



THE BLAU & BERG COMPANY

584 Route 17, Ridgewood, NJ

REDUCED LEASE: ±2,500 SF Office Space for Lease



Specifications

±2,500 SF
OFFICE SPACE (1st FLOOR)

3 Office Suites
2 Bathrooms
Bullpen
Off-Street Parking for 10 Cars
HIGHLIGHTS

Available Immediately
Zoned for Daycare and
Medical Use
380' Frontage on Route 17
COMMENTS

\$23 PSF NNN
REDUCED LEASE RATE

2.4 MI to Garden State Parkway
5.8 MI to NJ Route 208
9.1 MI to I-287
ACCESSIBILITY

For additional property information or to arrange an inspection,
please contact the exclusive broker:

Troy Schaafsma
Director
973.379.6644 x 116
TroyS@blauberg.com

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.



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FOR LEASE | 584 ROUTE 17 | RIDGEWOOD, NJ



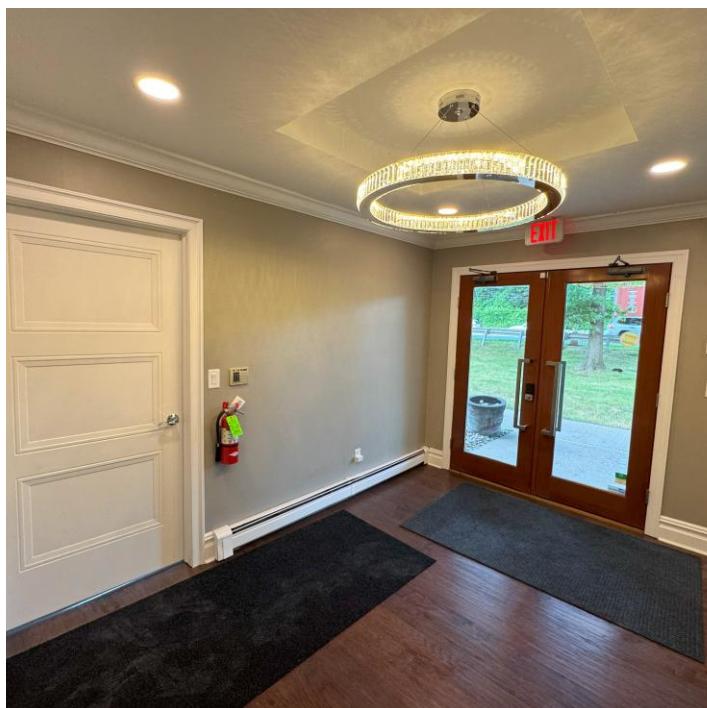
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5 MILES

- Total Population: 260,610
- Households: 91,208
- Median Household Income: \$179,825
- Average Household Size: 2.8
- Transportation to Work: 142,621
- Labor Force: 212,208

10 MILES

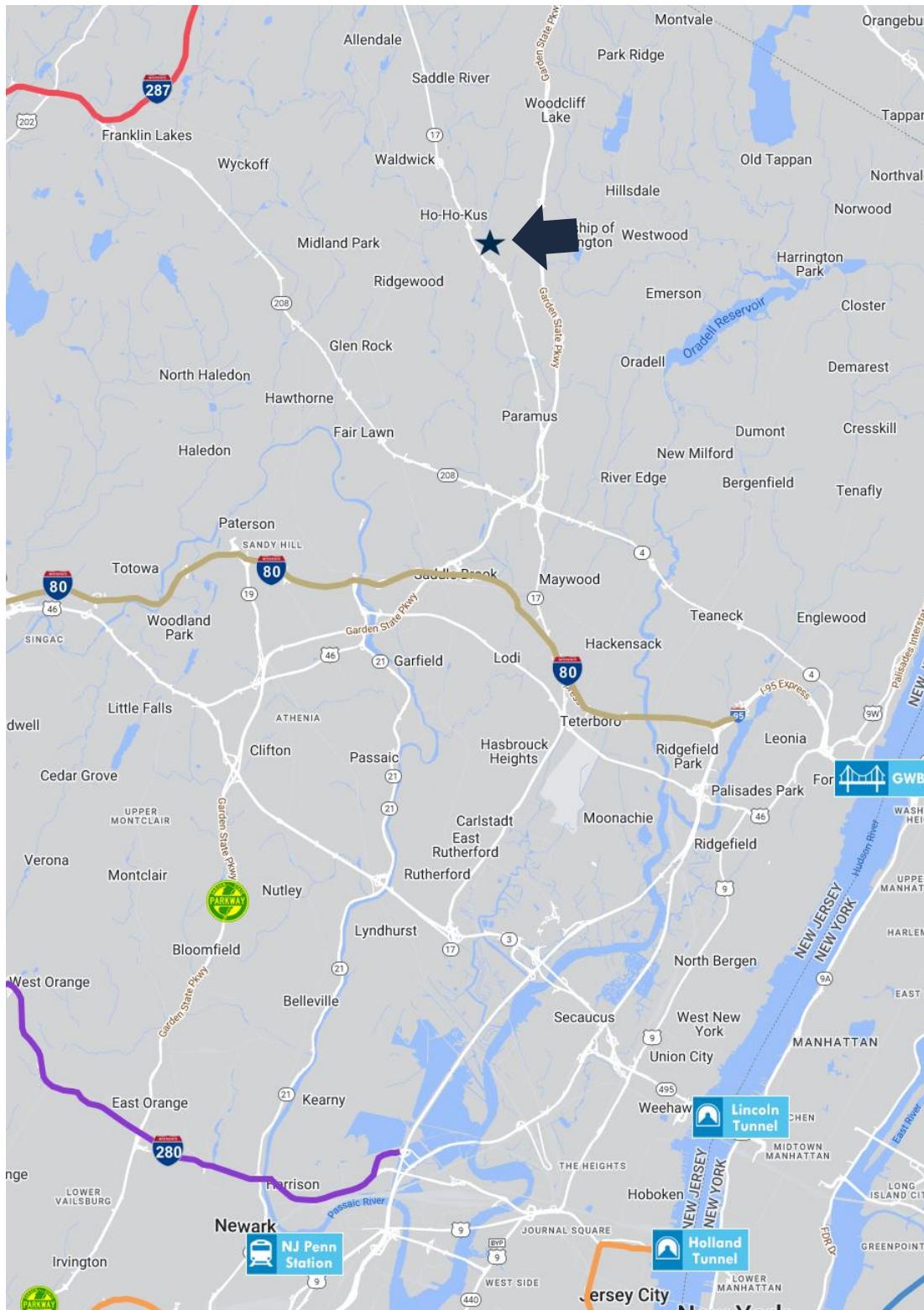
- Total Population: 1.34M
- Households: 455,930
- Median Household Income: \$127,777
- Average Household Size: 2.9
- Transportation to Work: 697,444
- Labor Force: 1.06M

15 MILES

- Total Population: 3.69M
- Households: 1.36M
- Median Household Income: \$105,100
- Average Household Size: 2.6
- Transportation to Work: 1.87M
- Labor Force: 2.98M

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ACCESSIBILITY

2.4 MI
Garden St. Pkwy

5.8 MI
NJ Route 208

9.1 MI
I-287

11.3 MI
I-80

17.1 MI
GWB

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