

[333]  
ROUTE 46  
MOUNTAIN LAKES

MEDICAL  
SUITES  
AVAILABLE  
FOR  
LEASE

Join

AdvancED  
Urgent Care



at this  
prime location!



All tenants receive prominent  
signage along Route 46



## Building Highlights

- One of the only medical and office buildings located in Mountain Lakes
- Join Atlantic Health System's AdvancED Urgent Care, Oncology & Hematology Specialists of Morris County, Princeton Radiology and Medical Park Imaging
- Recently renovated new grand entrance with grand center staircase
- Exterior building façade improvements completed
- Abundant parking
- Existing generators with excess capacity
- Common covered tailboard loading docks



## Available Space

Floor	RSF	Availability	Rent
1	5,111 RSF	4/1/2023 or sooner	\$22.75 + Utilities
2	1,348 RSF	Immediate	\$22.75 + Utilities
2	1,994 RSF	Immediate	\$22.75 + Utilities
2	3,241 RSF	Immediate	\$22.75 + Utilities
2	13,704 RSF	Immediate	\$22.75 + Utilities

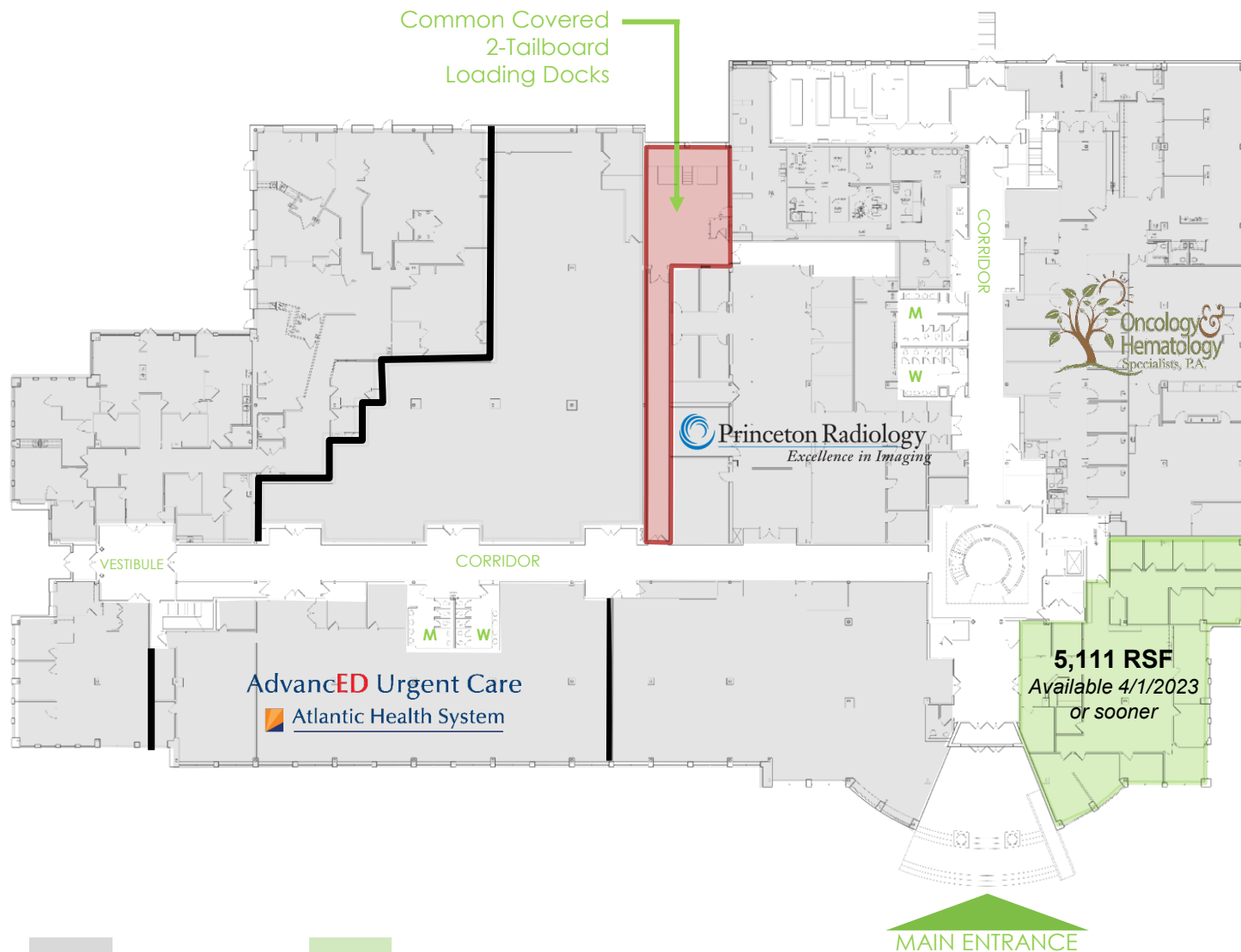




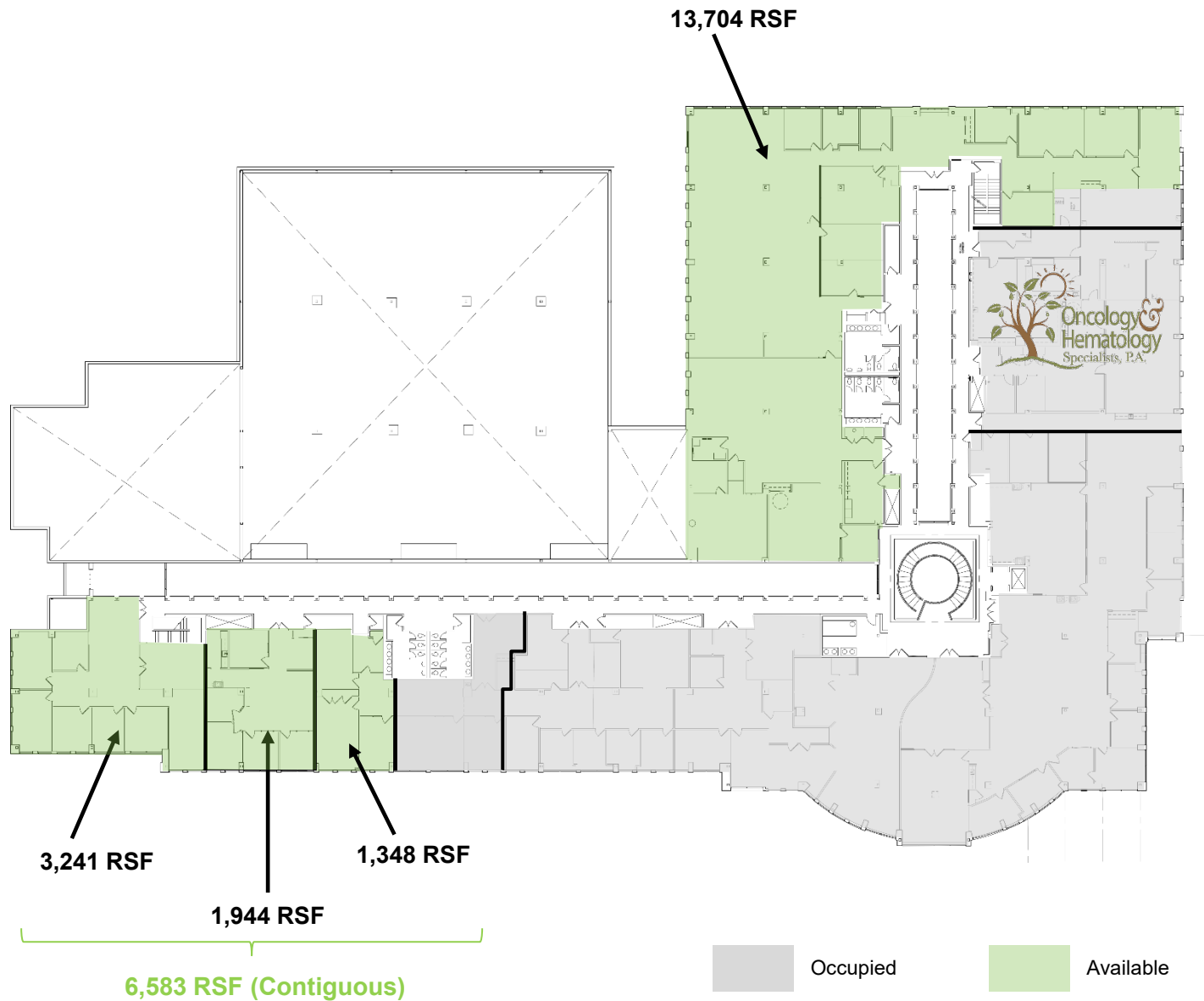
## Location

- Conveniently located on Route 46 West bound
- Easy access to Interstate 80, the Garden State Parkway, Interstates 280, 287, Route 2 and 23
- Only 1 mile to downtown Denville – restaurants and shopping
- Less than 2 miles from Saint Clare's Hospital

