

FOR SALE OR LEASE

66,068 SF OFFICE BUILDING

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



 For *more* information

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The property is a 66,068-square-foot office building built in 1981 and sits on 5.391 acres. It's location on Sylvan Avenue (aka 9W) is just minutes to the George Washington Bridge and numerous amenities. This section of 9W is known as the "Billion Dollar Mile" due to all of the corporate headquarters in the area.

The building features a beautiful atrium with skylights and abundant lighting. Most of the interior walls have been removed, but the executive office area still remains. Cafeteria and coffee room have both been plumbed.

COMPANIES WITH HEADQUARTERS IN AREA

ENGLEWOOD CLIFFS

Alliance Shippers Inc
Asta Funding Inc
Connectone Bancorp Inc
LG Electronics USA Inc
Omnex Group Inc
Orbach Group LLC
Ownbackup Inc
Silo Pharma Inc

FORT LEE

American Banknote Corp
Sisters Of St Joseph Of Peace
Architectura Inc
Careone Management LLC
CRB Group Inc
EW Williams Publications Co
GD Entertainment & Tech Inc
Hana Bancorp Inc
Herborium Group Inc
Kuwait Airways Corp
NMB Financial Corp
Nuvectis Pharma Inc
Palisade Capital Mgmt LLC
Pioneer Power Solutions Inc



PROPERTY DETAILS

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



66,068 SF



217 SPACES



2 STORIES



5.391 AC



B-2 ZONE



TAXES: \$195,111 (2023)

DRONE PHOTOS - EXTERIOR

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



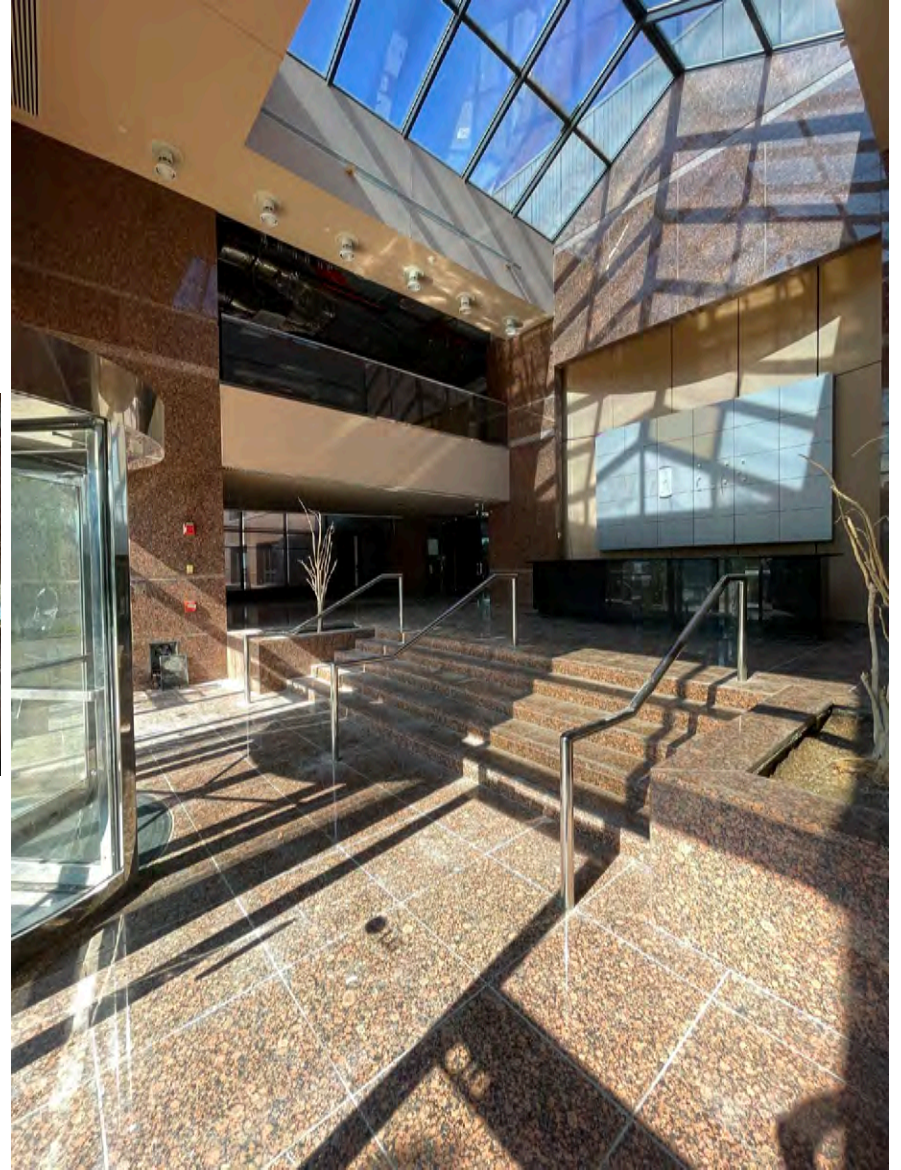
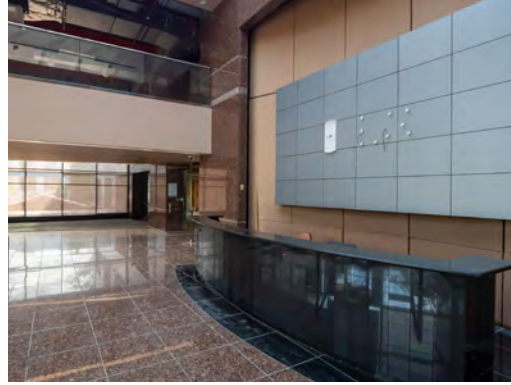
PROPERTY PHOTOS - EXTERIOR

