

FOR SALE

15,000 ± SQ. FT. BUILDING



100 SOUTH VAN BRUNT ST

ENGLEWOOD, NJ 07631

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100 S VAN BRUNT ST // ENGLEWOOD, NJ 07631

Team Resources is pleased to present **100 SOUTH VAN BRUNT STREET, Englewood, New Jersey, for sale.** This distinctive flex office/warehouse property offers an outstanding opportunity for an owner-user, professional practice, corporate headquarters, investor, or organization seeking to establish a long-term presence in one of Northern New Jersey's most desirable and strategically located communities.

Situated in the heart of **Bergen County** and just minutes from New York City, **100 South Van Brunt Street** combines the advantages of a flex industrial/office setting with exceptional regional connectivity. The property provides convenient access to Englewood's vibrant downtown business district, area restaurants, retail, banking, professional services and a highly educated regional workforce.



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Property Description

Building Size:	15,000 ± sq. ft.
Acreage:	0.54 ± acres
Office Space:	5,000 ± sq. ft.
Ceiling Height:	10' - 12' ceilings
Loading:	1 drive-in door
Parking:	22 cars
Sale Price:	Upon Request
Taxes:	\$2.71 psf
Zoning:	Light Industrial

IDEAL FOR:

Corporate Headquarters • Law Firms • Accounting Firms • Financial Services • Insurance Companies • Medical & Healthcare Professionals • Technology Companies • Nonprofit Organizations • Family Offices • Professional Services • Investors • Owner-Users • Light Industrial Uses (Trade Contractors and/or Light Warehousing & Distribution.)

THE OPPORTUNITY

100 SOUTH VAN BRUNT STREET represents a compelling opportunity to acquire a property in a highly desirable Bergen County location where businesses can combine **ownership, accessibility, corporate identity and proximity to New York City.**

For an owner-user, the property offers the opportunity to transform an ongoing occupancy expense into ownership of a long-term real estate asset. For an investor, the property's Englewood location and accessibility provide the fundamentals that support long-term desirability.



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PREMIER BERGEN COUNTY LOCATION

ENGLEWOOD is one of Bergen County's most established and desirable communities, offering an exceptional combination of business accessibility, executive-level demographics and quality-of-life amenities. The location provides convenient access to a broad customer and employee base throughout Bergen County, Northern New Jersey and the New York metropolitan area.

EXCELLENT REGIONAL ACCESS

The property is strategically positioned with convenient access to the region's major transportation arteries, including:

- Routes 4, 17 & I-80
- NJ TPKE / I-95
- Palisades Interstate Pky
- George Washington Bridge
- NYC and the Greater Metropolitan Marketplace

MINUTES FROM NEW YORK CITY

100 SOUTH VAN BRUNT STREET offers businesses the ability to maintain close proximity to Manhattan without the costs and logistical challenges associated with a New York City office location. The George Washington Bridge and Upper Manhattan are only a short drive away, making the property particularly attractive to companies and professionals conducting business on both sides of the Hudson River.

