



# Prospectus for 85 Orient Way, Rutherford, NJ Commercial Office Property For Lease



Joan Velardi, ACS  
Realtor  
Vice President - Commercial Department  
Century 21 - Action Plus Realty  
201-674-0084  
[realestategirlNJ@gmail.com](mailto:realestategirlNJ@gmail.com)



Serving Northern, Central and Southern New Jersey

## OFFICE SPACE FOR LEASE

APPROX.  
4,000 SQ FT

\$53/ SQ. FT /YR  
GROSS



## 58 Orient Way – Rutherford, NJ MODERN CREATIVE OFFICE SPACE

Property includes the following:

- 4000 Sq. Ft. Office Space
- Building located at E. Passaic Ave with NYC Skyline view
- 10 Individual Offices with conference room plus space for cubicles or a lounge area
- Recently renovated space with feature walls & modern touches, and LED Lighting, Skylights and more.
- On Site Parking and Private Garage with EV Charging
- Includes 2 bathrooms plus an executive bathroom in corner office with city view
- Zoning - Central Business; Commercial
- Uses: Professional Service or Executive Offices
- Rent includes base rent, insurance, taxes, CAM, electric, gas, internet, and telephone.

## Century 21 Action Plus Realty

555 Lacey Road - Suite 202  
Forked River, New Jersey 08731

Each Office is Independently Owned & Operated.



Joan L. Velardi  
Realtor  
Vice President - Commercial  
C: 201-674-0084  
RealestategirlNJ@gmail.com

800.299.2129





# CENTURY 21<sup>®</sup>

Action Plus  
Realty

Serving Northern, Central and Southern New Jersey

## OFFICE SPACE FOR LEASE

APPROX  
4,000 SQ FT

\$53 GROSS/  
SQ. FT. / YR.



Joan L. Velardi  
Realtor  
Vice President - Commercial  
C: 201-674-0084  
[RealestategirlNJ@gmail.com](mailto:RealestategirlNJ@gmail.com)

800.299.2129



Each Office is Independently Owned & Operated.

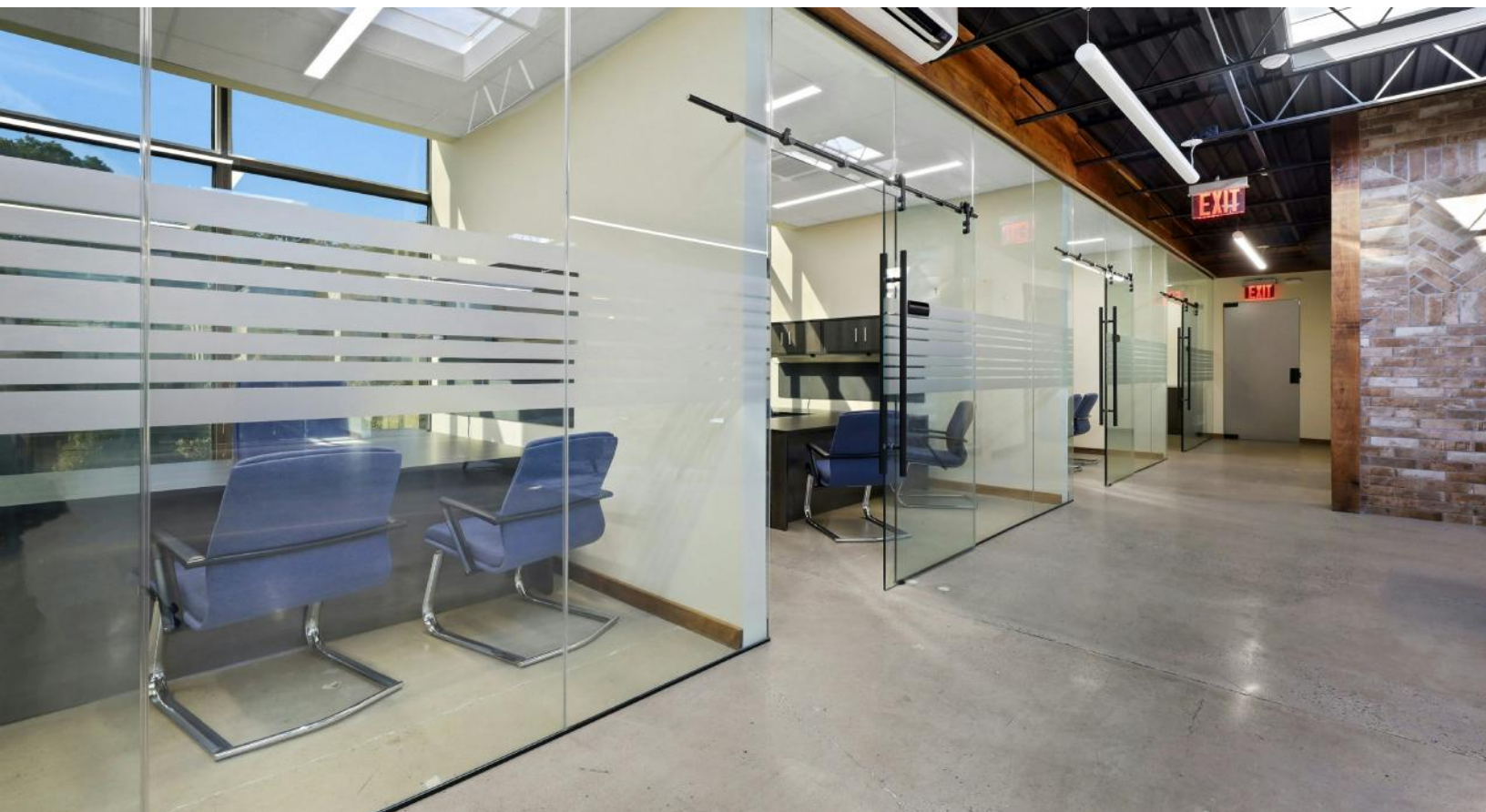




# CENTURY 21<sup>®</sup>

Action Plus  
Realty

Serving Northern, Central and Southern New Jersey



Each Office is Independently Owned & Operated.







