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HOMESERVICES

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COMMERCIAL DIVISION

# 639 Teaneck Road

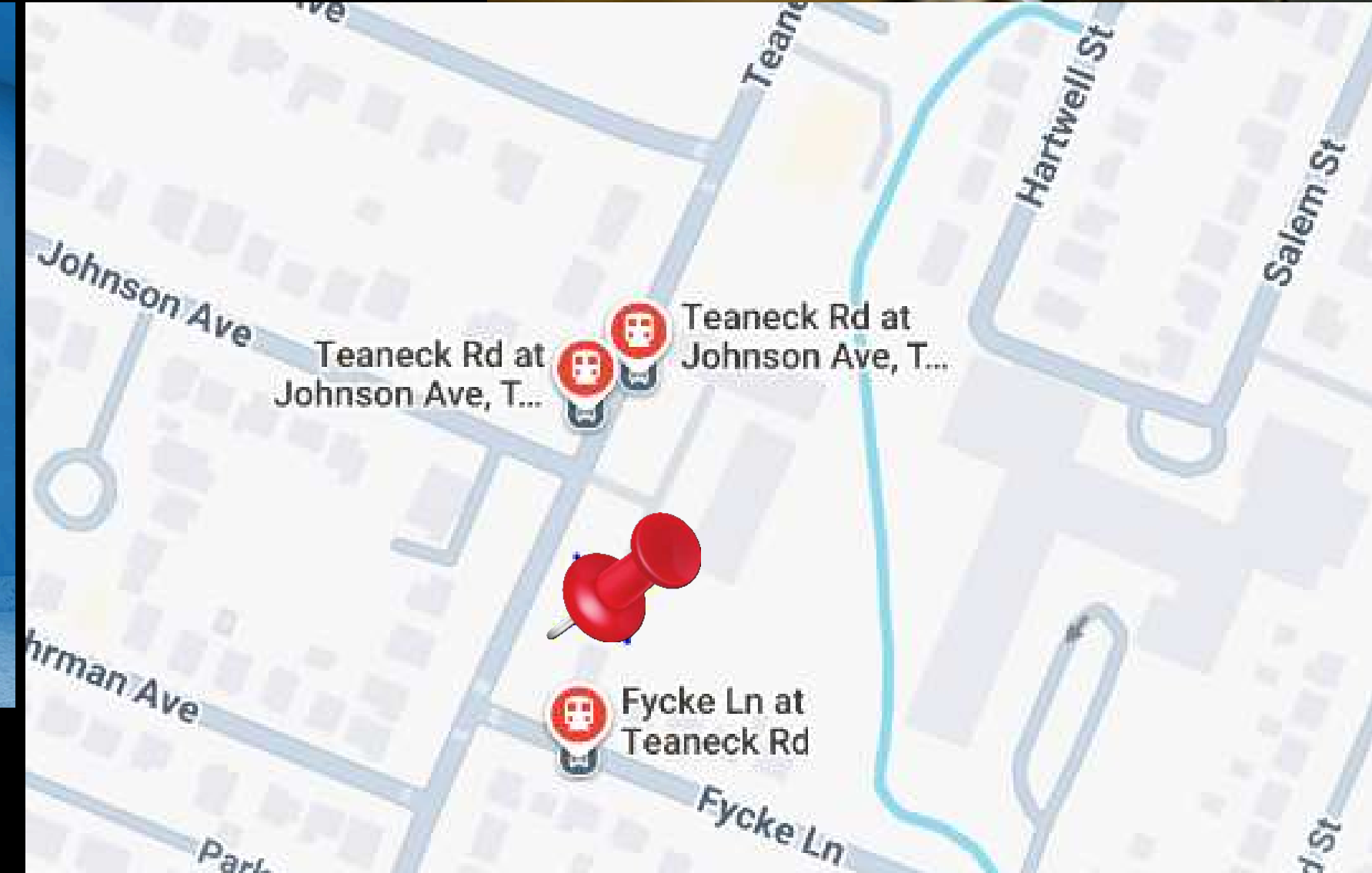
639 TEANECK RD, TEANECK, NJ 07666

3 FLOORS OF PRIME PROFESSIONAL/MEDICAL SPACE FOR  
LEASE ( 8,938 SQ FT)

**\*\*FRONT DOOR WILL BE SIDE-LOADED DOOR  
REV: 10.9.25**



- Janitorial Cleaning
- 32 Parking Spaces
- 4 Handicapped Parking spots
- 2 EV Charging Stations
- Sprinkler System
- Elevator with gurney access
- Common Area Space
- Bus Stop with Lines to Harrington Park, Dumont, New York, Paramus, Fort Lee, Teaneck, Edgewater, and Cliffside Park



