



Building features

- Custom-finished interiors
- Recent building renovation
- Parking ratio of 4/1,000 covered and surface
- 24 hour security and card key access
- Located 15 minutes from New York City, five minutes from the George Washington Bridge
- Major parkways and interstate highways (Routes 4 and 46, I-80, the New Jersey Turnpike and the Palisades Parkway) are only minutes away

Building Size 132,000± sf

Available Space

- Suite 1130** – 5,207 sf
(divisible to 1,620 sf)
- Suite 2220** – 26,534 sf
(divisible to 3,915 sf)
- Suite 2230** – 3,578 sf
(available 9/1/26)

Rental Rate \$32.00

Available Immediately

For further information:

William E. McCaffrey, Principal
D +1 973 753 1102 | C +1 201 826 8861
william.mccaffrey@avisonyoung.com

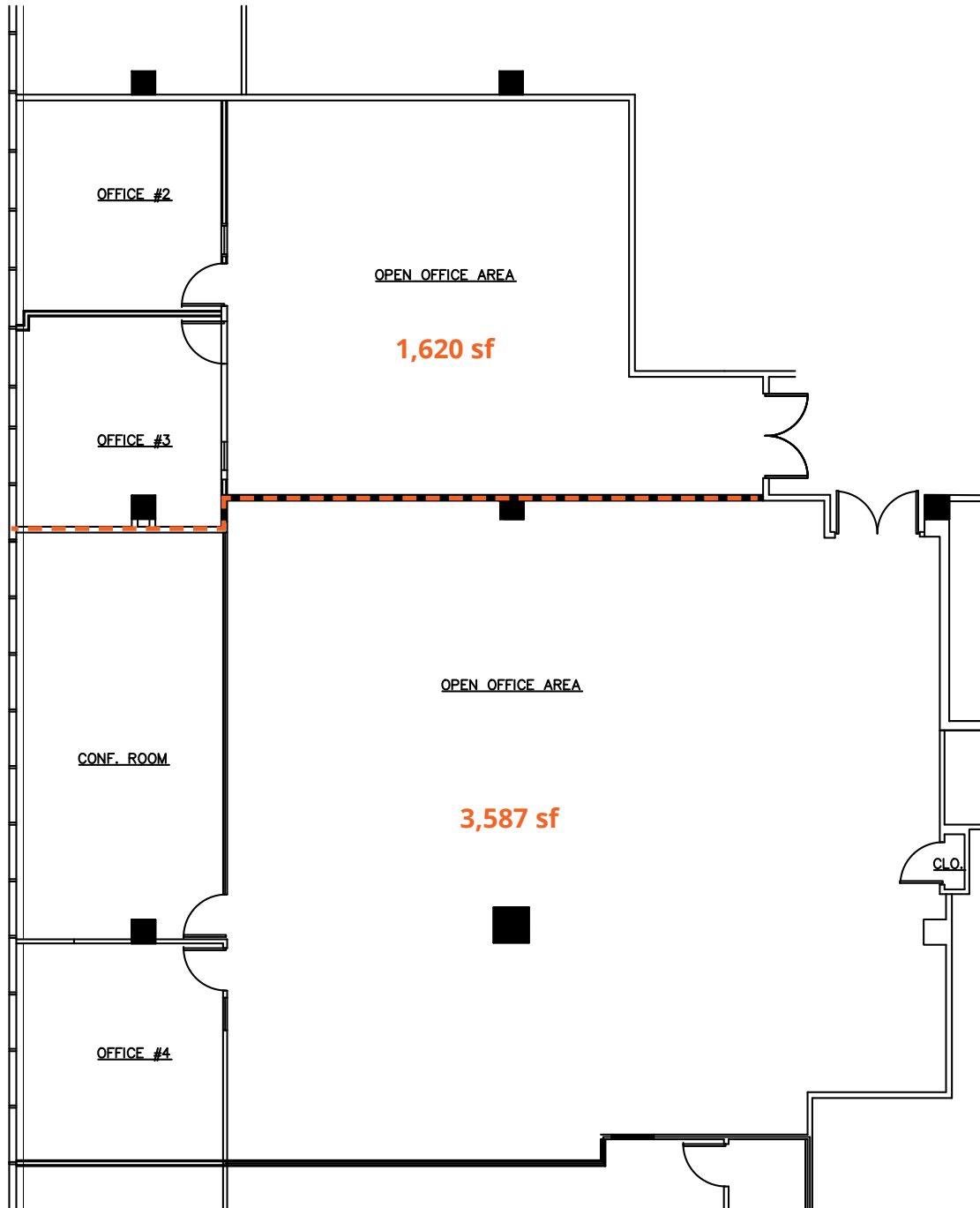


Space Available For Lease

270 Sylvan Avenue, Englewood Cliffs, NJ 07632

Floor Plan

Suite 1130 – 5,207 sf (divisible to 1,620 sf)



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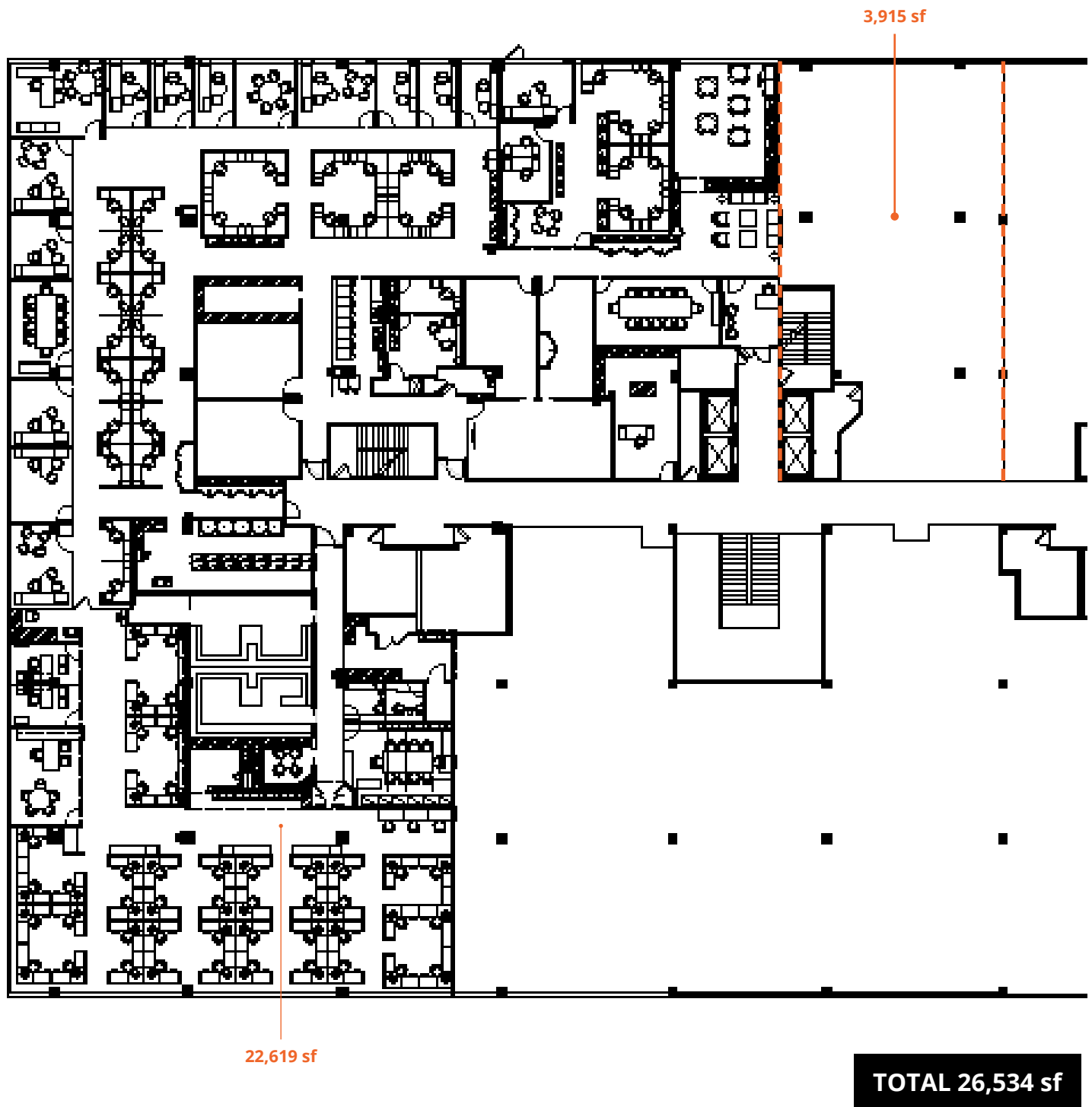