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



PROPERTY PHOTOS - LOBBY

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



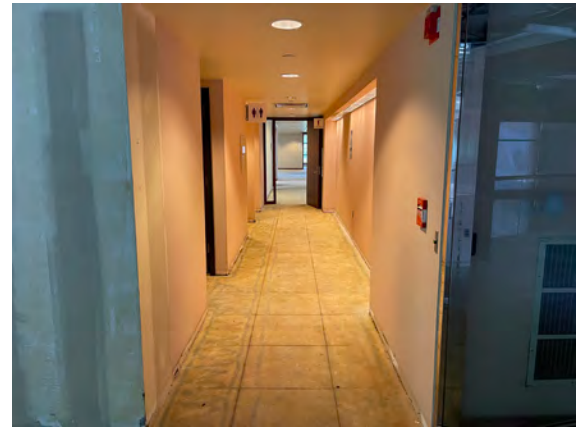
PROPERTY PHOTOS - 1ST FLOOR

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



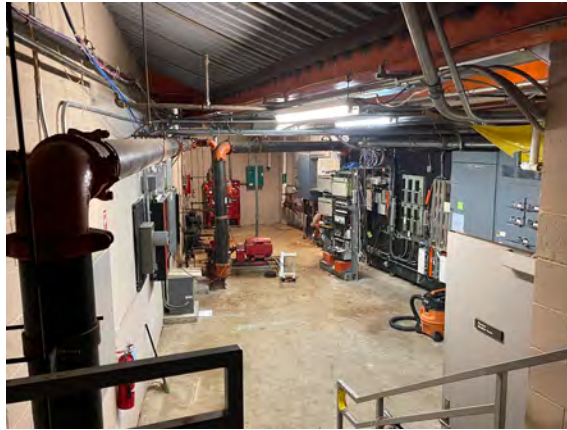
PROPERTY PHOTOS - 2ND FLOOR

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



PROPERTY PHOTOS - BASEMENT

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



ABOUT THE AREA

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ

NEW YORK CITY

JERSEY CITY

FORT LEE

BRONX

GEORGE WASHINGTON BRIDGE

HUDSON RIVER



NBCUniversal

THE **PORTO** GROUP
PICCOLO

1000
SYLVAN AVE

910-920 SYLVAN AVE

APA | Abandoned Property
Advisors, LLC

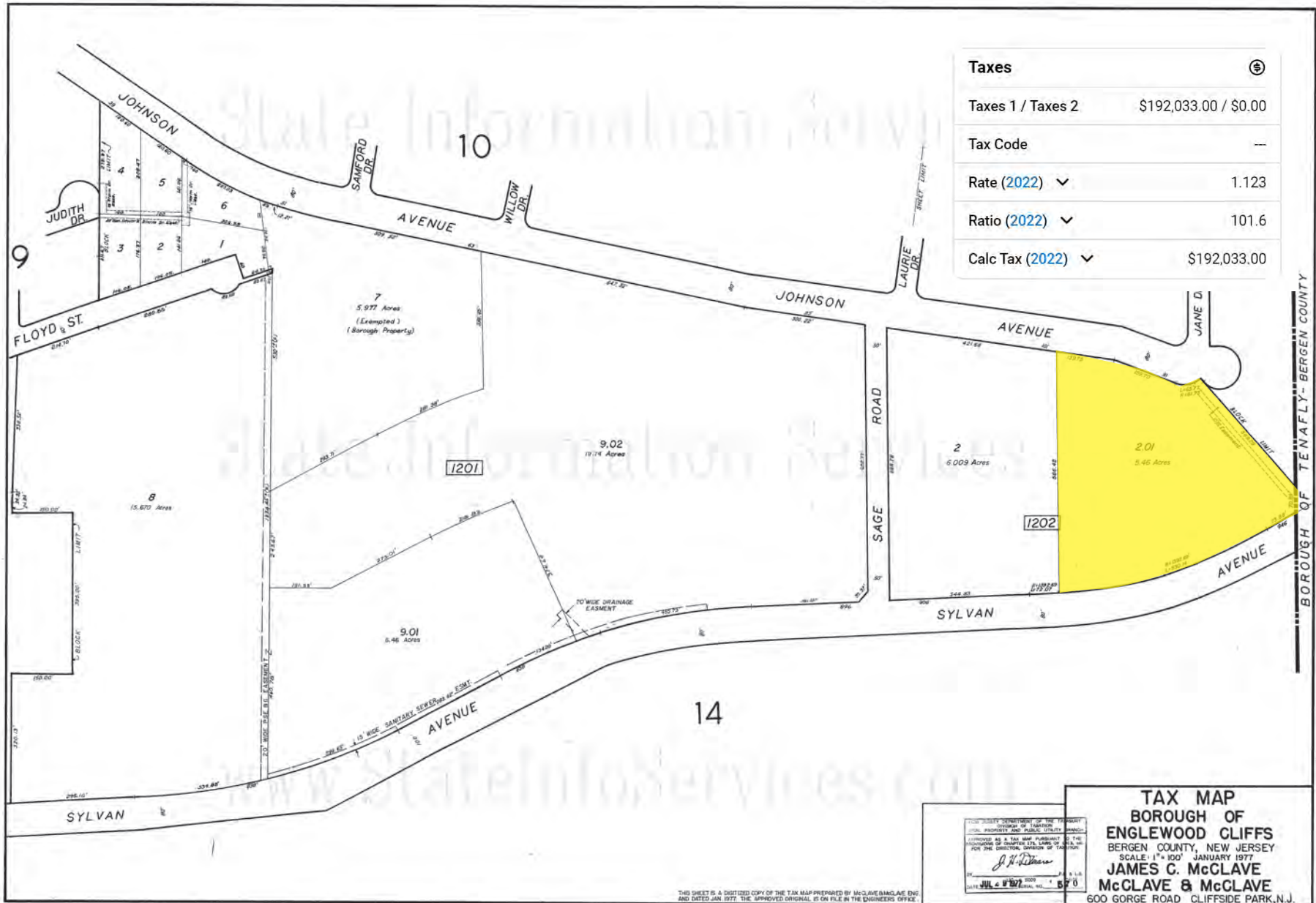
KATZ & ASSOCIATES *Own {backup}*

englewood
orthopedic
associates **ONEX**

BARNET

NEW CAR DEALERS ON SYLVAN AVE

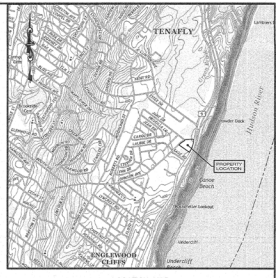
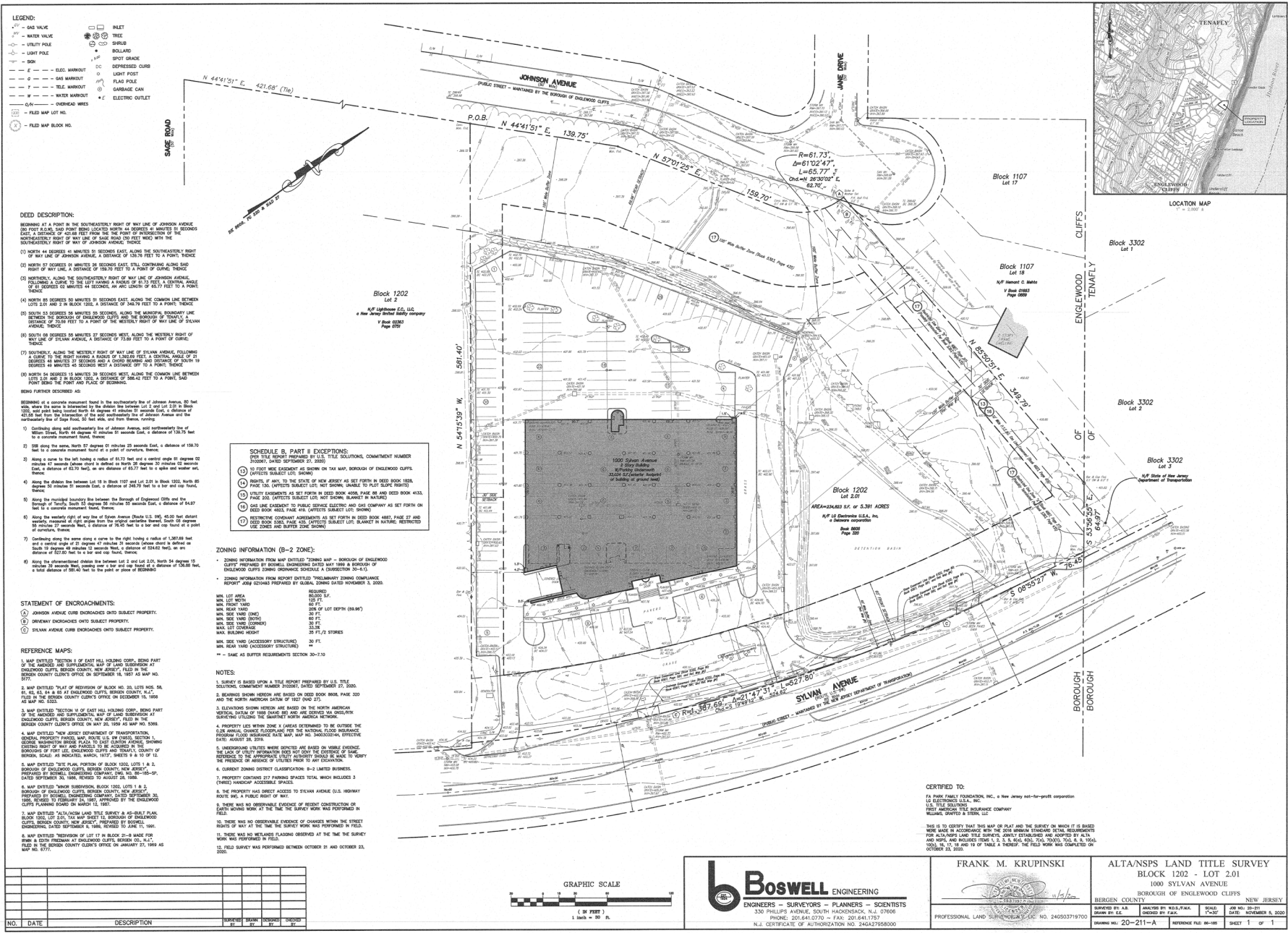




THIS SHEET IS A DIGITIZED COPY OF THE TAX MAP PREPARED BY McCLAVE & McCLAVE, INC. AND DATED JAN. 1977. THE APPROVED ORIGINAL IS ON FILE IN THE ENGINEERS' OFFICE.