# Building Highlights

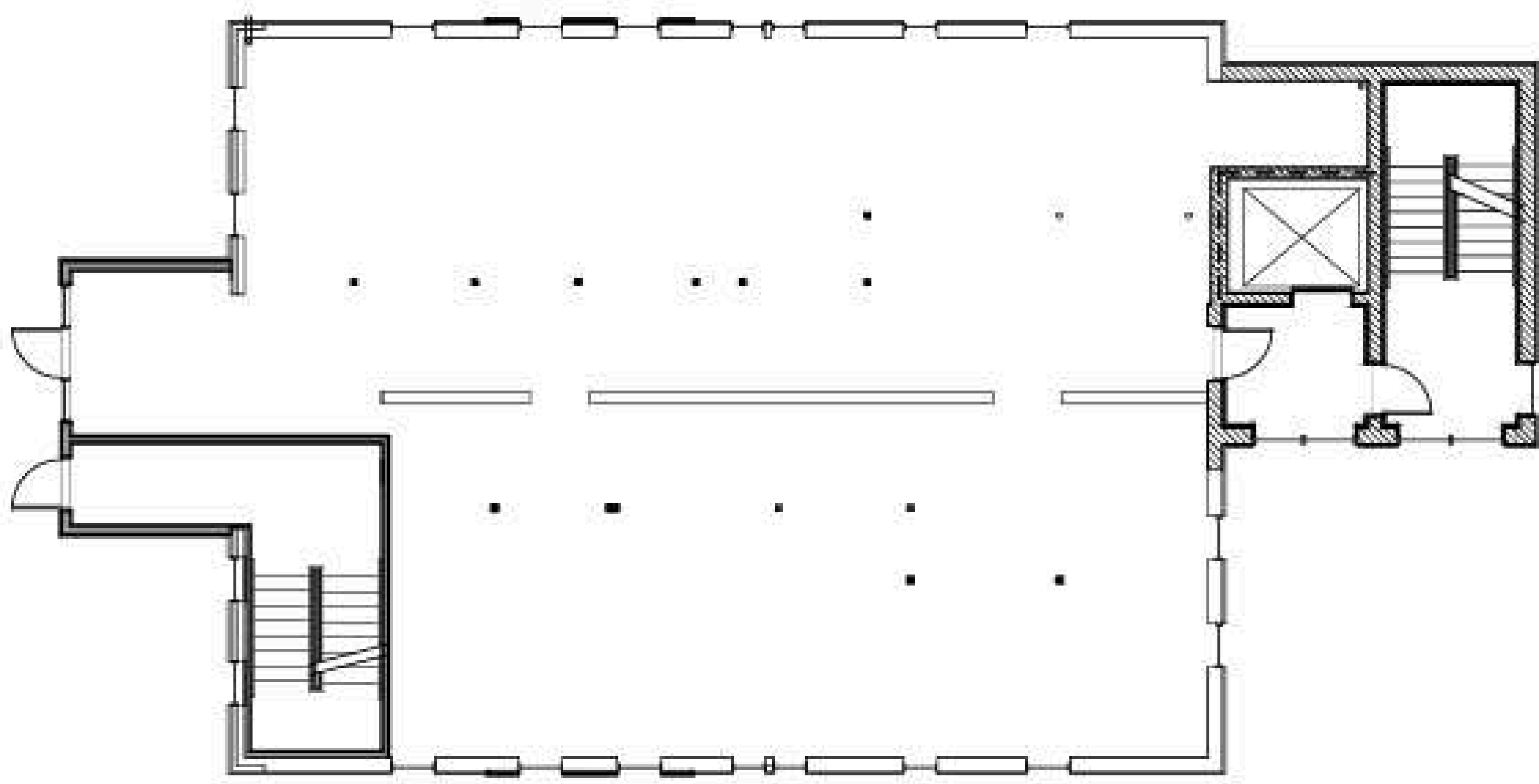




# Front Elevation



# 1st Floor Layout