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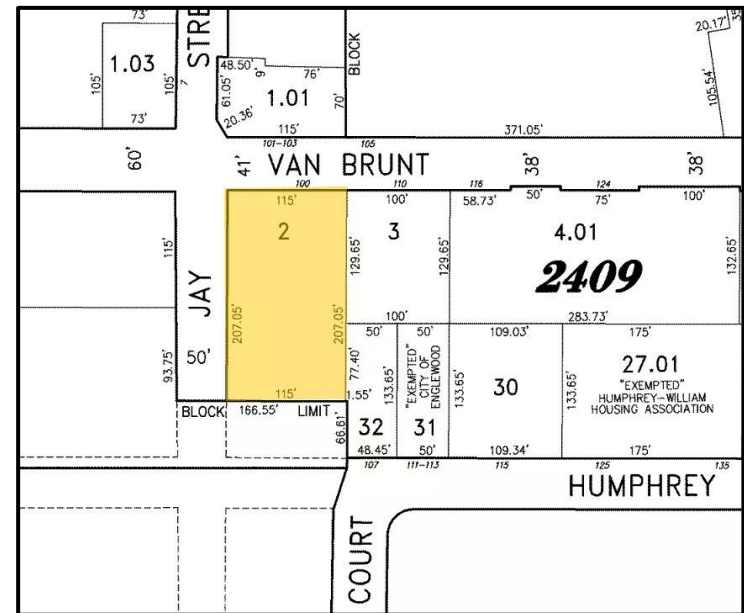
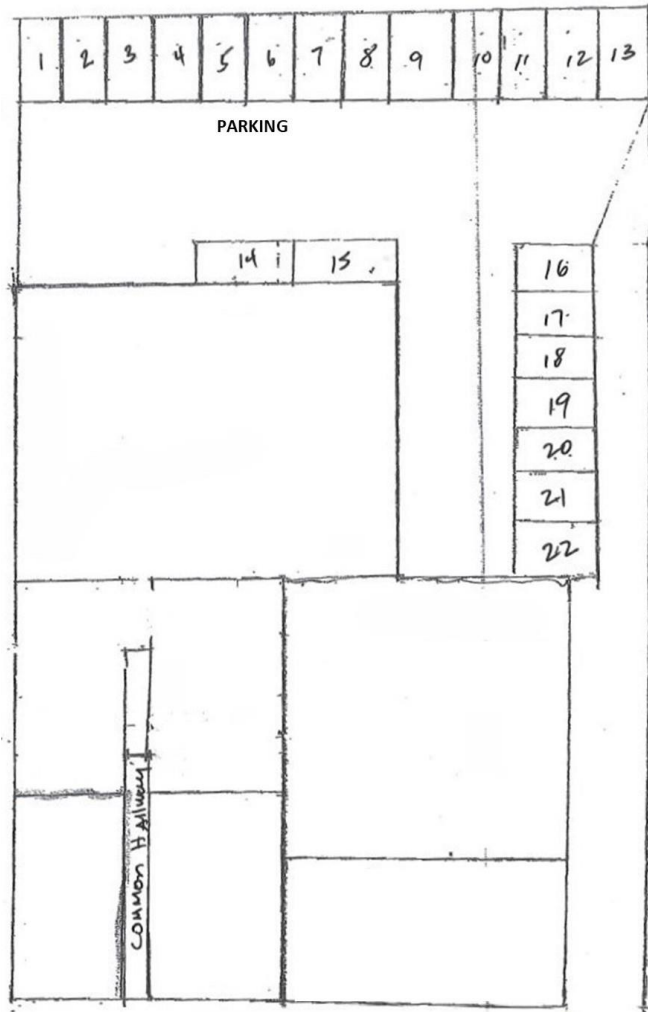
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100 SOUTH VAN BRUNT STREET ENGLEWOOD, NEW JERSEY <i>A Premier Office Ownership Opportunity in the Heart of Bergen County</i>		BUILDING AMENITIES		TEAM RESOURCES COMMERCIAL REAL ESTATE BROKERS	
	PRESTIGE LOCATION Located in the heart of Englewood, NJ—one of Bergen County's most desirable business communities.		UNBEATABLE ACCESS Minutes to the George Washington Bridge, Lincoln Tunnel and major highways including Routes 4, 17, I-80 and NJ TPKE/I-95.		ABUNDANT PARKING Ample on-site parking for employees, clients and visitors.
	PROFESSIONAL IMAGE Attractive building design offering a strong corporate identity in a premier business environment.		WALK TO AMENITIES Steps from downtown Englewood's restaurants, cafés, banks, retail and professional services.		NEARBY WELLNESS & FITNESS Close to gyms, fitness studios and wellness centers promoting a healthy work-life balance.
	STRONG WORKFORCE Surrounded by a highly educated, experienced and diverse workforce in Bergen County.		PUBLIC TRANSPORTATION Convenient access to NJ Transit bus service and metro options for an easy commute to New York City.		SAFE & ESTABLISHED COMMUNITY Englewood offers a safe, stable and well-maintained environment for businesses and employees.
	BEAUTIFUL SURROUNDINGS Tree-lined streets and nearby parks create an attractive setting for employees and clients.		FLEXIBLE SPACE OPTIONS Efficient floor plates adaptable to a variety of office uses—ideal for owner-users, professional firms and corporate users.		LONG-TERM VALUE Invest in ownership in a high-demand market with strong historical performance and long-term upside.
	ENERGY EFFICIENT SYSTEMS Modern mechanicals and energy-efficient systems designed to reduce operating costs and environmental impact.		WELL-MAINTAINED PROPERTY Professionally managed and meticulously maintained to ensure a high-quality experience for tenants and visitors.		TAX ADVANTAGES Benefit from potential tax advantages of real estate ownership, including depreciation and long-term equity.
 OWNERSHIP ADVANTAGE: Build equity, control your space, and establish a permanent corporate home in one of Northern New Jersey's most strategic and prestigious markets.		IDEAL FOR • Corporate Headquarters • Professional & Medical Offices • Financial & Legal Firms • Technology Companies • Nonprofit Organizations • Family Offices • Investor Purchasers • Owner-Users		 100 SOUTH VAN BRUNT STREET ENGLEWOOD, NJ	



