

**Building signage available
with visibility to Garden State Parkway**



Conceptual Photo of Proposed Façade color and Monument signage

Professional Medical Office Building

160 Summit Avenue
Montvale | New Jersey

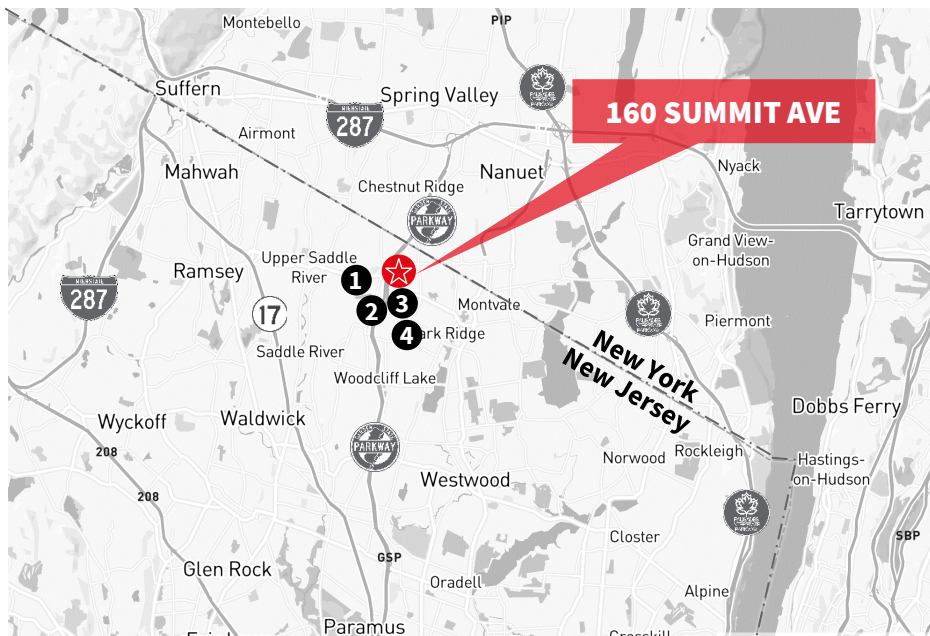


Building Overview

Size: +/- 32,000 SF
Type: Class A Medical/Office Building
Floors: Two (2)
Elevator: One (1)
Parking: 4.00/1,000 RSF
Signage: Building and monument signage available
ADA: Touchless Entry Door

Medical Cluster

- ❶ Memorial Sloan Kettering
- ❷ Valley Medical
- ❸ HUMC
- ❹ City MD



Highlights/Amenities

- New ownership & new Medical Building identity
- Well maintained asset with recent capital improvements to common areas, elevator cab and HVAC system
- Undergoing additional capital improvements to enhance the Medical Tenant experience
- Potential for ground floor unit with prominent private building entrance
- 0.5 miles from The Shoppes at DePiero Farm (Wegmans, Starbucks, Chipotle, Habit Burger Grill, CHOPT, Lululemon, etc.)
- Close proximity to Garden State Parkway at Exit 172, minutes from I-87 & I-287

Area Demographics

160 Summit Avenue Montvale NJ	5 MILES	10 MILES
Population	237,868	732,965
Median Household Income	\$108,390	\$115,106
Average Household Income	\$158,201	\$161,567
Per Capita Income	\$51,433	\$54,461
Households	77,420	246,844
Total Businesses	9,564	29,473
Total Employees	101,965	328,199
Median Age	38	41.5
Education (Associates degree and higher)	57%	59%

Call for more information or to arrange a tour.



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