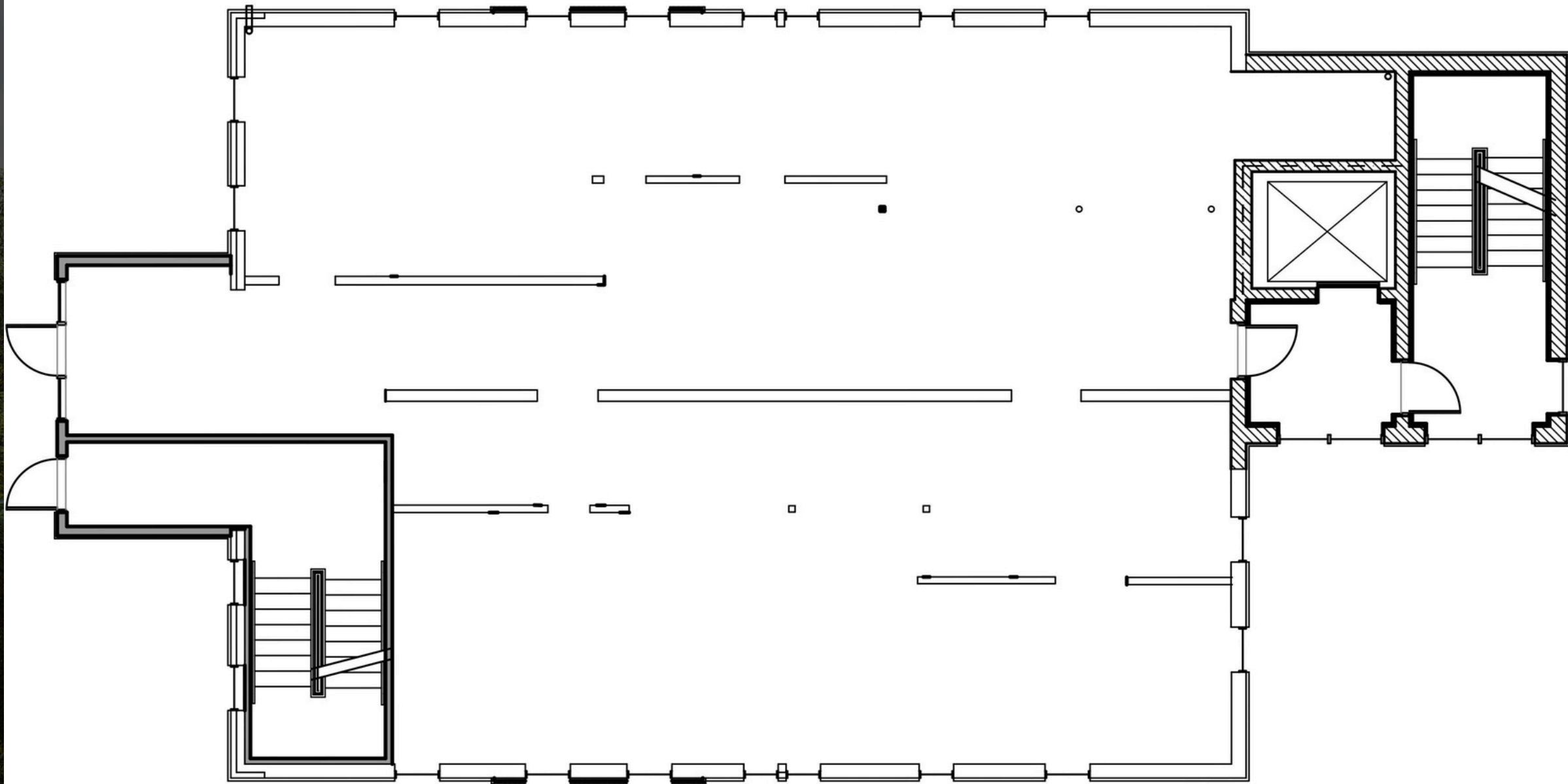
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# 2nd Floor Layout



