SPACE AVAILABLE

@501 Broad Ave

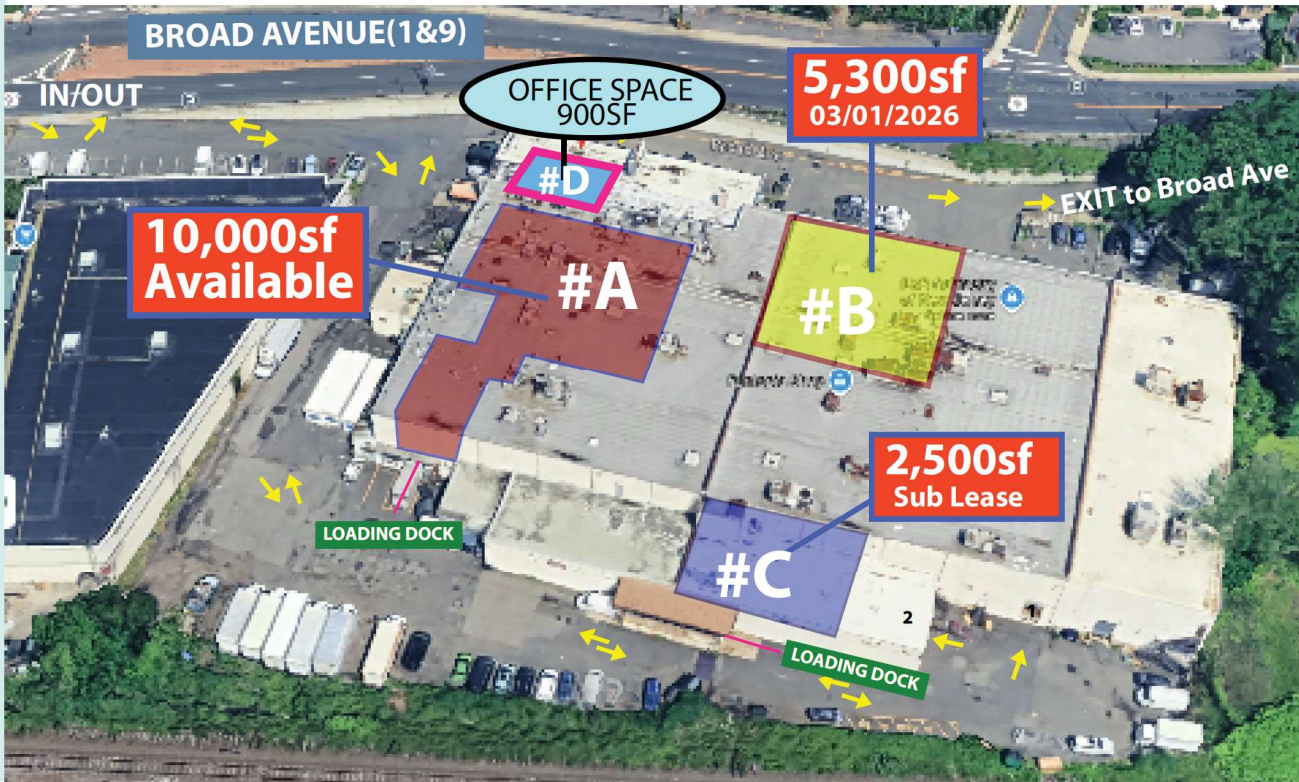
RIDGEFIELD, NJ

SPACE DESCRIPTIONS

Space Size:	(#A)10,000sf
	(#B)5,300sf
SUB LEASE	(#C)2,500sf/$16.50psf
	(#D)900sf/**Office**
Level:	Lower(Ground)
Ceiling Height:	14’ approx
Bathroom(M&W):	Each Space
Loading Docka:	#A 1
	#B 2 Share
	#C 1
Drive In:	No
HVAC	Yes
Sprinklers:	Yes
Parking:	Ample
Lighting:	New LED

