



Prominent  
Properties

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INTERNATIONAL REALTY

# 175 Cedar Lane

TEANECK, NJ 07666

realtor!my  
REALTOR TOMMY LEE

# 175 Cedar Lane

— TEANECK, NJ 07666 —

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**ROYALTY HOME CARE  
SERVICE**



**METROPOLITAN  
DERMATOLOGY**



# 175 Cedar Lane

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## EXECUTIVE SUMMARY

### PRIME LOCATION | LIGHT FILLED OFFICE SPACE | STRONG INVESTMENT FUNDAMENTALS

Prime investment opportunity in Teaneck's highly desirable Cedar Lane business district. 175 Cedar Lane presents a rare chance to acquire a well-positioned office asset in a vibrant, walkable commercial corridor. The property features flexible office layouts, abundant natural light, and on-site parking, making it ideal for a variety of professional uses. With strong surrounding demographics, consistent local activity, and proximity to NYC, the property is well-suited for stable tenancy and long-term appreciation. Ideal for investors looking to capitalize on a high-demand professional hub.





ROYALTY HOME CARE SERVICE  
METROPOLITAN DERMATOLOGY

No Left Turn

Metropolitan Dermatology  
175 Terrace Professional Bldg  
10000

175  
TERRACE PROFESSIONAL BLDG

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## INVESTMENT HIGHLIGHTS

### EXCEPTIONAL INVESTMENT OPPORTUNITY

#### Prime Cedar Lane location

Positioned in the heart of Teaneck's most active and desirable commercial corridor.

#### High Visibility and Foot Traffic

Benefits from consistent pedestrian and vehicle exposure along a bustling retail strip.

#### Flexible Office Configurations

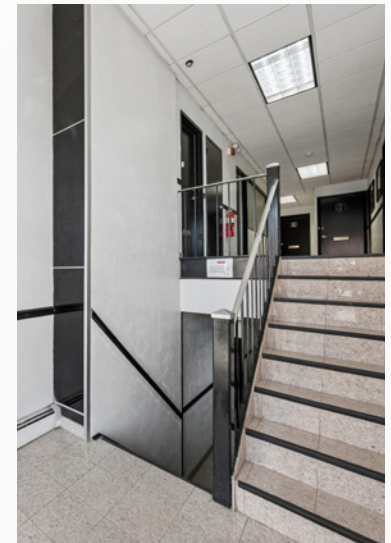
Adaptable layouts suited for a variety of professional, medical, or service-oriented uses.

#### Near New York City

Conveniently located just minutes from Manhattan with nearby highways and NJ Transit options.

#### Surrounded by Shops & Restaurants

Neighboring a vibrant mix of established retailers and popular dining destinations that drive daily activity.



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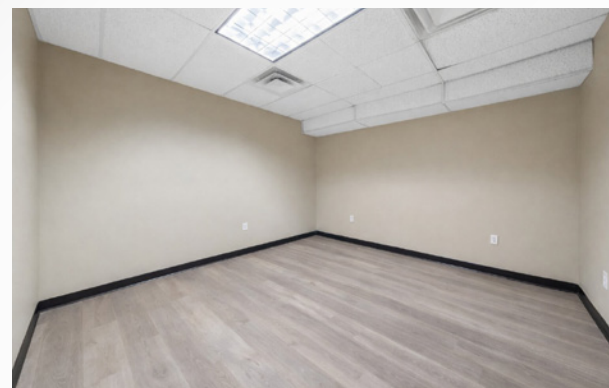
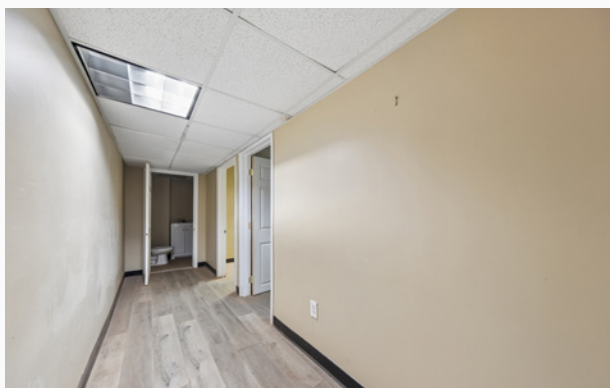
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**FLOOR PLANS  
UPCOMING**

## FINANCIALS

### REVENUE AND EXPENSES OVERVIEW

REVENUE									
Level	Unit	Use	Type	Lease Expiration	Square Footage	Monthly Rent	Projected Rent	Annual Rent	Projected Annual Rent
Ground	Suite A	Office	Medical	4/30/2026	1,685	\$2,900	N/A	\$34,800	N/A
	Suite B	Office	Medical	7/31/2027	1,455	\$3,546	N/A	\$42,552	N/A
	Suite C	Office	N/A	N/A	512	N/A	\$768	N/A	\$9,216
1	Suite 01	Office	Medical	MTM	983	\$2,709	N/A	\$32,508	N/A
	Suite 02	Office	N/A	N/A	993	N/A	\$1,490	N/A	\$17,874
	Suite 03	Office	N/A	N/A	890	N/A	\$1,335	N/A	\$16,020
	Suite 04	Office	Medical	MTM	908	\$3,229	N/A	\$38,754	N/A
	Suite 05	Office	Wellness	11/30/2026	909	\$1,061	N/A	\$12,726	N/A
2	Suite 06	Office	Therapist	10/31/2026	983	\$1,825	N/A	\$21,896	N/A
	Suite 07	Office	N/A	N/A	700	N/A	\$1,050	N/A	\$12,600
	Suite 08	Office	Therapist	MTM	700	\$1,700	N/A	\$20,400	N/A
	Suite 08A	Office	Home Care	1/31/2028	836	\$1,275	N/A	\$15,300	N/A
	Suite 09-1	Office		MTM	200	\$320	N/A	\$3,840	N/A
	Suite 09-2	Office		MTM	200	\$362	N/A	\$4,344	N/A
	Suite 10	Office	N/A	N/A	983	N/A	\$25,045	N/A	\$17,694
<b>TOTAL</b>						<b>\$18,927</b>	<b>\$25,045</b>	<b>\$227,120</b>	<b>\$300,524</b>

EXPENSES	
Real Estate Taxes	\$51,543
Insurance	\$10,563
Utilities	\$21,239
Maintenance	\$9,902
<b>TOTAL</b>	<b>\$93,246</b>

\* Detailed financial information available upon request

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## AREA OVERVIEW

### TEANECK, NEW JERSEY | BERGEN COUNTY

Located in the heart of Teaneck's thriving Cedar Lane corridor, the area surrounding 175 Cedar Lane is one of Bergen County's most active and desirable commercial destinations. Known for its walkable, village-like atmosphere, Cedar Lane blends a vibrant mix of retail, dining, and professional services with a strong sense of community, making it a consistent draw for both local residents and visitors from neighboring towns.

The property benefits from excellent accessibility, with close proximity to **Route 4, Interstate 95, and the Garden State Parkway**, as well as convenient **NJ Transit bus service** offering direct routes to Manhattan. Its strategic location **near the George Washington Bridge** further enhances connectivity for commuters and businesses alike, positioning the area as a highly accessible hub within Northern New Jersey.

Cedar Lane serves as Teaneck's primary commercial spine, lined with established local businesses, national retailers, and a diverse array of restaurants that drive steady foot traffic throughout the day. Supported by strong surrounding demographics and nearby institutions such as **Fairleigh Dickinson University** and **Holy Name Medical Center**, the corridor continues to see sustained demand and long-term stability, making it an attractive environment for investment and growth.



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