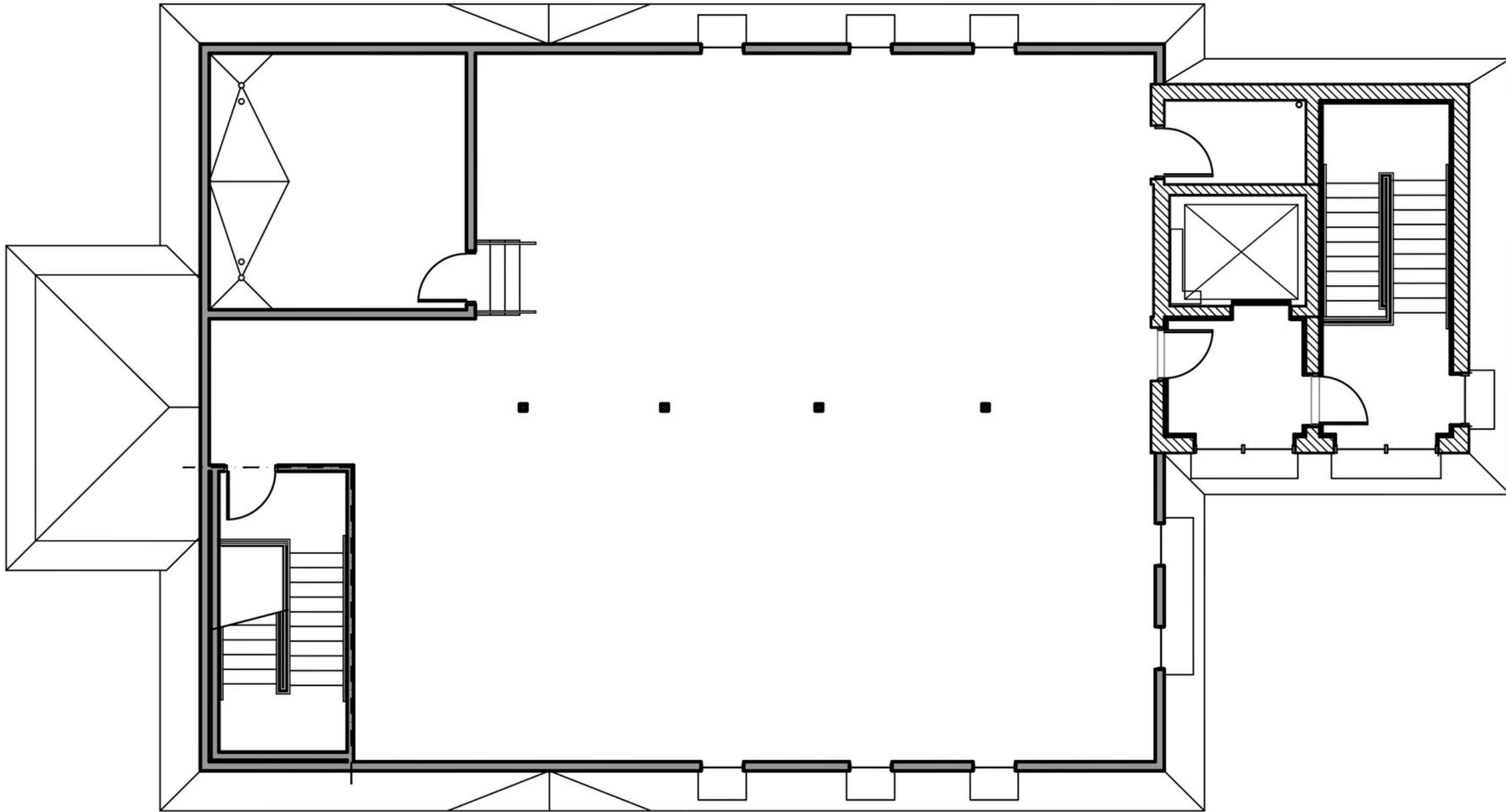
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# 4th Floor Layout



