD	Obstetrics & Gynecology
3rd Floor	Ghias Moussa, MD / Mounzer Yacoub, MD	Cardiology & OB/GYN

Tenantrosterprovided bylandlord/agentandsubjecttochange.Prospectivetenants should independentlyverifycurrentoccupancy.



Main Avenue & Clifton Area Amenities

The surrounding corridor combines neighborhood retail, pharmacies, banking and medical services. Nearby and area anchors include Walgreens on Main Avenue, TD Bank in Clifton, and multiple independent pharmacies and healthcare practices throughout the corridor.

WALGREENS

1138 Main Ave

MAIN CURE PHARMACY

1245 Main Ave

GREEN APPLE PHARMACY

1145 Main Ave

TD BANK

Clifton locations

PILL PLUS PHARMACY

On-site | Suite 1A

PIONEER MEDICAL

On-site | Suite 2C

1300 Main Avenue - Current Trade Area

Current property-level demographic data for 1300 Main Avenue indicates a dense North Jersey trade area. The nearby KW Commercial OM also demonstrates strong density immediately around the Main Avenue corridor using 2023 ACS data.

1300 MAIN	1 MILE	3 MILES	5 MILES
2025 Population	42,398	316,741	681,042
2030 Population	42,107	319,797	692,079
2025-30 Growth	-0.69%	+0.96%	+1.62%

Source: current LoopNet property demographic data for 1300 Main Ave.

Nearby Main Avenue Corridor Benchmark - 2023 ACS

NEARBY KW OM	0.25 MI	0.5 MI	1 MI
Total Population	2,324	10,815	49,219
Total Households	935	3,867	16,288
Average HH Income	\$85,877	\$94,264	\$87,174
Average Age	42.9	38.9	37.9

Source: 2023 American Community Survey figures presented in the nearby KW Commercial OM; not centered on 1300 Main Ave.



Clifton's Main Avenue Medical & Commercial Corridor

1300 Main Avenue sits within Clifton's established Main Avenue corridor and offers regional connectivity to Route 46, Route 3, the Garden State Parkway and Route 80. The combination of neighborhood density, healthcare services and regional roadway access supports patient and employee convenience.

Route 46

Route 3

Garden State Parkway

Route 80



1300 MAIN MEDICAL PLAZA

MEDICAL OFFICE SUITES FOR LEASE | CLIFTON, NJ

1,145 - 2,296 SF AVAILABLE

\$30/SF + \$12/SF CAM

Minimum 5-year lease | Medical and medical-related uses

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