

The Azarian Building

6 Prospect Street, Midland Park, NJ 07432



AZARIAN
REALTY CO.



LEASING AVAILABILITY:

2,101 SF | 1st Floor
1,243 SF | 3rd Floor

PROPERTY DESCRIPTION:

- 18,000 SF three-story, elevated commercial/office building with private parking lot of 65 spaces.
- Location: At the signalized intersection of Godwin Avenue & Prospect Street. Located next to the Midland Park Municipal Building. Walking distance to downtown shopping and restaurants.
- Main glass entrance lobby on ground floor; common hallways with newly renovated restrooms on second and third floors. Two fully finished stairways with windows and central HVAC.
- Common area bathrooms completely renovated in 2022. Other recent improvements include new hallway carpeting and paved parking lot.



AZARIAN
REALTY CO.

Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103

James Azarian

Assistant Director of Leasing
Licensed Salesperson, NJ & NY
jaazarian@azariangroup.com
201-444-9888 x 113

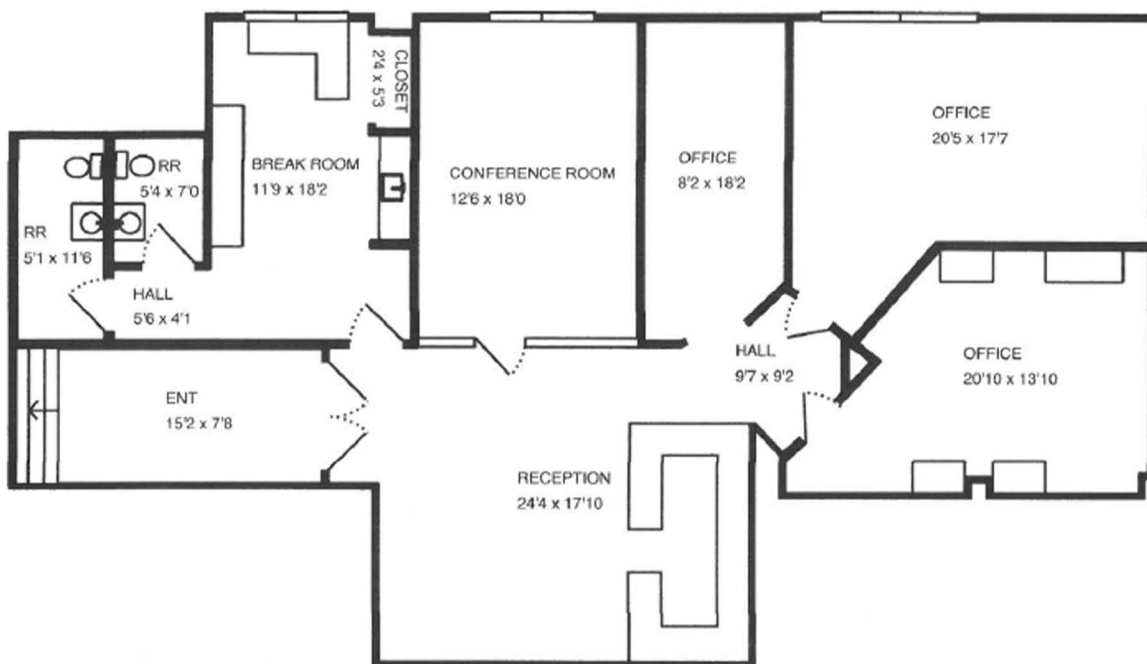


The Azarian Building

6 Prospect Street, Midland Park, NJ 07432



2,101 SF | 1st Floor



- Professional 2nd gen. office.
- Conveniently located next to main entrance lobby.
- Space includes: Large reception area, conference room with glass doors, three separate office rooms, break room, and two in-unit bathrooms.



