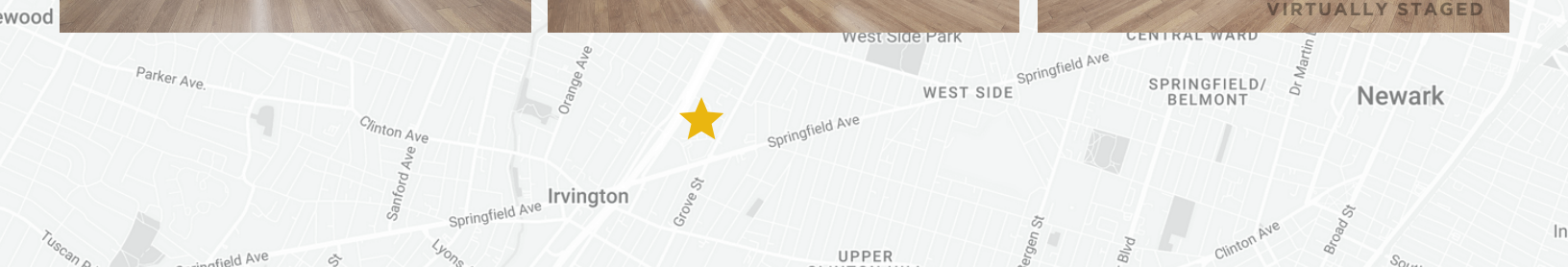


# COMMERCIAL SPACE FOR LEASE

Maple Gardens | Irvington, NJ

Versatile lower level office space available now at Maple Gardens, ideal for medical, community, or professional uses.



## YOUR NEW SPACE

A flexible space within the gated Maple Gardens community, ideal for a range of dry uses. With built-in foot traffic and strong transit access, it's a smart fit for medical or wellness offices, tutoring programs, professional services, fitness studios, or community-focused uses.

## KEY FEATURES

- Flexible, build-to-suit layout
- Ground-floor access with excellent visibility to residents and visitors
- Expansive open floor plan ideal for customization
- Located in a quiet, community-oriented setting ideal for focused services

Price:	Available Upon Request
Space:	Approx. 1,350 SF
Lease Start:	Immediate
Lease Term:	Flexible (3 - 10 years)
Location:	1 Marshall Avenue Unit J01-STR9 Irvington, NJ 07111