

## 1135 Broad Street Clifton, New Jersey Case Study



### The Challenge

Team Lizzack/Horning, representing the property of 1135 Broad Street, diligently worked to fill a vacant space on the ground floor. With a four-year history as the property's representatives, they seized the opportunity when the HR Department of [St. Joseph's Health](#) relocated, creating available space for lease.

In December 2021, Dr. Bolding, a respected medical professional, approached Team Lizzack/Horning seeking an approximately 8,000 SF medical office. With existing partnerships with St. Joseph's Health, Dr. Bolding aimed to open his first practice in New Jersey, and having a space in the same building where part of the medical center was located would be beneficial. Together, Team Lizzack/Horning, the landlord, and Dr. Bolding aspired to create an exceptional healthcare destination in Clifton, New Jersey

### Action

Darren and Randy collaborated with a trusted team of architects and contractors. The owner's architect conducted a thorough test-fit study and designed the office space to blend functionality and aesthetics. However, as the project progressed, it exceeded the budget. That's when Dominick Catalano of Catcord Construction Company stepped in and skillfully employed value engineering techniques to align the project with budget needs. His expertise resulted in cost reductions while preserving the project's essential requirements and vision, achieving a pleasant balance of quality and financial feasibility.

### Results

Precident New Jersey had its grand opening on May 11th, 2022, an exciting milestone was achieved as [Precident New Jersey](#) proudly moved into its first office in New Jersey. Located at 1135 Broad Street in Clifton, they leased a spacious 7,796 SF of space. Both the tenant and the landlord expressed satisfaction with the project's results and lease terms, which Team Lizzack/Horning helped negotiate, fostering a positive partnership.