Kevin Pelio
Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103

James Azarian
Assistant Director of Leasing
Licensed Salesperson, NJ & NY
jaazarian@azariangroup.com
201-444-9888 x 113

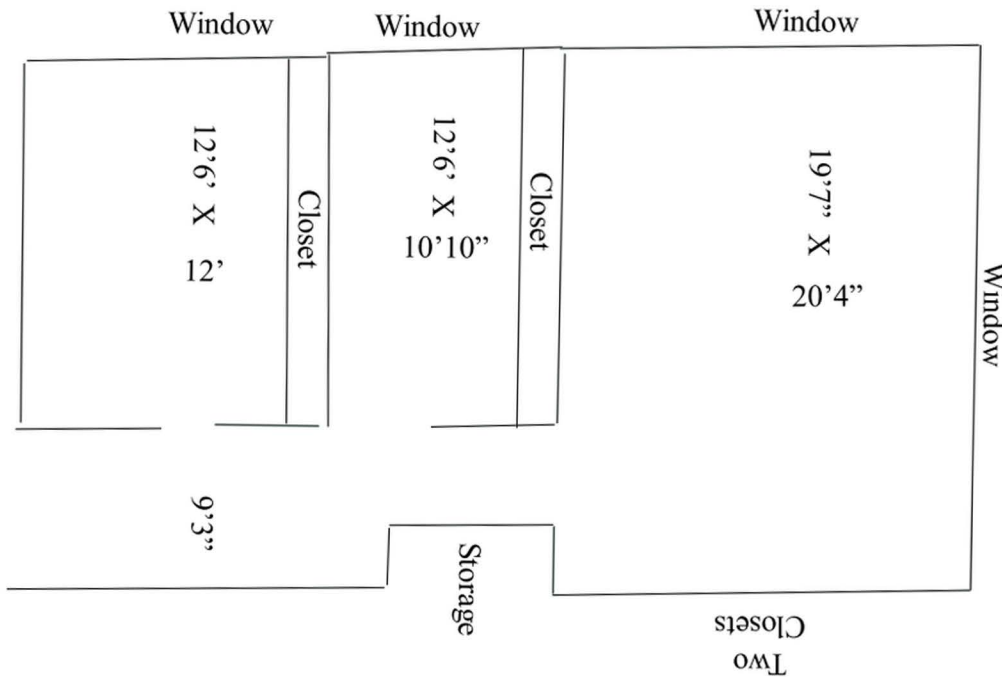


The Azarian Building

6 Prospect Street, Midland Park, NJ 07432



1,243 SF | 3rd Floor



- Professional 2nd gen. office.
- Numerous windows throughout.
- NYC skyline views
- Space includes: Entrance/waiting room area, private office, break room, and large space to fit multiple workstations.



Kevin Pelio
 Executive Vice President
 Broker Associate, NJ & NY
 kpelio@azariangroup.com
 201-444-9888 x 103

James Azarian
 Assistant Director of Leasing
 Licensed Salesperson, NJ & NY
 jaazarian@azariangroup.com
 201-444-9888 x 113