PROPERTY SURVEY

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



- LEGEND:**
- GAS VALVE
 - WATER VALVE
 - UTILITY POLE
 - LIGHT POLE
 - SON
 - ELEC. W/OUT
 - GAS W/OUT
 - TLE. W/OUT
 - WATER W/OUT
 - OVERHEAD WIRES
 - FIELD MAP LOT NO.
 - FIELD MAP BLOCK NO.
 - INLET
 - TREE
 - BRUSH
 - BOLLARD
 - SPOT GRADE
 - COMPRESSED CURB
 - LIGHT POST
 - FLAG POLE
 - GARBAGE CAN
 - ELECTRIC CULVERT

DEED DESCRIPTION:

BEARING AT A POINT IN THE SOUTHEASTLY RIGHT OF WAY LINE OF JOHNSON AVENUE... (Detailed description of the property boundaries and bearings follows.)

SCHEDULE B, PART I EXCEPTIONS:

1. 10' FOOT WIDE EASEMENT AS SHOWN ON THE MAP, BOROUGH OF ENGLEWOOD CLIFFS.
2. 10' FOOT WIDE EASEMENT AS SET FORTH IN DEED BOOK 1008, PAGE 130.
3. UTILITY EASEMENTS AS SET FORTH IN DEED BOOK 4006, PAGE 480.
4. 10' FOOT WIDE EASEMENT AS SET FORTH IN DEED BOOK 4041, PAGE 27.
5. RESTRICTIVE COVENANT AGREEMENT AS SET FORTH IN DEED BOOK 4041, PAGE 27.
6. DEED BOOK 4041, PAGE 433.

ZONING INFORMATION (B-2 ZONE):

- 1. ZONING INFORMATION FROM MAP ENTITLED 'ZONING MAP - BOROUGH OF ENGLEWOOD CLIFFS'...
- 2. ZONING INFORMATION FROM REPORT ENTITLED 'PRELIMINARY ZONING COMPLIANCE REPORT'...

STATEMENT OF ENCROACHMENTS:

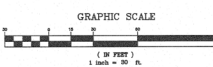
1. JOHNSON AVENUE CURB ENCROACHES ONTO SUBJECT PROPERTY.
2. SIVLAN AVENUE CURB ENCROACHES ONTO SUBJECT PROPERTY.

REFERENCE MAPS:

1. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
2. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
3. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
4. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
5. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
6. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
7. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
8. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
9. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...
10. MAP ENTITLED 'SECTION 8 OF EAST HILL ZONING CORP. BEING PART OF THE BOROUGH AND SUPPLEMENTARY MAP OF LAND SUBDIVISION AT ENGLEWOOD CLIFFS...'...

NOTES:

1. SURVEY IS BASED UPON A FIELD SURVEY PERFORMED BY THE SURVEYOR ON SEPTEMBER 27, 2000.
2. BEARINGS SHOWN HEREON ARE BASED ON DEED BOOK 300, PAGE 230 AND THE NORTH AMERICAN DATUM OF 1983 (NAD 83).
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND ARE GIVEN AS CHANGING SURVEYING POINTS WITHIN THE SHANNON NORTH AMERICA NETWORK.
4. PROPERTY LINES SHOWN ON THIS MAP ARE BASED ON THE 2000 ANNUAL CHANGES FLOODPLAIN FOR THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP AND THE NATIONAL FLOOD INSURANCE RATE MAP.
5. CURRENT ZONING DISTRICT CLASSIFICATION IS B-2 LIMITED BUSINESS.
6. PROPERTY CONTAINS 277 PARKING SPACES TOTAL WHICH INCLUDES 3 THRUWAY MANHOLES ACCESSIBLE SPACES.
7. THE PROPERTY HAS DIRECT ACCESS TO SIVLAN AVENUE (U.S. HIGHWAY ROUTE 101) AND IS ADJACENT TO THE BOROUGH OF ENGLEWOOD CLIFFS.
8. THERE WAS NO OBSERVABLE EVIDENCE OF RECENT CONSTRUCTION OR FIELD SURVEY WORK AT THE TIME THE SURVEY WORK WAS PERFORMED IN FIELD.
9. THERE WAS NO OBSERVABLE EVIDENCE OF CHANGES WITHIN THE STREET RIGHTS OF WAY AT THE TIME THE SURVEY WORK WAS PERFORMED IN FIELD.
10. THERE WAS NO OBSERVABLE EVIDENCE OF CHANGES WITHIN THE STREET RIGHTS OF WAY AT THE TIME THE SURVEY WORK WAS PERFORMED IN FIELD.
11. FIELD SURVEY WAS PERFORMED BETWEEN OCTOBER 31 AND OCTOBER 23, 2000.



Boswell Engineering
ENGINEERS - SURVEYORS - PLANNERS - SCIENTISTS
330 PHILLIPS AVENUE, SOUTH HACKENSACK, N.J. 07606
PHONE: 201.641.0770 • FAX: 201.641.1757
N.J. CERTIFICATE OF AUTHORIZATION NO. 24424768000

FRANK M. KRUPINSKI
PROFESSIONAL LAND SURVEYOR, LICENSE NO. 246503719700

ALTA/NPS/LAND TITLE SURVEY
BLOCK 1202 - LOT 2.01
1000 SYLVAN AVENUE
BOROUGH OF ENGLEWOOD CLIFFS
BERGEN COUNTY, NEW JERSEY
DRAWN BY: A.R. CHECKED BY: M.S./P.A. SCALE: 1"=30'-0" DATE: NOVEMBER 5, 2020
PROJECT NO.: 20-211-A REFERENCE PAGE NO.: SHEET 1 OF 1

NO.	DATE	DESCRIPTION	REVISION	BY	THROUGH

**1000 SYLVAN AVE.
ENGLEWOOD CLIFFS, NJ 07632**

PROJECT DATA

BLOCK: 1202
LOT: 2.01
LOT SIZE: 234,823 SF
ZONING DISTRICT: B-2 (LIMITED BUSINESS)
USE GROUP: B BUSINESS
TYPES OF CONSTRUCTION: 2B

CONSTRUCTION DATA

	EXISTING	PROPOSED
1ST FLOOR	33,034 SF	NO CHANGE
2ND FLOOR	33,034 SF	NO CHANGE
TOTAL	66,068 SF	NO CHANGE

SCOPE OF WORK

REMOVAL OF EXISTING PARTITION WALL, FLOOR FINISH, WALL FINISH & CEILING FINISH (NON-STRUCTURAL WORK ONLY)