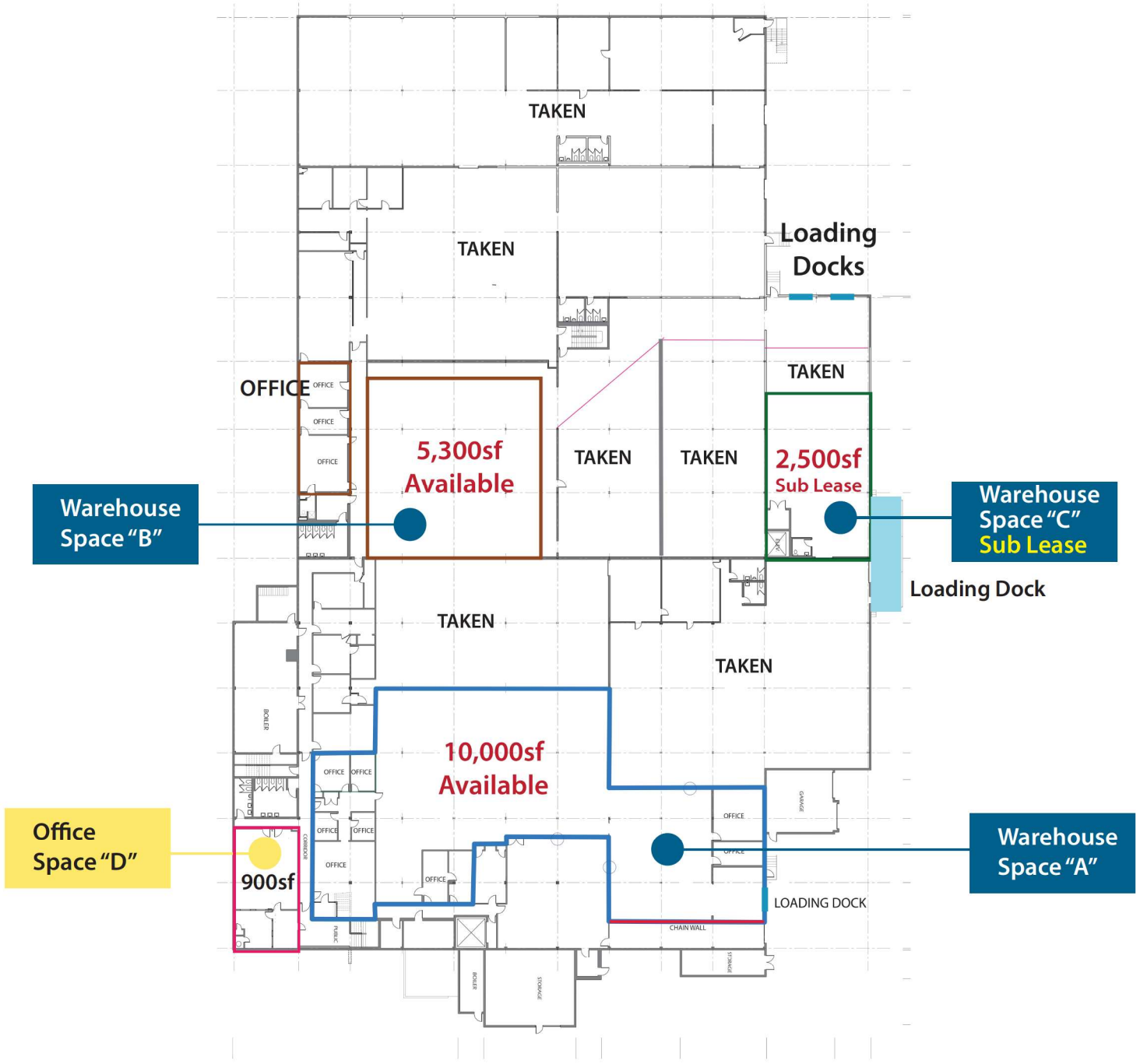
RENT

Base Rent:	$16.00 psf (#A & #B)
Tax & Insurance:	$2.70 psf/approx
Utility:	Pay by tenant
Snow Removal:	Seasonal
Escalation:	3% per year
Security Deposit:	3 months
Term:	Negotiable
Possession:	(#A) Immediately
	(#B) 03/01/2026
	(#C) Immediately
	(#D) Immediately
	$700 per month

