



OFFICE SPACE FOR LEASE

25 East Spring Valley Avenue, Maywood, NJ 07607

2,160 SF



PROPERTY OVERVIEW

BUILDING SF:	45,000 SF
BUILDING TYPE:	Class A Office
AVAILABLE SF:	2,160 SF
SUBLEASE EXPIRATION:	8/31/2027
PARKING:	3/1,000 SF Ratio
LOCATION:	<ul style="list-style-type: none"> • Easy access to Route 4 • 1.6 miles to Route 17 • 2 miles to Garden State Parkway • 3.5 miles to Hackensack Meridian Health Medical Center • 7 miles to George Washington Bridge
COMMENTS:	<ul style="list-style-type: none"> • Great location to relocate your business/ practice. • This 45,000 square foot office building offers a 3-story atrium, flexible floor plates and ample parking. • Located right off Route 4 at the intersection of Maywood Avenue and East Spring Valley Road with Whole Foods Market and Best Buy as your neighbors. • This location gets plenty of exposure. • Walk to banks, restaurants and Bergen Town Center Mall.

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

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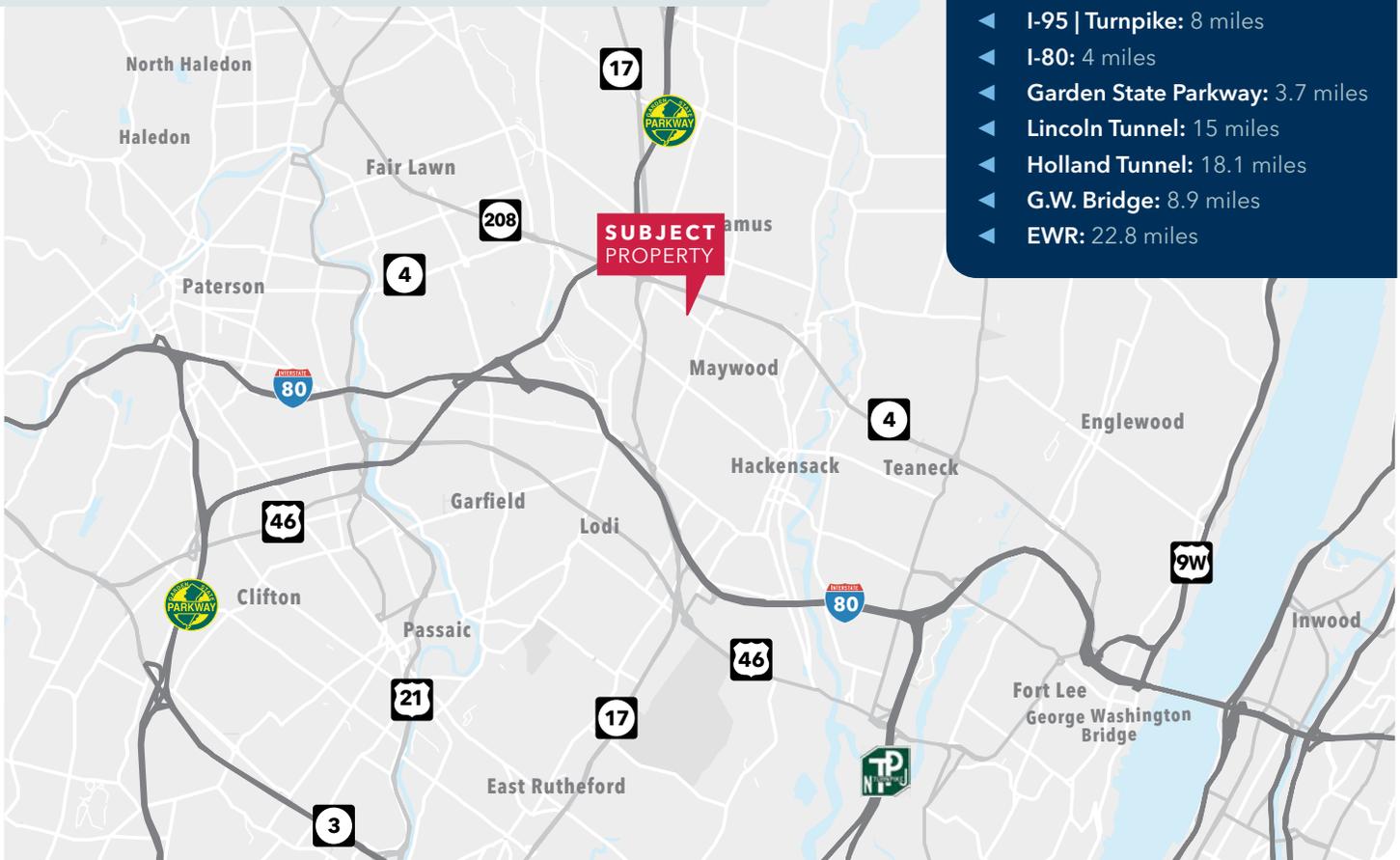
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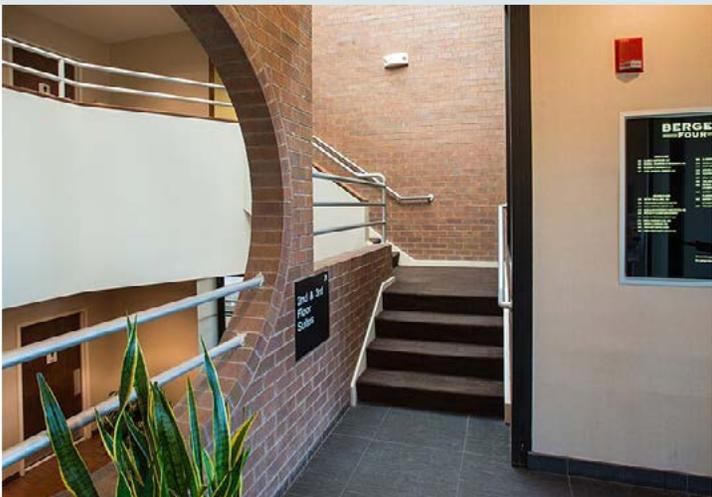