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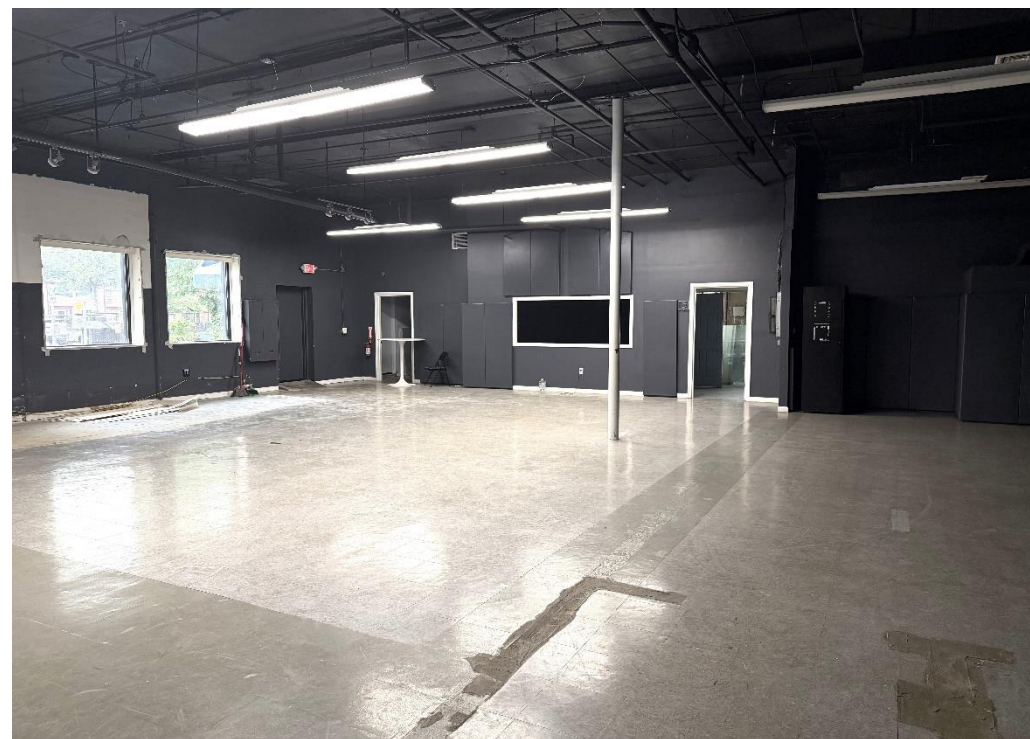
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PROPERTY PHOTOS



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