CONSTRUCTION CODE

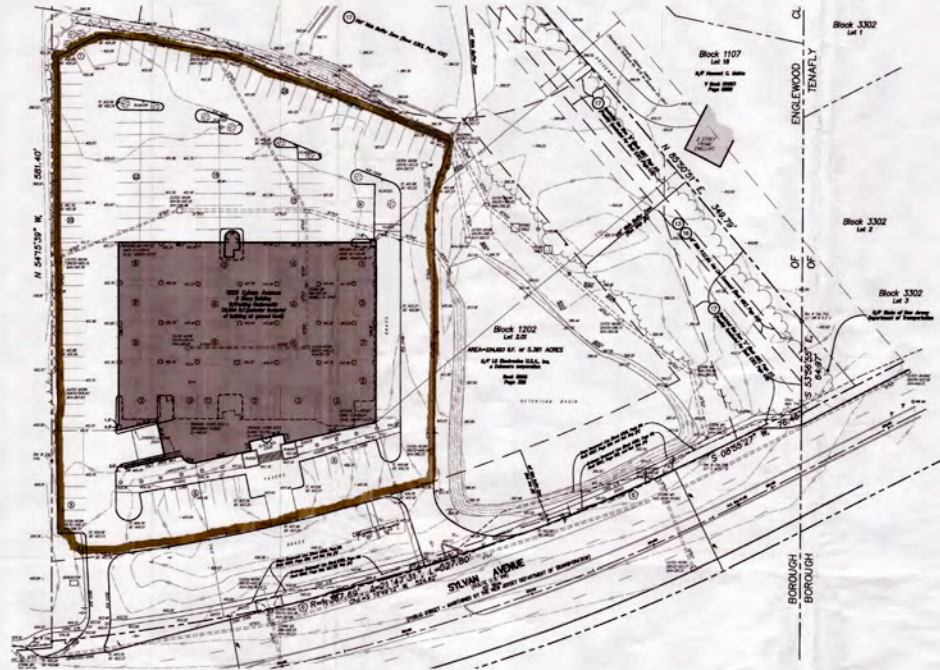
- INTERNATIONAL BUILDING CODE/2016, N.J. CD
- NATIONAL STANDARD PLUMBING CODE/2018
- NATIONAL ELECTRICAL CODE (NFPA 70)/2017
- INTERNATIONAL ENERGY CONSERVATION CODE/2018
- INTERNATIONAL MECHANICAL CODE/2018
- INTERNATIONAL FUEL GAS CODE/2018
- N.J.A.C. 5:23-7 BARRIER FREE SUBCODE (CC/ANSI A117-1 2009)

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD BEFORE STARTING WORK.
- ALL WORK TO BE PERFORMED TO COMPLY WITH THE NEW JERSEY STATE BUILDING CODE.
- NO WORK TO BE STARTED UNTIL THE BUILDING PERMIT IS SECURED BY THE CONTRACTOR.
- THE ARCHITECT HAS NOT BEEN RETAINED FOR ANY FIELD SUPERVISION OR INSPECTION. HIS SERVICE AND RESPONSIBILITIES ARE LIMITED TO THE PREPARATION OF THE PLAN AND BUILDING DEPARTMENT FLAG TO OBTAIN PLAN APPROVAL.
- EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY ATTENTION OF ARCHITECT, DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF ARCHITECT.
- THE CONTRACTOR DOING THE WORK SHALL OBTAIN ALL NECESSARY PERMITS, MATERIALS, PLUMBING, ETC. AND APPROVALS OF CONSTRUCTION. THE CONTRACTOR SHALL ALSO SECURE THE COOPERATION OF OCCUPANTS FROM THE COMPLETION OF THE WORK.
- ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
A) IT SHALL HAVE BEEN ACCEPTED PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OR
B) SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER OR
C) APPROVED BY THE BOARD OF STANDARD AND APPEALS.
- THE CONTRACTOR SHALL SUPPLY TO THE OWNER AND THE ARCHITECT COPIES OF ALL PERMITS.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND RUBBISH, AT COMPLETION OF THE WORK, PREMISES ARE TO BE LEFT BROOM CLEAN AT THE END OF EACH WORKING DAY.

DEMOLITION NOTES

- PERFORM DEMOLITION IN ACCORDANCE WITH PLANS.
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. PROVIDE SANITARY FOR SOIL REMOVAL, SETTLEMENT, DAMAGE, OR INJURY.
- EXISTING STRUCTURE SHALL NOT BE DISTURBED OR MOVED DURING CONSTRUCTION. THERE SHALL BE NO CHANGING OR CHOPPING IN STRUCTURAL SLABS OR EXTERIOR MASONRY WALL.
- ALL VENT OPENINGS, CONNECTIONS, ENTRY AND SERVICE DOORS SHALL BE SEALED OFF WITH POLYETHYLENE SHEETING & MIN. THICK OR GREATER AND/OR BLOCK TAPE DURING DEMOLITION TO PREVENT DUST FROM POLLUTING BUILDING SYSTEMS, CORRIDORS AND STAIRS.
- CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQ'D BY APPLICABLE REGULATORY TO PROTECT OCCUPANTS OF BLDG, WORKERS AND PEDESTRIANS.
- DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK. INCLUDING THE REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS. PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.



1 EXISTING SITE PLAN
T-101 SCALE: 1"=40'



2 STREET VIEW
T-101 SCALE: N.T.S.

PROJECT

1000 SYLVAN AVE.
ENGLEWOOD CLIFFS, NJ 07632

ARCHITECT



JS ARCHITECTURE AND DESIGN, LLC
31 GRAND AVE. 4TH FL. PALEONCH PARK, NJ 07650
PHONE: 973-684-6343
FAX: 973-684-6343
EMAIL: jsa@jstn.com
WWW: www.jstn.com

KEY MAP



REVISIONS:

No.	Date	Description

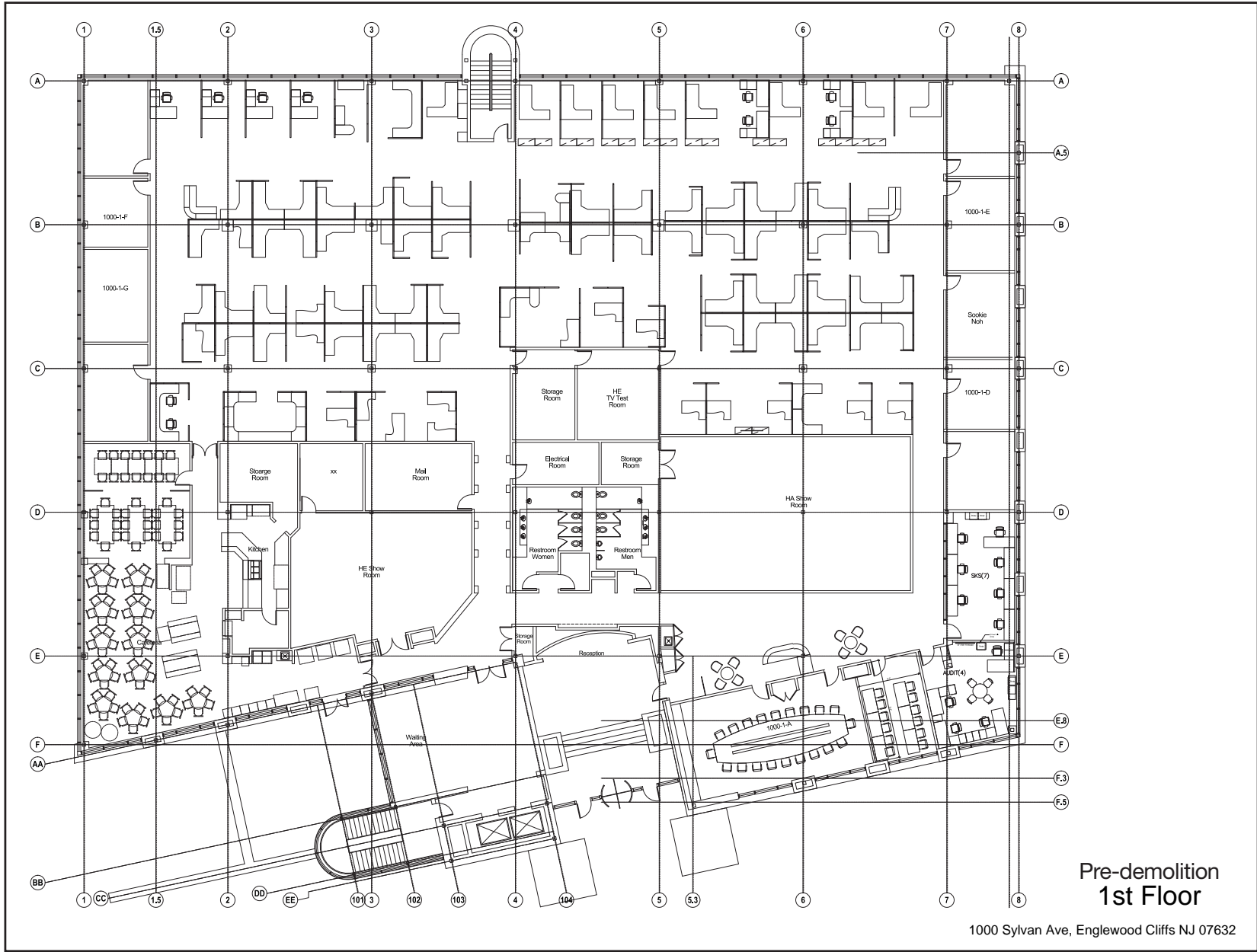
DRAWING

PROJECT INFO & SITE PLAN

PROJECT NUMBER: 21-0112-01
DATE: 1/12/2021
SCALE: AS NOTED
DRAWING NUMBER: T-101.00

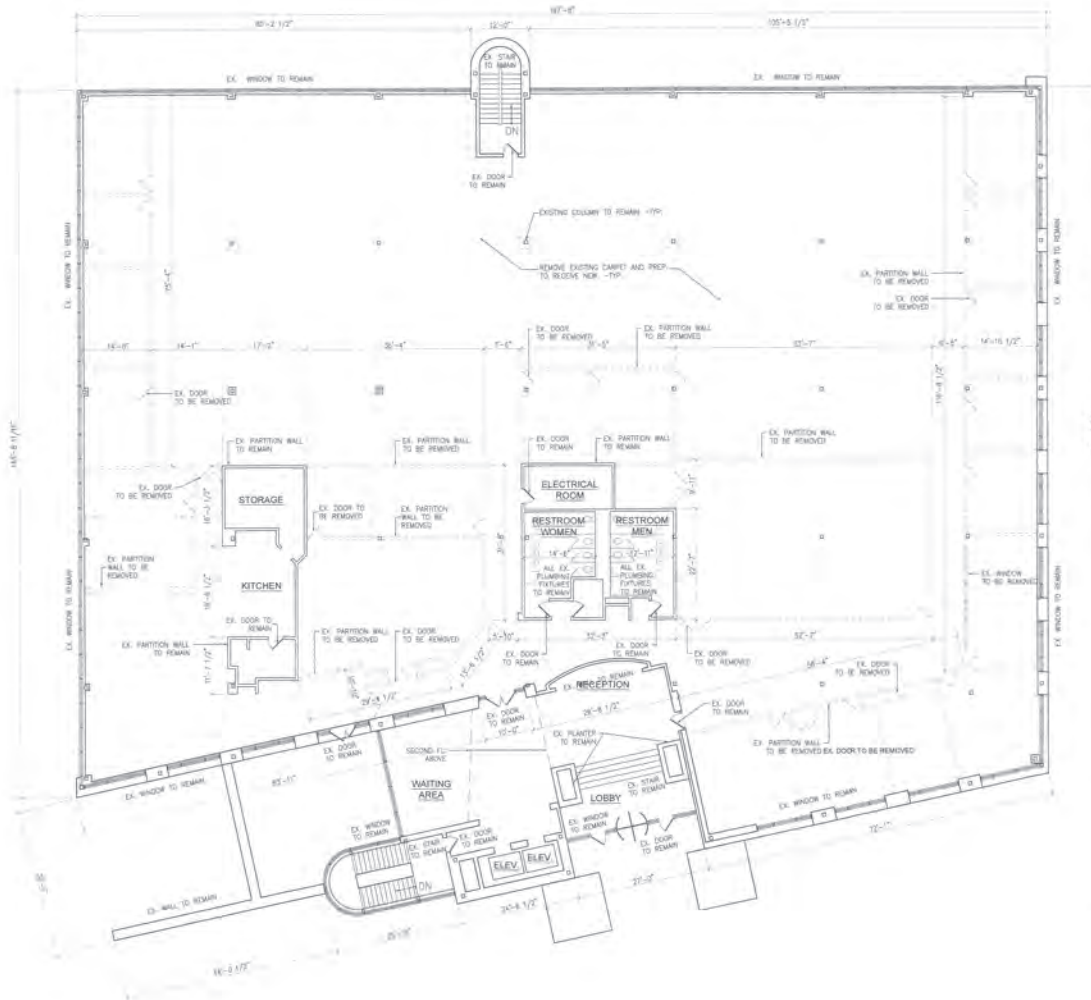
FLOOR PLAN - 1ST FLOOR

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



1ST FLOOR - DEMO PLAN

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



LEGEND

	EX. WALL TO REMAIN
	EX. WALL TO BE REMOVED
	EX. DOOR TO REMAIN
	EX. DOOR TO BE REMOVED

PROJECT
1000 SYLVAN AVE.
ENGLEWOOD CLIFFS, NJ 07632

ARCHITECT
JS
JS ARCHITECTURE AND DESIGN LLC
11 DRING AV. #208, PHILADELPHIA, PA 19106
PH: 215-381-4145 FAX: 215-381-4146
WWW.JSARCHITECTURE.COM
OWNER: 201-484-6242
EMAIL: P.O. Box 201, Englewood Cliffs, NJ 07632



REVISIONS:

No.	Date	Description

DRAWING
**FIRST FLOOR
DEMO PLAN**

- NOTES**
- EX. FLOOR FIN. TO BE REMOVED EXCEPT RECEPTION, LOBBY, WAITING AREA, ELECTRICAL ROOM & RESTROOM.
 - EX. WALL FIN. TO BE REMOVED EXCEPT RECEPTION, LOBBY, WAITING AREA, ELECTRICAL ROOM & RESTROOM.
 - ALL EX. COLUMNS TO REMAIN