MAP & AERIAL



- ▶ I-95 | Turnpike: 8 miles
- ▶ I-80: 4 miles
- ▶ Garden State Parkway: 3.7 miles
- ▶ Lincoln Tunnel: 15 miles
- ▶ Holland Tunnel: 18.1 miles
- ▶ G.W. Bridge: 8.9 miles
- ▶ EWR: 22.8 miles

PROPERTY PICTURES





OFFICE SPACE FOR LEASE

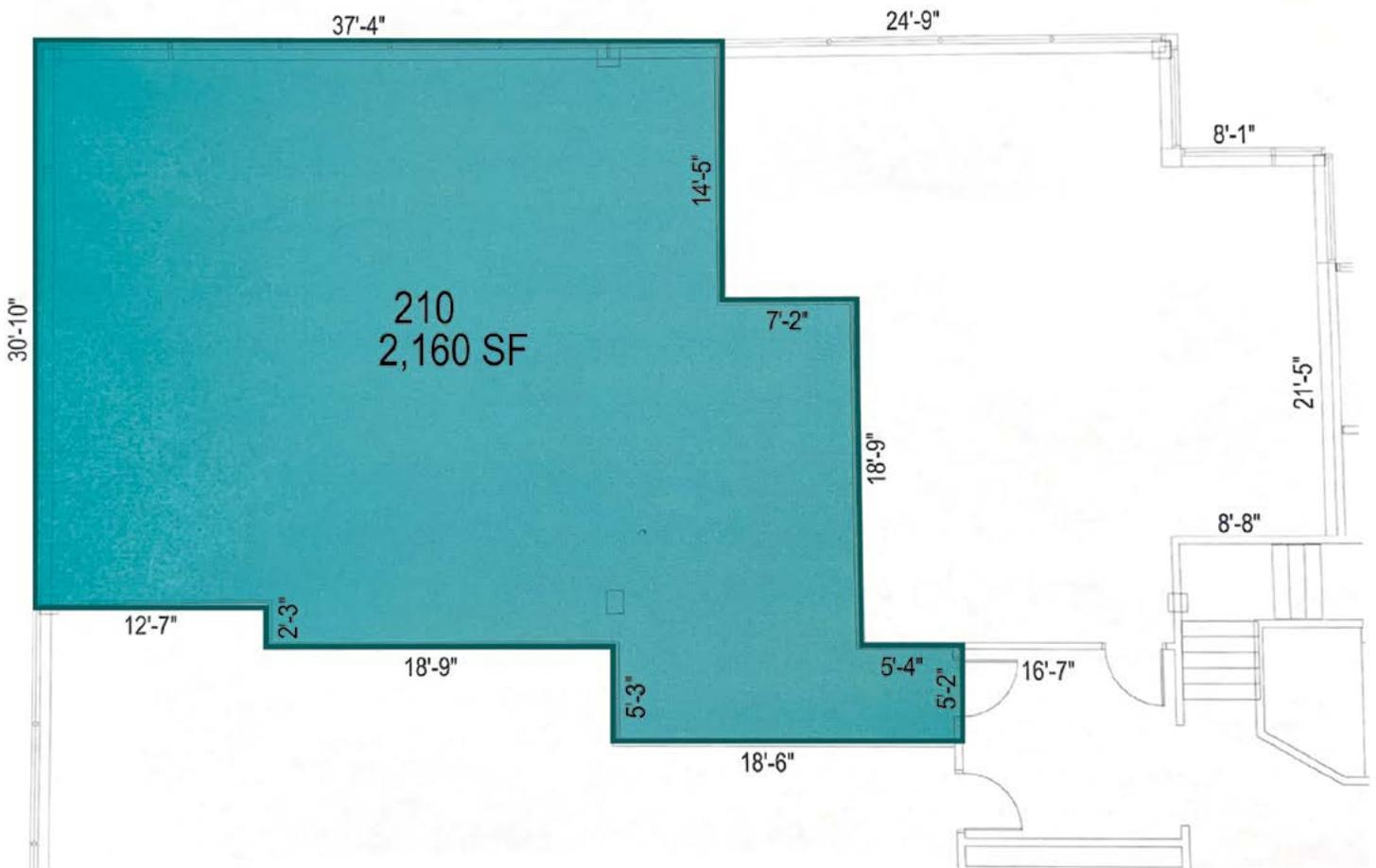
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FLOOR PLANS

□ 2,160 SF



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