

# OFFICE SPACE FOR LEASE

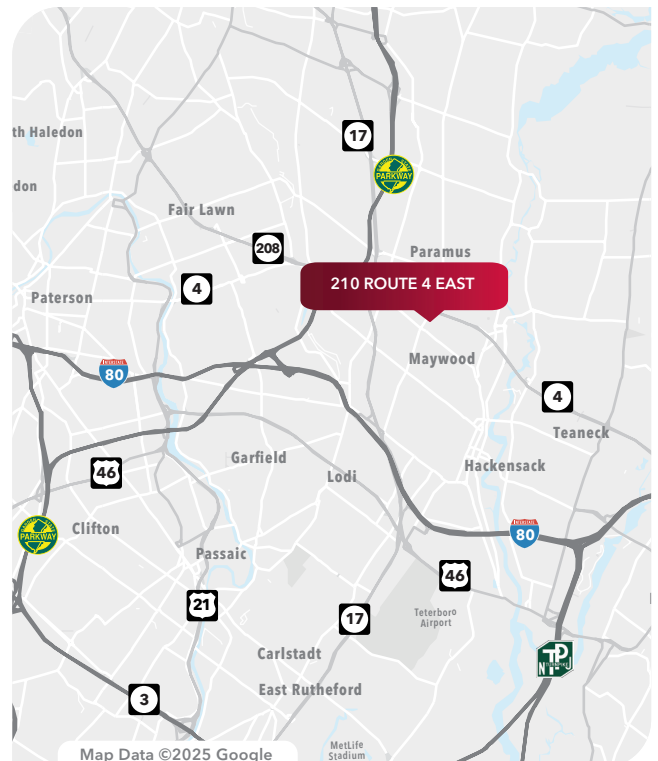
## 210 ROUTE 4 EAST

PARAMUS, NJ 07652



### PROPERTY OVERVIEW

AVAILABLE SF:	<b>Third Floor - 24,216 SF</b>
RENTAL RATE:	Negotiable
PARKING:	3/1,000
BUILDING AMENITIES:	<ul style="list-style-type: none"><li>• 24/7 Key Card Access</li><li>• Security Guard 7am - 7pm</li><li>• 24 Hour Surveillance</li></ul>
POSSESSION:	October, 2025
LOCATION:	Adjacent to 24 Hour Fitness & Bergen Town Center featuring Whole Foods, Nordstrom Rack, Target & Marshalls.



### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Joe Tormen** | PARTNER  
O 973.475.7066 C 201.390.7207  
joe.tormen@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

