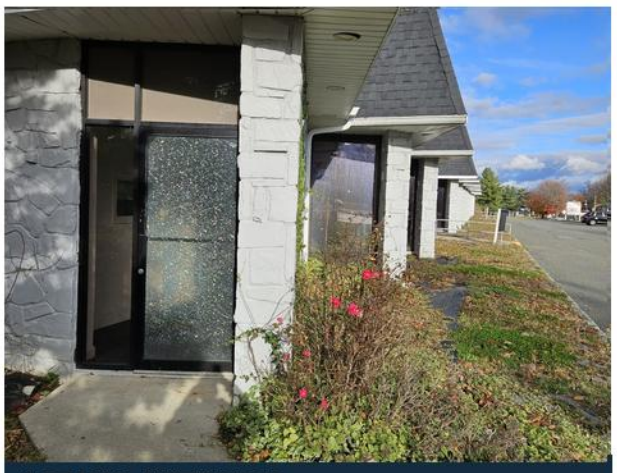
400 ROUTE 10 | RANDOLPH, NEW JERSEY

FORMER SPA / WELLNESS

Former spa | Flexible wellness opportunity

EXTERIOR | CURRENT CONDITION + PROPOSED ENHANCEMENTS



ACTUAL EXTERIOR

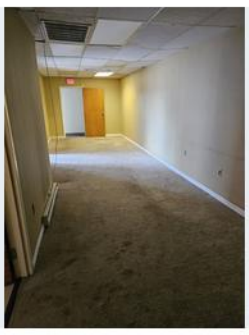


AI CONCEPT • DAYLIGHT



AI CONCEPT • DUSK

EXISTING INTERIOR PHOTOGRAPHS

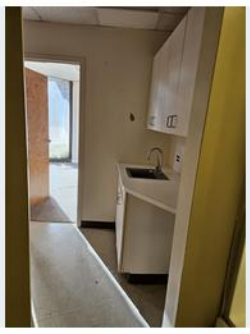












PROMINENT ROUTE 10 FRONTAGE

On-site parking • Multiple entrances • Direct owner leasing

SPACE HIGHLIGHTS

- Dedicated spa-area exterior entrance
- Private rooms and adaptable interior layout
- Tenant improvements may be considered

AI images show conceptual landscaping and lighting, not existing improvements.
Pricing, areas, tenant work and permitted uses subject to confirmation.

FOR LEASE | DIRECT FROM OWNER

201-895-1534

400 ROUTE 10