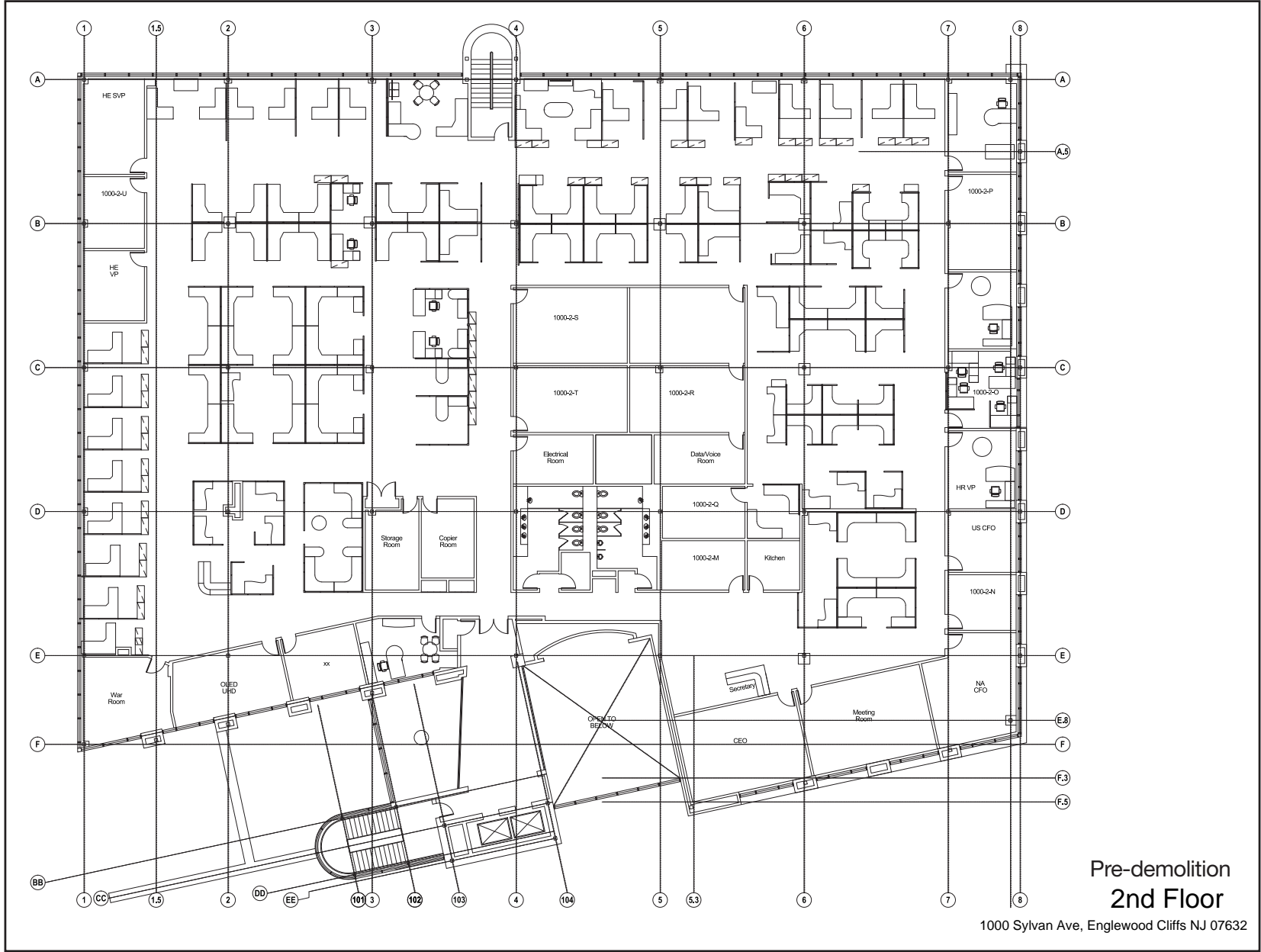
PROJECT NUMBER
21-0112-01
DATE
1/12/2021 SCALE
AS NOTED
DRAWING NUMBER

1 FIRST FLOOR DEMO PLAN
A-101 SCALE: 2/32"=1'-0"

D-101

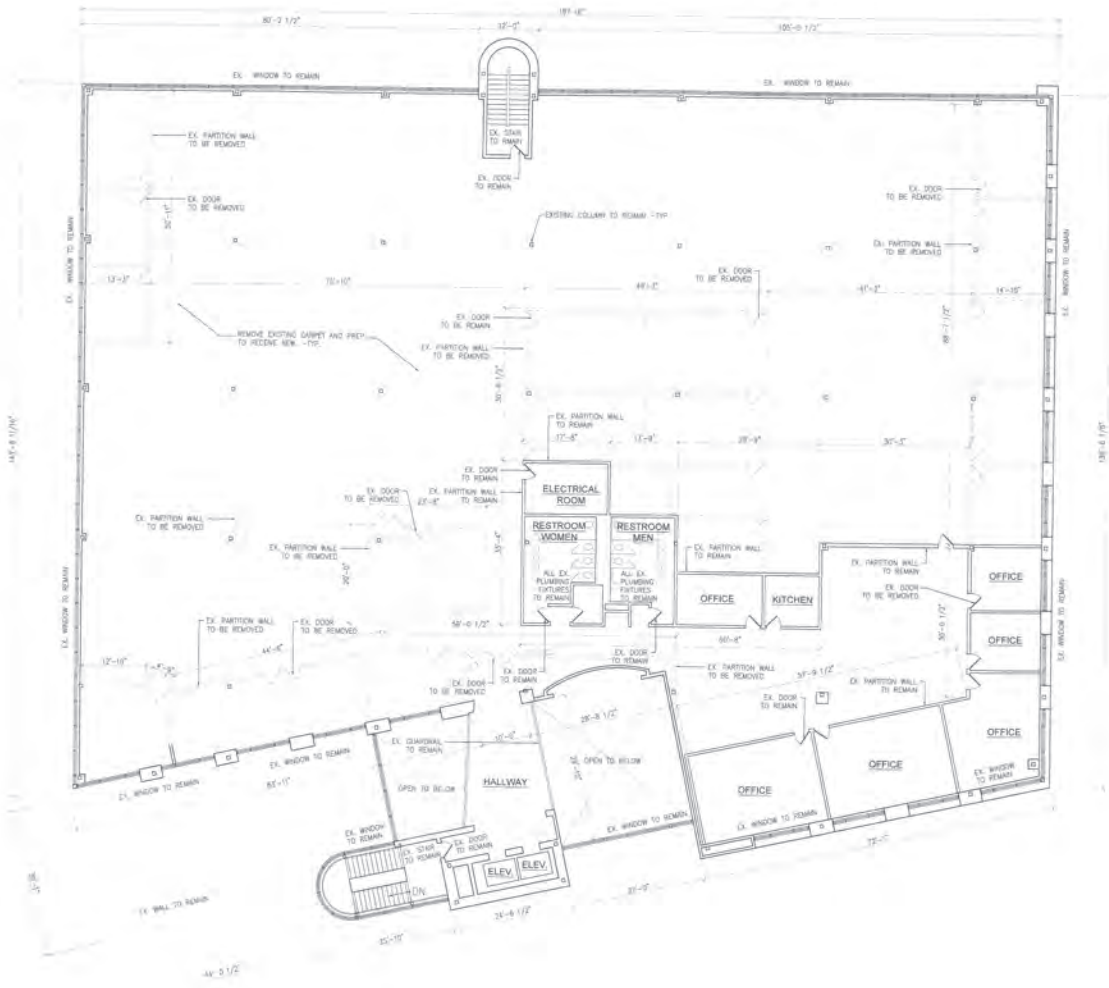
FLOOR PLAN - 2ND FLOOR

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



2ND FLOOR - DEMO PLAN

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



LEGEND

	EX. WALL TO REMAIN
	EX. WALL TO BE REMOVED
	EX. DOOR TO REMAIN
	EX. DOOR TO BE REMOVED

1 SECOND FLOOR DEMO PLAN
A-102 SCALE: 3/32"=1'-0"

NOTES

- EX. FLOOR FIN. TO BE REMOVED EXCEPT RECEPTION BOBBY, WAITING AREA, ELECTRICAL ROOM & RESTROOM.
- EX. WALL FIN. TO BE REMOVED EXCEPT RECEPTION BOBBY, WAITING AREA, ELECTRICAL ROOM & RESTROOM.
- ALL EX. COLUMNS TO REMAIN.

