

The Azarian Building

6 Prospect Street, Midland Park, NJ 07432



LEASING AVAILABILITY:

1,627 SF - 2nd Floor Prime Office Space

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.



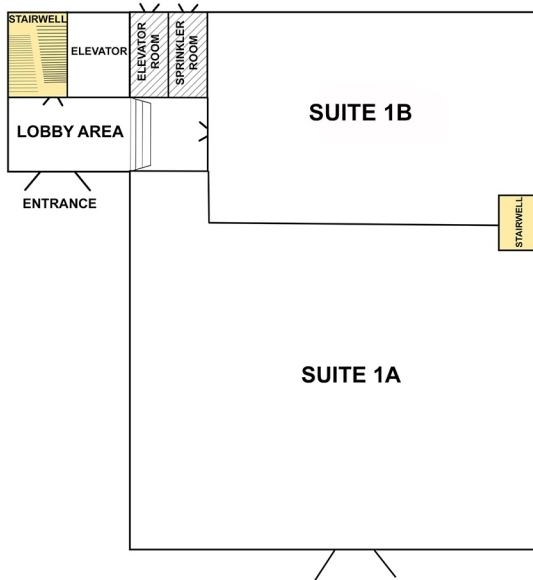
Kevin Pelio

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



SITE PLAN

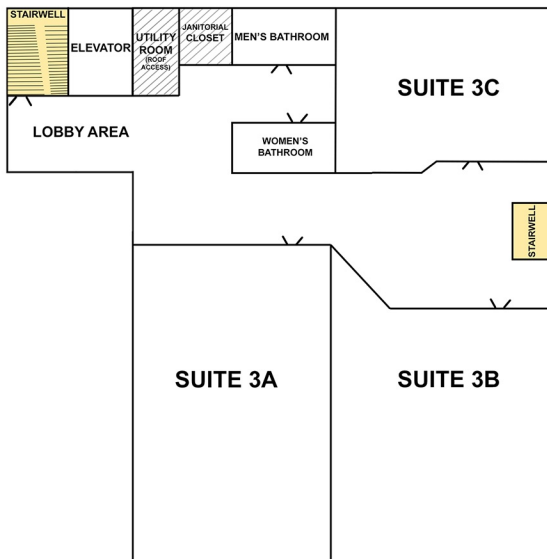
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LEGEND

FIRST FLOOR (Owned by Pediatric Dentist)

SUITE 1A - PEDIATRIC DENTISTRY OF MIDLAND PARK

SUITE 1B - CARMAR HOLDINGS

SECOND FLOOR

SUITE 2A - THE AZARIAN GROUP, LLC

SUITE 2C - AVAILABLE

THIRD FLOOR

SUITE 3A - LOTA & BERNARD, LLC

SUITE 3B - DUNCAN FINANCIAL GROUP

SUITE 3C - THERAPY GROUP

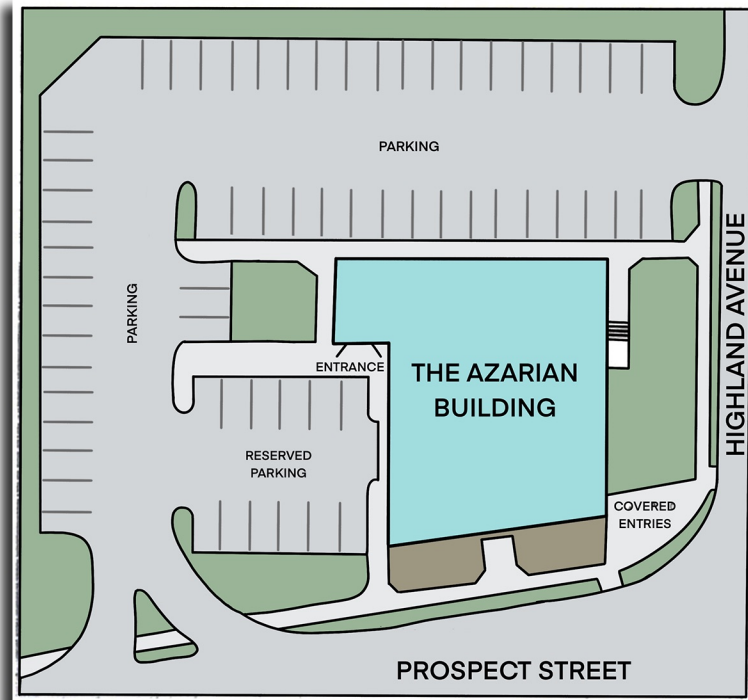
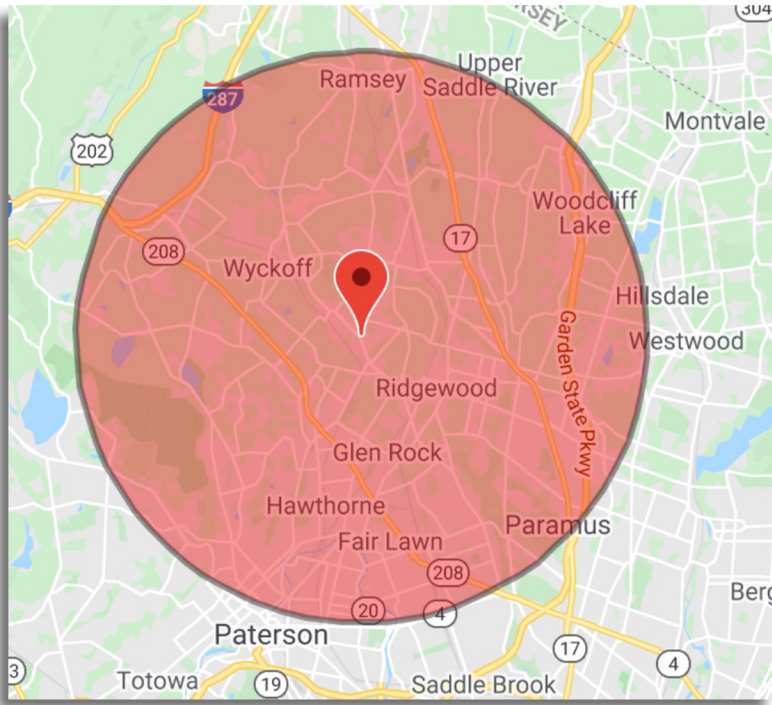
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DEMOGRAPHICS:

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 |



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