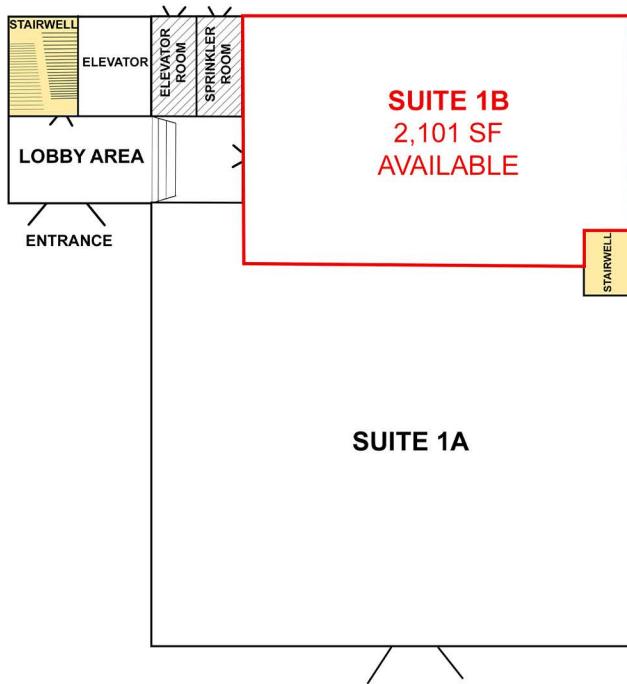
The Azarian Building

6 Prospect Street
Midland Park, NJ 07432

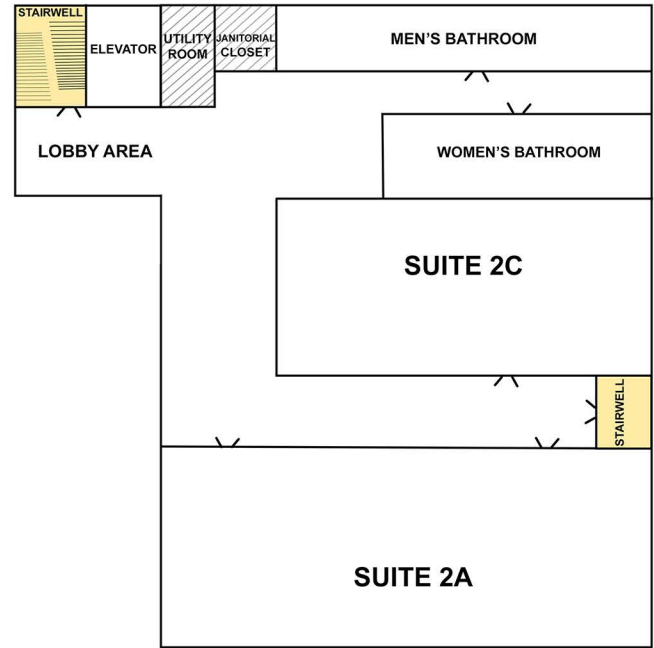


INTERIOR SITE PLAN:

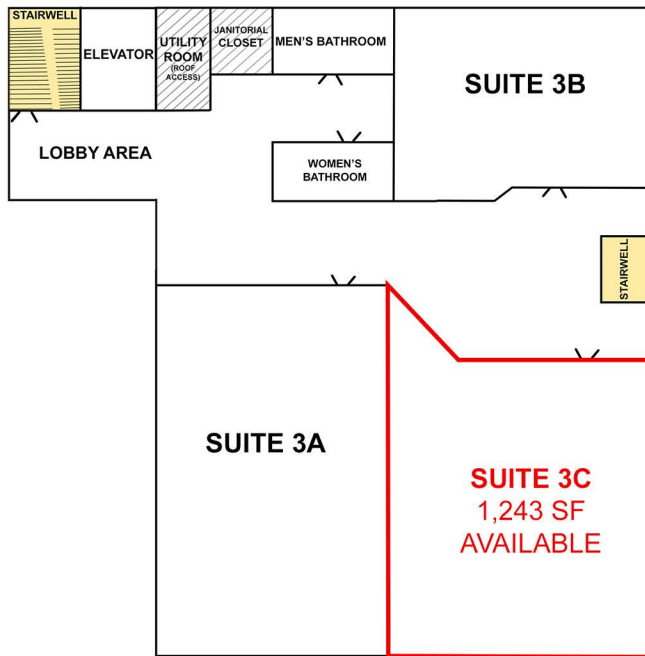
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LEGEND

FIRST FLOOR (Owned by Pediatric Dentist)

SUITE 1A - PEDIATRIC DENTISTRY OF MIDLAND PARK

SUITE 1B - AVAILABLE - 2,101 SF

SECOND FLOOR

SUITE 2A - THE AZARIAN GROUP, LLC

SUITE 2C - NOBLE KCLASS ACADEMY

THIRD FLOOR

SUITE 3A - LOTA & BERNARD, LLC

SUITE 3B - THERAPY GROUP

SUITE 3C - AVAILABLE - 1,243 SF



Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103

James Azarian

Assistant Director of Leasing
Licensed Salesperson, NJ & NY
jaazarian@azariangroup.com
201-444-9888 x 113