## First Floor Plan



## Second Floor Plan





## Downtown Denville Amenities Map



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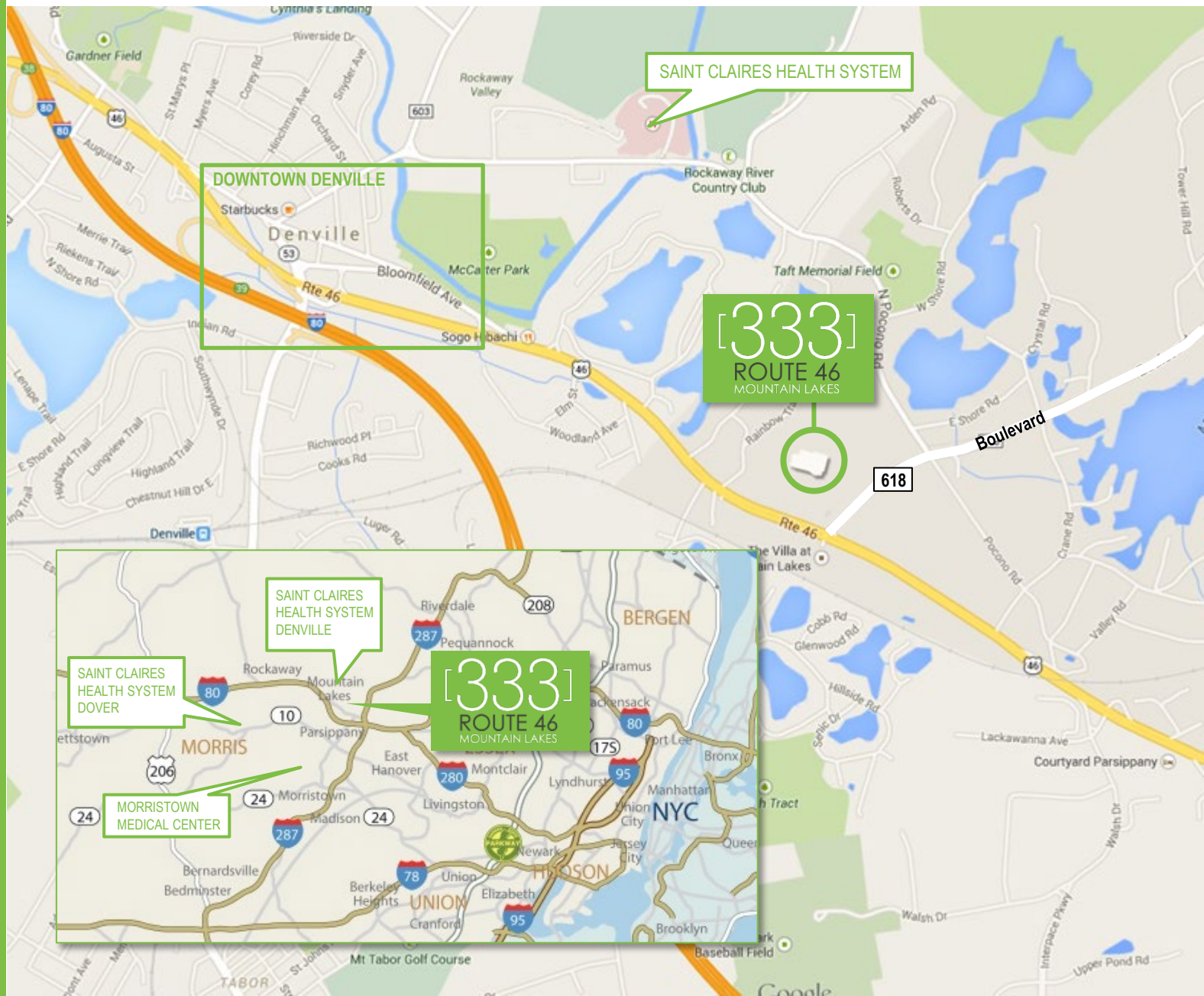
Easy access to Interstate 80, the Garden State Parkway, Interstates 280, 287, Route 2 and 23

1 mile to downtown Denville

28 miles to Newark Liberty International Airport

30 miles to Manhattan

## Local and Regional Map



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## CONTACT

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For more information about available space

Fred Hyatt

+1 973 829 4688 | [fred.hyatt@jll.com](mailto:fred.hyatt@jll.com)



Jones Lang LaSalle Brokerage, Inc.  
a licensed real estate broker

[jll.com/new-jersey](http://jll.com/new-jersey)

+1 973 829 4800

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