



## SUITE F



AVAILABLE SQ FT:

650 SF



RENTAL RATE (PER SF):

\$33.23



LEASE TYPE:

Gross + Utilities

220 KINDERKAMACK ROAD | WESTWOOD, NJ 07675

PROPERTY TYPE:	Office Building
TYPE OF OWNERSHIP:	Fee Simple
YEAR BUILT:	1985
BUILDING SIZE (SF):	7,215 SF
TYPICAL FLOOR SIZE (SF):	2,405 SF
PARKING:	20 Surface Parking Spaces
PARCEL SIZE (ACRES):	0.32 Acres
PARCEL SIZE (SF):	14,100 SF
FRONTAGE:	95 Feet on Kinderkamack Road   95 Feet on fairview Avenue
VEHICLES PER DAY :	8,300 along Kinderkamack Road
HIGHLIGHTS:	Newly renovated spaces, available for immediate occupancy. Mostly Open Floor Plan Layout Fits 2-6 People 1 Private Office (Suite F) 1 Kitchenette (Suite F) Assigned Parking Available

## PROPERTY DESCRIPTION:

**Suite F:** This recently renovated office space is located along a busy corridor, making it an excellent choice for any professional services firm seeking high visibility and convenient access. The space features a modern, well-maintained interior, ideal for professionals looking for a productive work environment. The lease is a gross lease, with the tenant responsible for their own gas, electric, and pro-rata share of water. The office comes with a kitchenette and one (1) designated parking space, with the added benefit of a newly repaved parking lot. Additionally, all common area bathrooms are currently undergoing a renovation, ensuring an updated and refreshed look throughout the building. This is a fantastic opportunity for businesses seeking a prime location with excellent amenities and accessibility.

The property is within walking distance to downtown Westwood, offering easy access to a variety of dining, retail, and entertainment options, as well as mass transit for added commuter convenience.

## CONTACT:

**MAURICE ASSIA**

Vice President

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## DISCLAIMER

Information concerning the property described herein has been obtained from sources other than Horvath & Tremblay and we make no representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all references to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a buyer. Buyers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change.



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VEHICLES PER DAY :	8,300 along Kinderkamack Road
HIGHLIGHTS:	Newly renovated spaces, available for immediate occupancy. Mostly Open Floor Plan Layout Fits 2-6 People 1 Private En-Suite Bathroom (Suite B) Assigned Parking Available

## SUITE B



AVAILABLE SQ FT:

1,000 SF



RENTAL RATE (PER SF):

\$30.00



LEASE TYPE:

Gross + Utilities

### PROPERTY DESCRIPTION:

**Suite B:** This recently renovated office space is located along a busy corridor, making it an excellent choice for any professional services firm seeking high visibility and convenient access. The space features a modern, well-maintained interior (new LVT flooring, freshly painted walls, new ceiling tiles, and energy-efficient LED lighting), ideal for professionals looking for a productive work environment. The lease is a gross lease, with the tenant responsible for their own gas, electric, and pro-rata share of water. The office comes with a private en-suite bathroom and two (2) designated parking spaces, with the added benefit of a newly repaved parking lot. Additionally, all common area bathrooms are currently undergoing a renovation, ensuring an updated and refreshed look throughout the building. This is a fantastic opportunity for businesses seeking a prime location with excellent amenities and accessibility.

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## PROPERTY PHOTOS