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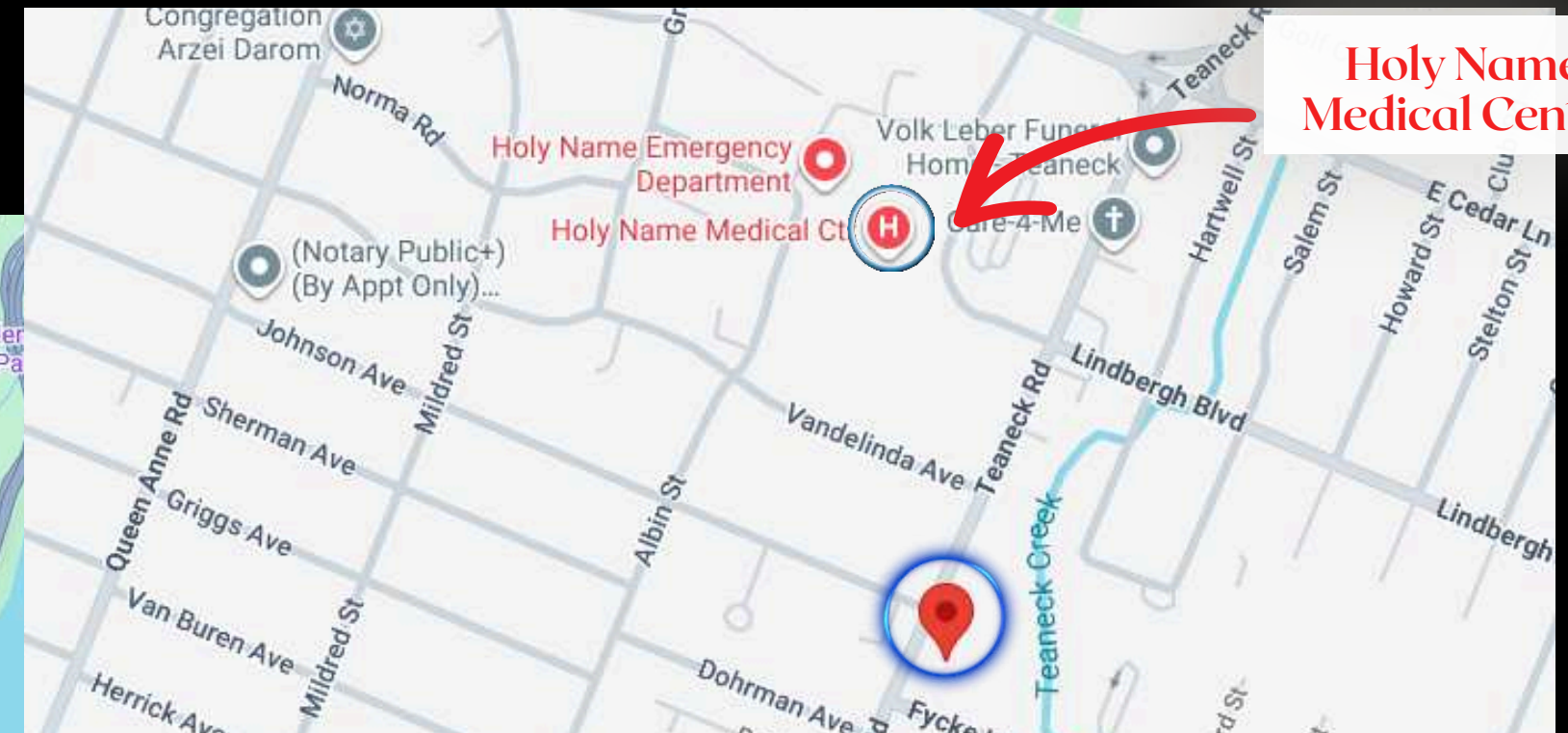
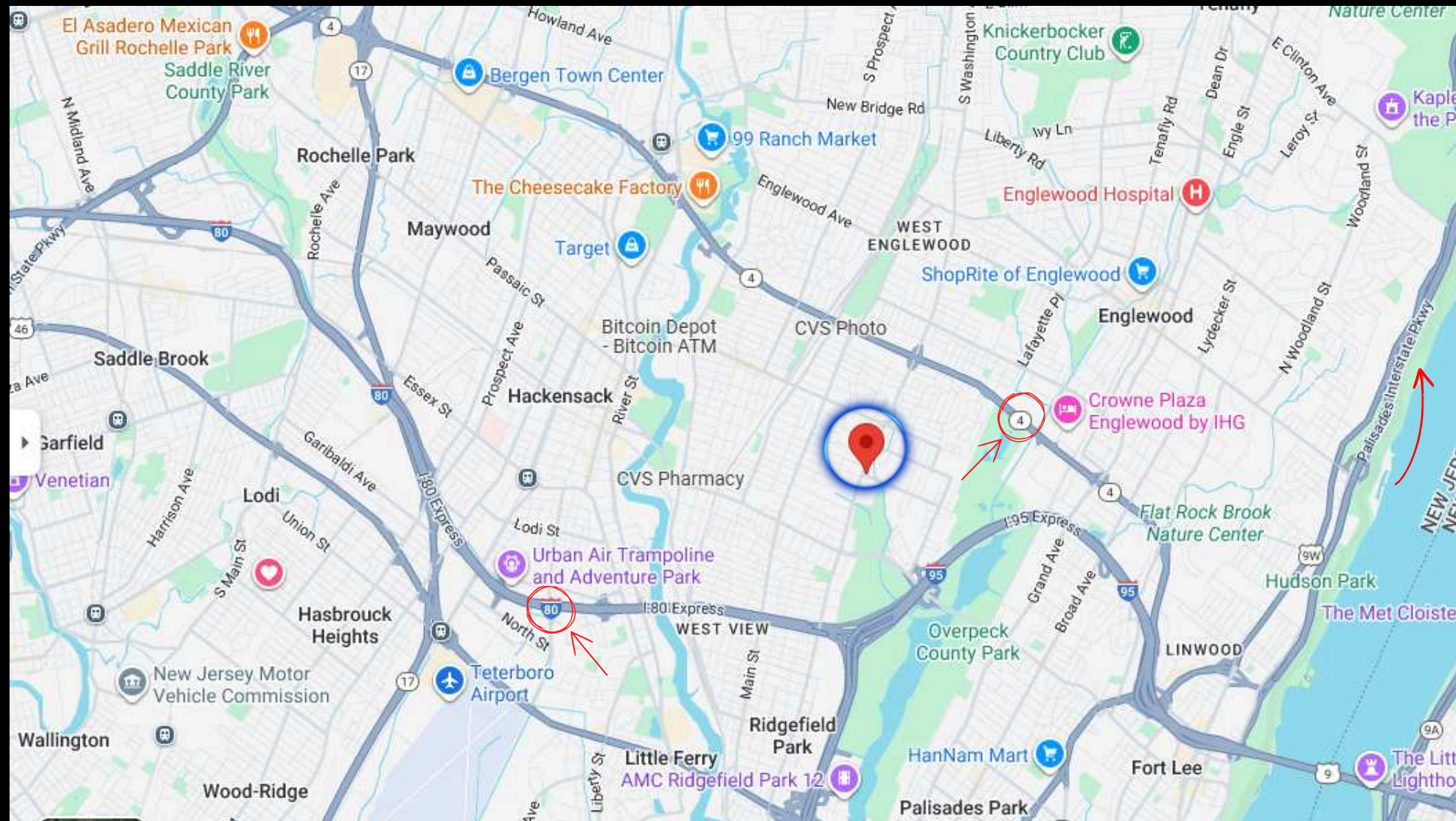






