



**412-416 Pleasant
Valley Way**

Available for Sale or Lease

19,263 SF office/medical building
Join Wells Fargo!

412-416 Pleasant Valley Way, West Orange NJ

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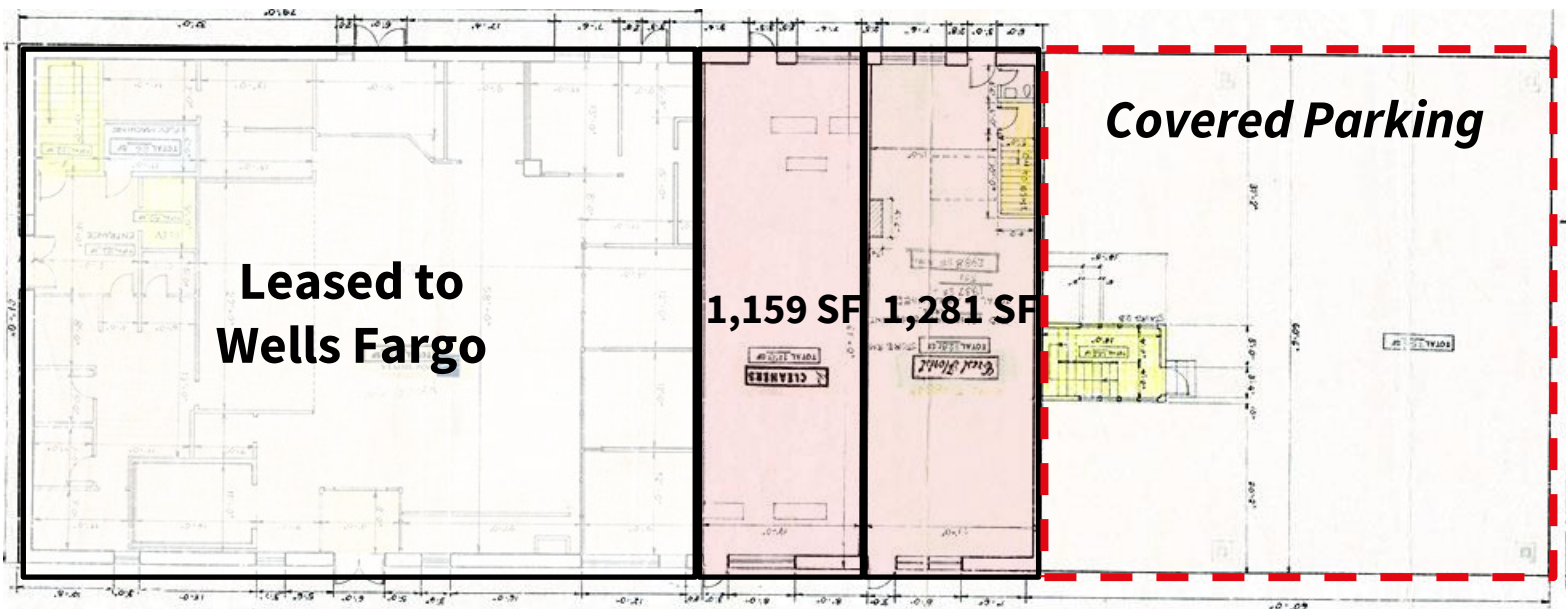
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- 2-story office/medical building
- 2 stories plus full $\pm 7,000$ SF finished basement for storage
- 87 on-site parking spaces
- Adjacent to I-280, Garden State Parkway, and I-80
- Ideal uses: Medical, Dental, Physical Therapy, Legal, General office uses, high parking uses
- Wells Fargo has long term lease. 546 SF is vacant. 11,153 SF is leased on month-to-month term.

First Floor Plan



Second Floor Plan