PROJECT
1000 SYLVAN AVE.
ENGLEWOOD CLIFFS, NJ 07632

ARCHITECT

JS ARCHITECTURE AND DESIGN, LLC
27 OAKLAND AVE., ROOM 400, PASSAIC, NJ 07652
PHONE: 201-486-4242
FAX: 201-486-4242
EMAIL: jason@jarchitecture.com, jason@jarchitecture.com



REVISIONS:

No.	Date	Description

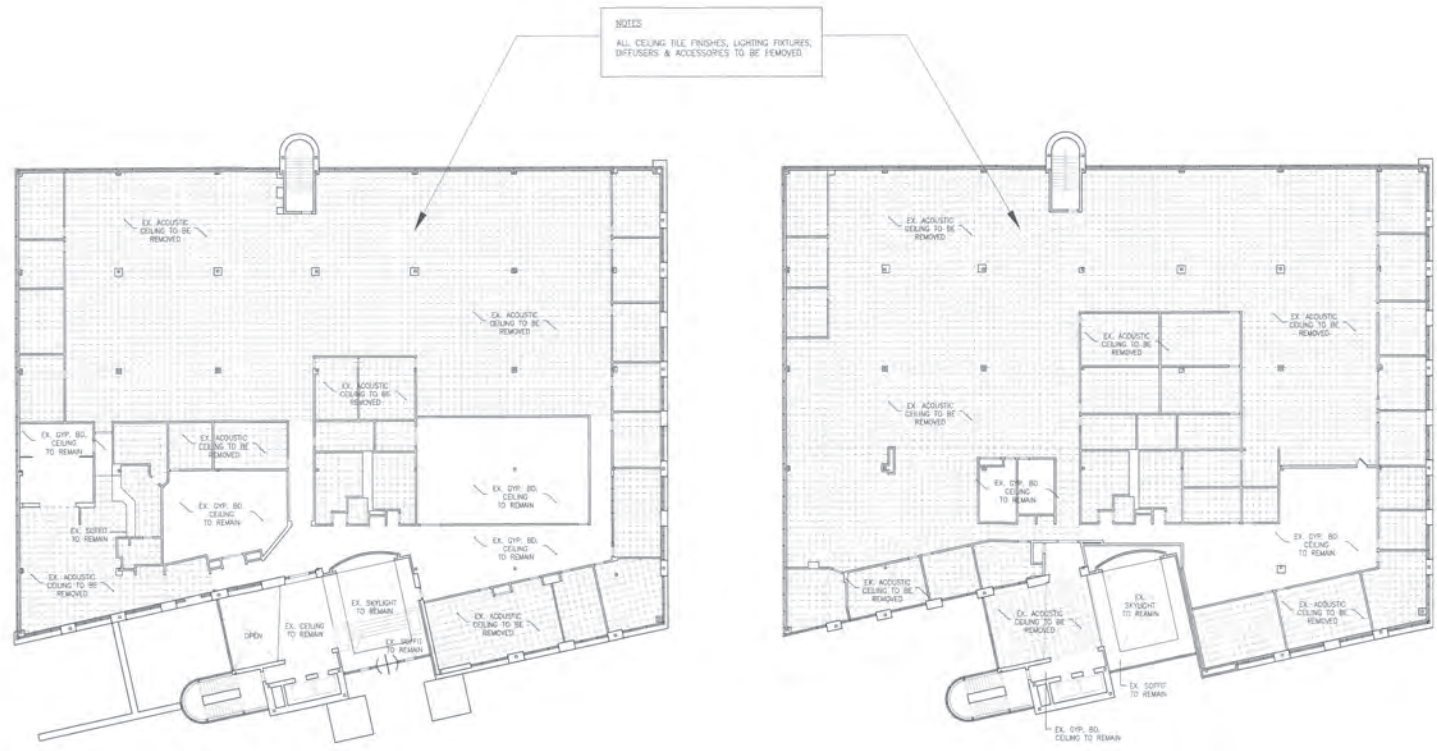
DRAWING
SECOND FLOOR
DEMO PLAN

PROJECT NUMBER
21-0112-01
DATE
1/12/2021
SCALE
AS NOTED
DRAWING NUMBER

D-102

CEILING - DEMO PLAN

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ



1 FIRST FLOOR CEILING DEMO PLAN
A-102 SCALE: 1/16"=1'-0"

1 SECOND FLOOR CEILING DEMO PLAN
A-102 SCALE: 1/16"=1'-0"

PROJECT
1000 SYLVAN AVE.
ENGLEWOOD CLIFFS, NJ 07632

ARCHITECT
JS
JS ARCHITECTURE AND DESIGN, LLC
31 GRAND AVE. IRVING PLACE PARK BUILDING
IRVINGTON, NJ 07034
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FAX: 908-859-4543
WWW: jsarch.com



REVISIONS:

No.	Date	Description

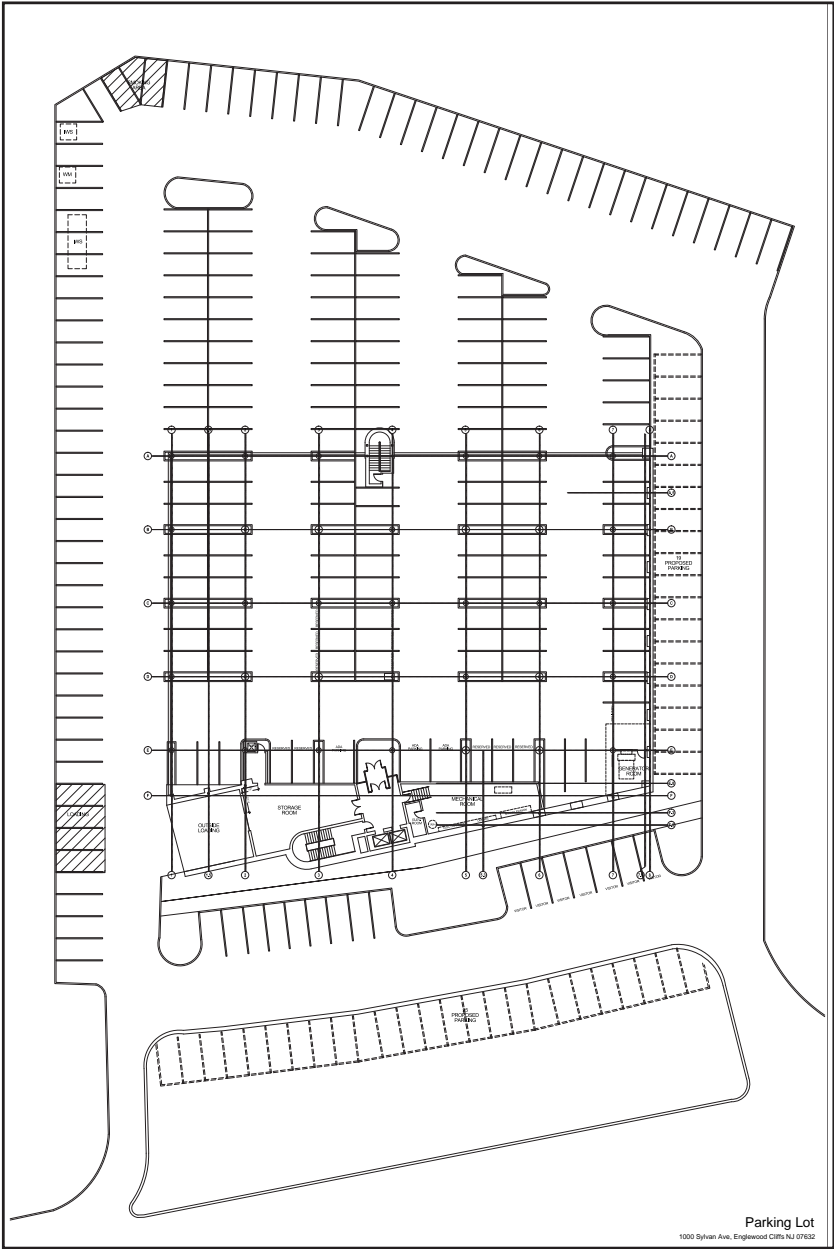
DRAWING
CEILING DEMO PLAN

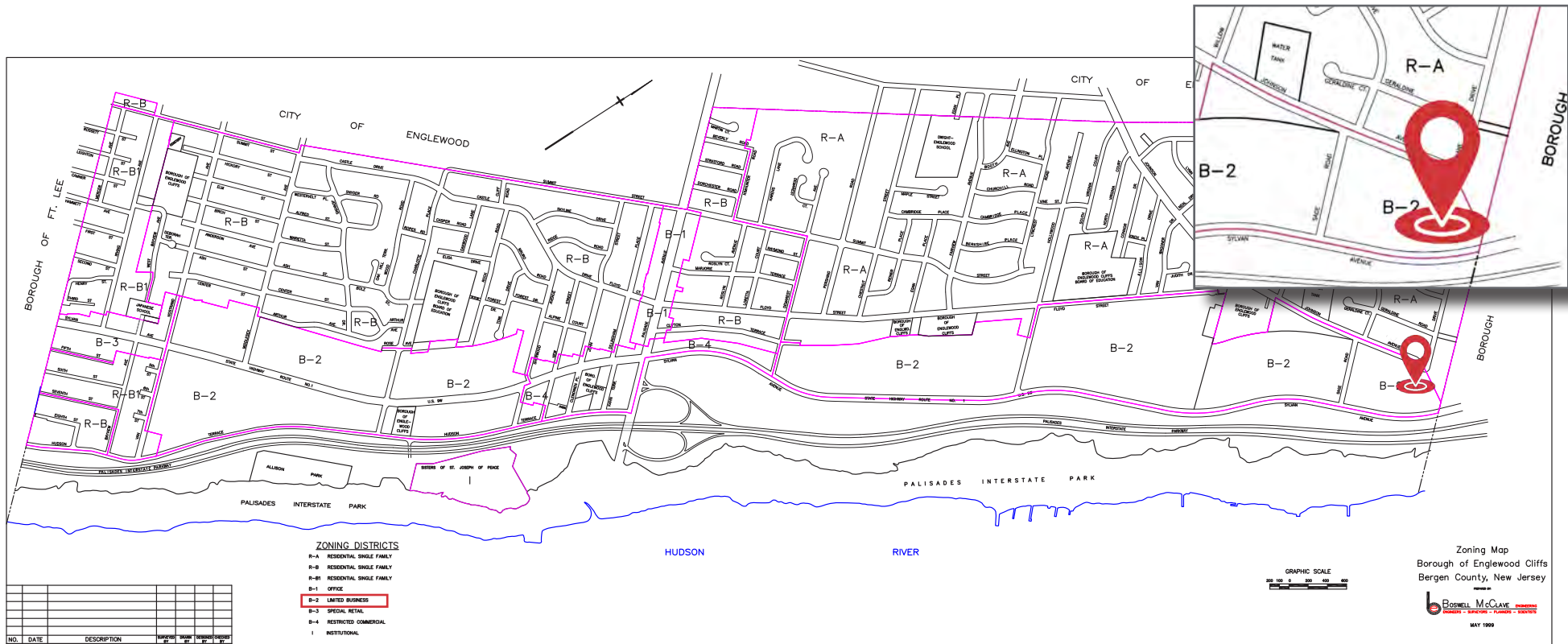
PROJECT NUMBER
21-0112-01
DATE SCALE
1/12/2021 AS NOTED
DRAWING NUMBER

D-111

PARKING PLAN

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ





§ 30-5.5

Permitted in the B-2 District (Limited Business).

[Ord. #9306, A V; Ord. No. 9802; Ord. #2000-10]

a. As principal permitted uses:

1. Business offices, professional offices, governmental and corporate offices.
2. Laboratory and research facilities.
3. (Reserved)
4. House of worship.
5. Accessory parking areas on the same lot as the principal use.

b. As conditional uses:

1. Fraternal organizations.
2. Private clubs with social and recreational facilities which are accessory to a permitted use.

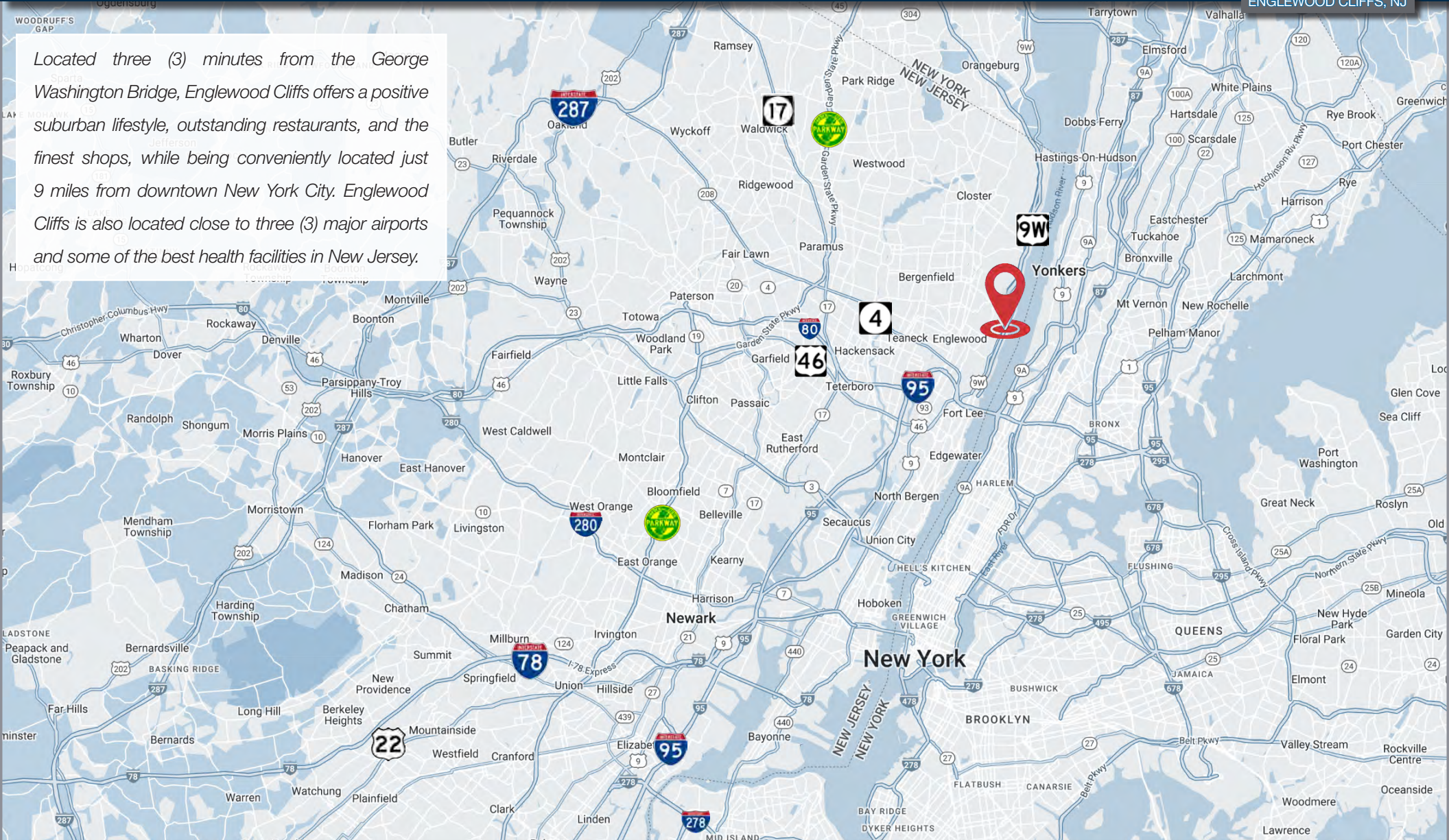
c. The following uses are specifically prohibited in this zone:

1. The operation of a taxi, limousine or livery service or other similar businesses and the parking and storage of said vehicles in connection with said business.

AREA MAP

1000
SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ

Located three (3) minutes from the George Washington Bridge, Englewood Cliffs offers a positive suburban lifestyle, outstanding restaurants, and the finest shops, while being conveniently located just 9 miles from downtown New York City. Englewood Cliffs is also located close to three (3) major airports and some of the best health facilities in New Jersey.



Holland Tunnel
10.9 miles



GW Bridge
4.0 miles



Holland Tunnel
17.9 miles



Midtown
13.4 miles



Newark Airport
22.8 miles



Mario Cuomo Bridge
15.2 miles

Russell J. Verducci

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NAI James E. Hanson

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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