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### AERIAL



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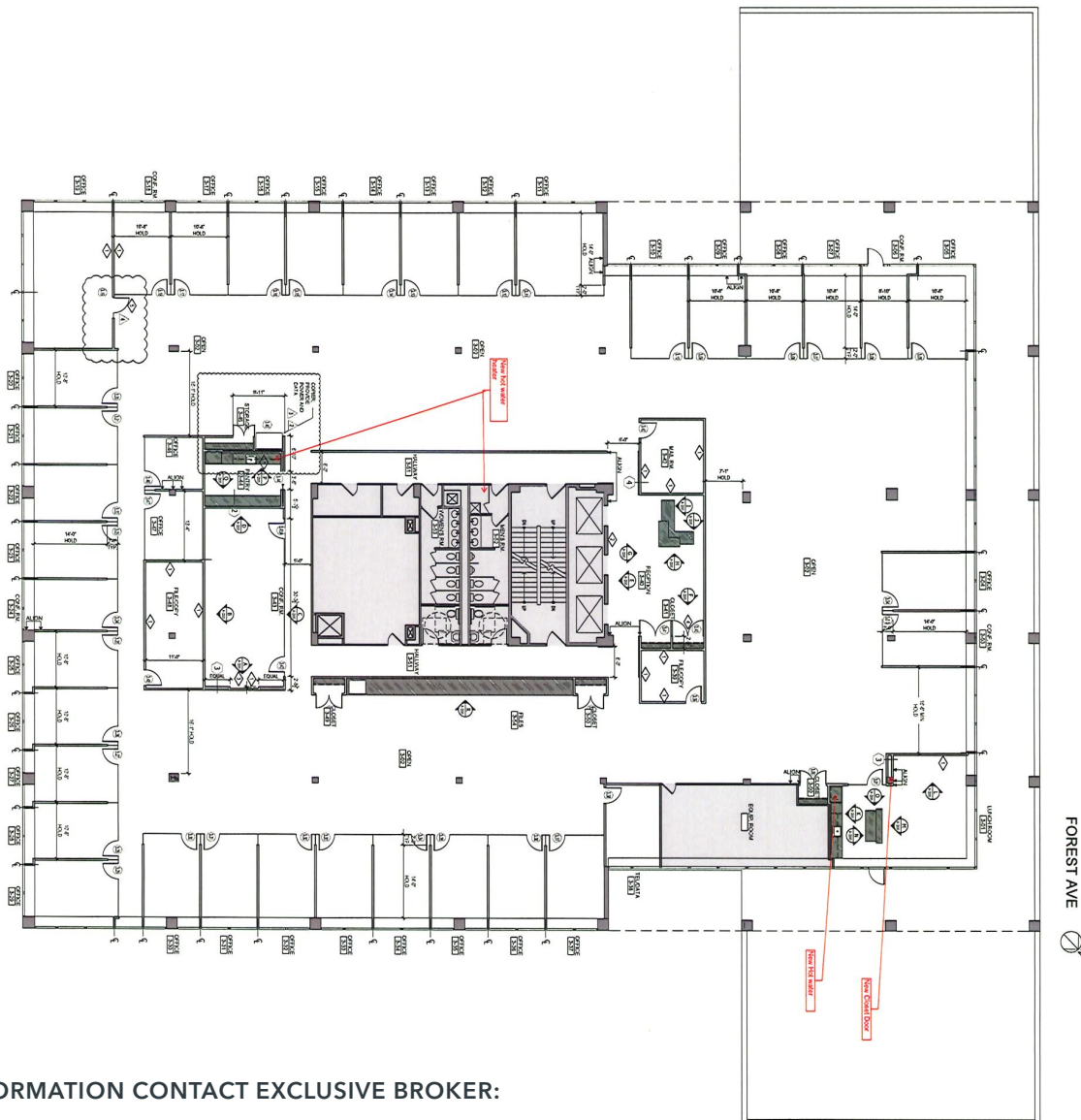
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## FLOORPLAN

### 3<sup>rd</sup> FLOOR

- 24,216 SF
- 45 Private Offices



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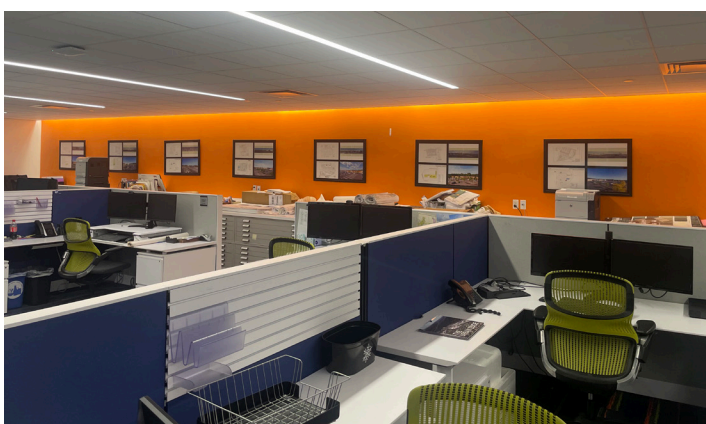
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### INTERIOR PHOTOS



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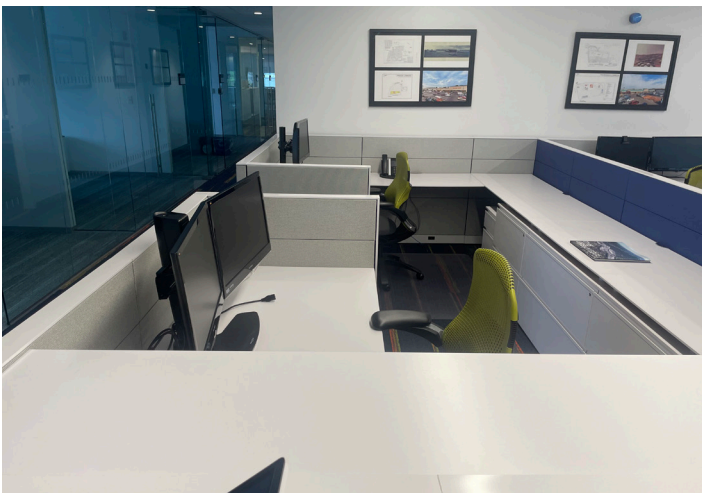
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