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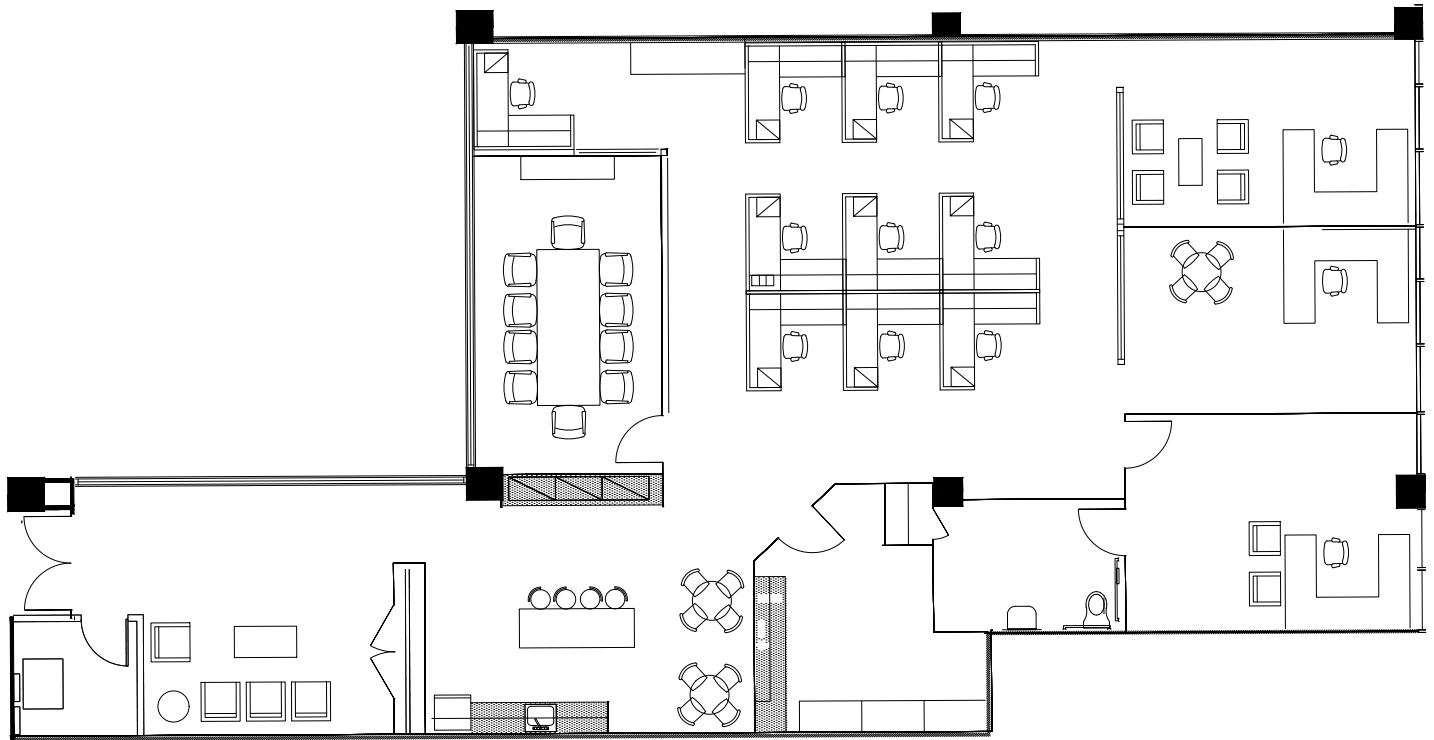


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Floor Plan

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