# Teaneck Highlights

- Walking distance to Holy Name Medical Center
- Close to Route 4, I-80 and Palisades Interstate Parkway
- Close to Hackensack, Englewood and New York City



Holy Name  
Medical Center

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# Financials

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639 Teaneck Rd, Teaneck, NJ  
1st Floor - 3,161 sq ft  
Rev: 10.3.2025

### CURRENT

	Monthly	Annual
	Total	Total
<b>Rent:</b>		
1st Floor	\$8,133	\$97,600
<b>Expenses:</b>		
Property Tax ***	\$1,070	\$12,835
Common Utilities- Electric & Gas-Tenant Pays	\$107	\$1,284
Landscaping- Tenant Pays	\$417	\$1,284
Snow Removal-Tenant Pays	\$107	\$1,284
EV Charging	\$44	\$531
Sprinkler System	\$107	\$1,283
Janitorial-Tenant Pays	\$257	\$3,080
Phone Service/Static IP-Tenant Pays	\$53	\$642
Garbage-Tenant Pays	\$141	\$1,694
Elevator-Tenant Pays	\$139	\$1,669
Insurance	\$182	\$2,188
Central Station Monitoring	\$26	\$308
<b>Total Operating Expenses</b>	<b>\$2,650</b>	<b>\$28,080</b>

\*\*\*= Taxes are approximate & subject to change upon final evaluation.

639 Teaneck Rd, Teaneck, NJ  
2nd Floor - 3,273 sq ft  
Rev: 10.3.2025

### CURRENT

	Monthly	Annual
	Total	Total
<b>Rent:</b>		
2nd Floor	\$9,001	\$108,009
<b>Expenses:</b>		
Property Tax ***	\$1,107	\$13,280
Common Utilities- Electric & Gas-Tenant Pays	\$111	\$1,328
Landscaping- Tenant Pays	\$111	\$1,328
Snow Removal-Tenant Pays	\$111	\$1,328
EV Charging	\$44	\$531
Sprinkler System	\$111	\$1,328
Janitorial-Tenant Pays	\$266	\$3,187
Phone Service/Static IP-Tenant Pays	\$55	\$664
Garbage-Tenant Pays	\$146	\$1,753
Elevator-Tenant Pays	\$144	\$1,726
Insurance	\$189	\$2,266
Central Station Monitoring	\$27	\$319
<b>Total Operating Expenses</b>	<b>\$2,420</b>	<b>\$29,038</b>

\*\*\*= Taxes are approximate & subject to change upon final evaluation.



# Financials

COMMERCIAL DIVISION

639 Teaneck Rd, Teaneck, NJ		
3rd Floor - 3,273 sq ft		
Rev: 10.3.2025		
CURRENT		
	Monthly	
	Total	
Rent:		
3rd Floor		
Expenses:		
Property Tax ***		280
Common Utilities- Electric & Gas-Tenant Pays		\$1,328
Landscaping- Tenant Pays		\$1,328
Snow Removal-Tenant Pays		\$1,328
EV Charging		\$531
Sprinkler System		\$1,328
Janitorial-Tenant Pays	66	\$3,187
Phone Service/Static IP-Tenant Pays	\$55	\$664
Garbage-Tenant Pays	\$146	\$1,753
Elevator-Tenant Pays	\$144	\$1,726
Insurance	\$189	\$2,266
Central Station Monitoring	\$27	\$319
Total Operating Expenses	\$2,420	\$29,038

LEASED

\*\*\*= Taxes are approximate & subject to change upon final evaluation.

639 Teaneck Rd, Teaneck, NJ		
4th Floor - 2,615 sq ft		
Rev: 10.3.2025		
CURRENT		
	Monthly	Annual
	Total	Total
Rent:		
4th Floor	\$7,409	\$88,910
Expenses:		
Property Tax ***	\$884	\$10,610
Common Utilities- Electric & Gas-Tenant Pays	\$88	\$1,061
Landscaping- Tenant Pays	\$88	\$1,061
Snow Removal-Tenant Pays	\$88	\$1,061
EV Charging	\$35	\$424
Sprinkler System	\$88	\$1,061
Janitorial-Tenant Pays	\$212	\$2,546
Phone Service/Static IP-Tenant Pays	\$44	\$531
Garbage-Tenant Pays	\$117	\$1,401
Elevator-Tenant Pays	\$115	\$1,379
Insurance	\$151	\$1,810
Central Station Monitoring	\$21	\$255
Total Operating Expenses	\$1,933	\$23,200

\*\*\*= Taxes are approximate & subject to change upon final evaluation.



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SHOWING!  
YOUR COMMERCIAL  
EXPERT IN BERGEN  
COUNTY

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