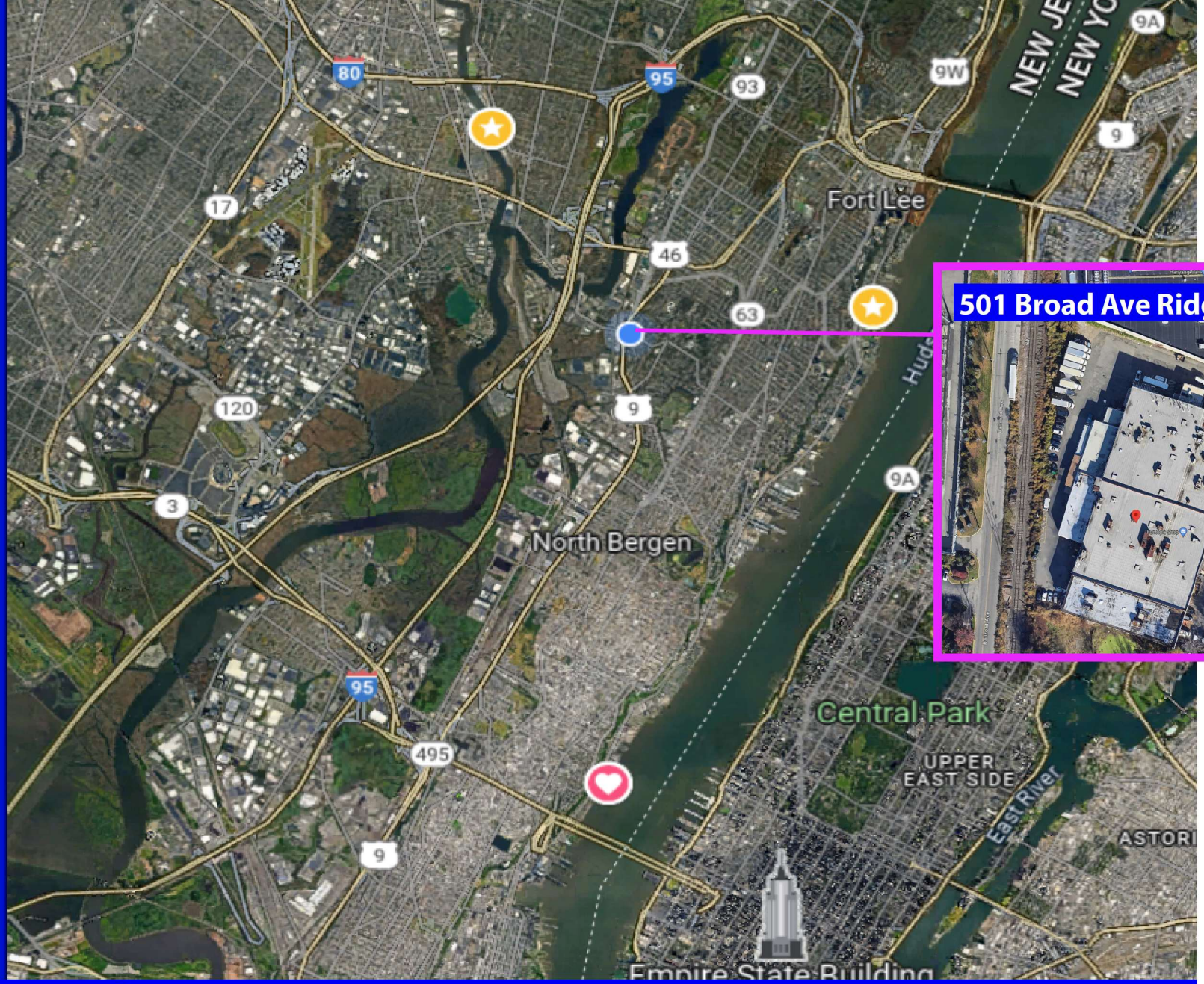


501 Broad Ave
RIDGEFIELD,NJ

FLOOR PLAN
Lower Level (Ground Floor)



LOCATION MAP



Contact

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