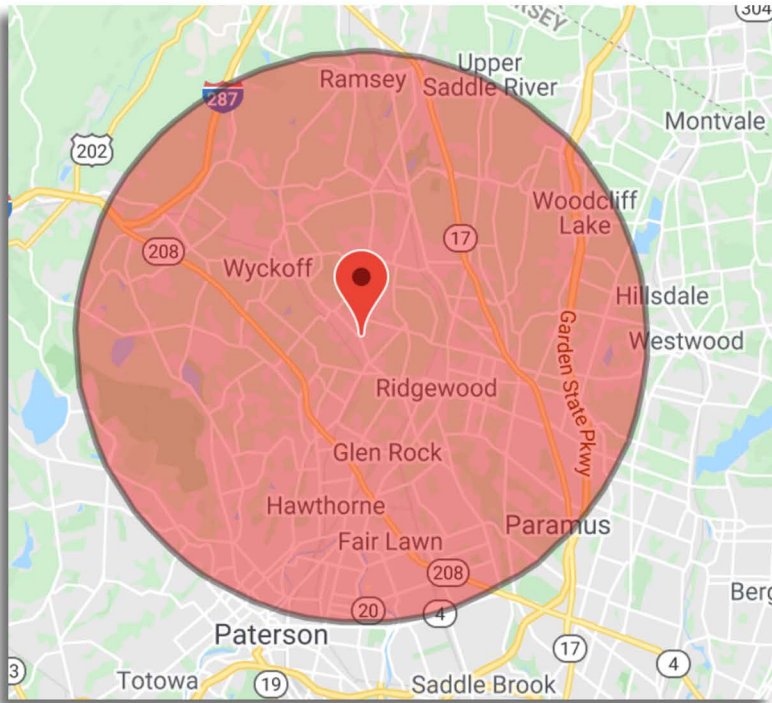


The Azarian Building

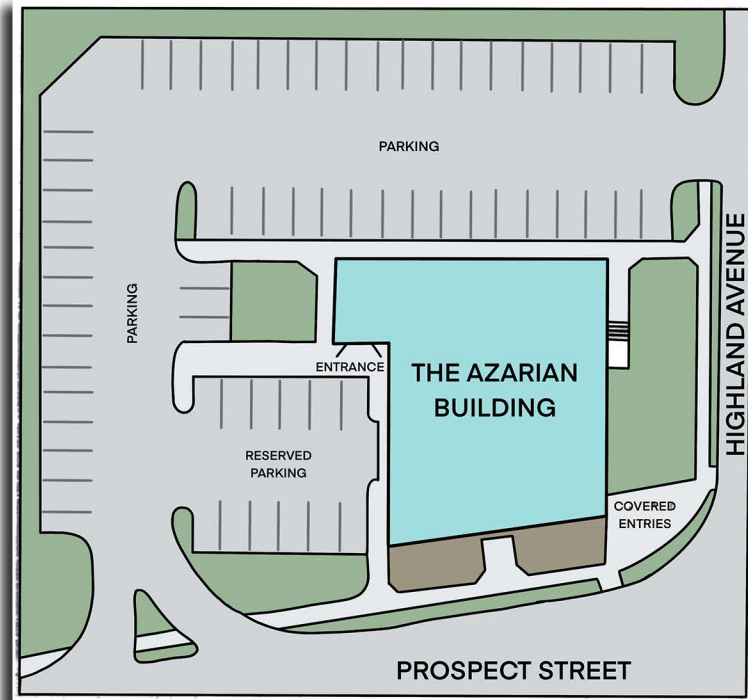
6 Prospect Street
Midland Park, NJ 07432



DEMOGRAPHICS:



SITE PLAN:



Area	Population	Median HH Income	Median Age
Midland Park, NJ	7,000	\$ 121,000.00	43
Ridgewood, NJ	25,000	\$ 184,000.00	41
Hawthorne, NJ	19,000	\$ 97,692.00	40
Wyckoff, NJ	17,000	\$ 162,000.00	46
Waldwick, NJ	10,000	\$ 125,000.00	41
Allendale, NJ	7,000	\$ 171,000.00	45



Kevin Pelio

Executive Vice President
Broker Associate, NJ & NY
kpelio@azariangroup.com
201-444-9888 x 103

James Azarian

Assistant Director of Leasing
Licensed Salesperson, NJ & NY
jaazarian@azariangroup.com
201-444-9888 x 113

