



**AVAILABLE IMMEDIATELY | 3,080 SF FOR LEASE | WALK TO NEW VALLEY HOSPITAL**

**Prime Paramus location | Rare small space right off Route 17**

**Greg Panayoti | 201.845.6606 | [GPanayoti@NIANationalRealty.com](mailto:GPanayoti@NIANationalRealty.com)**

### Property Details

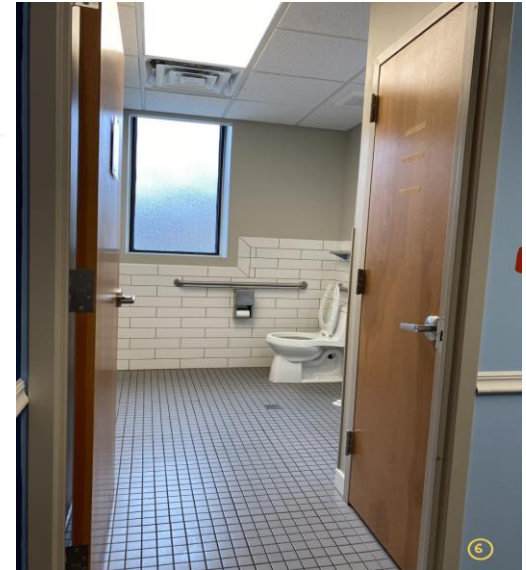
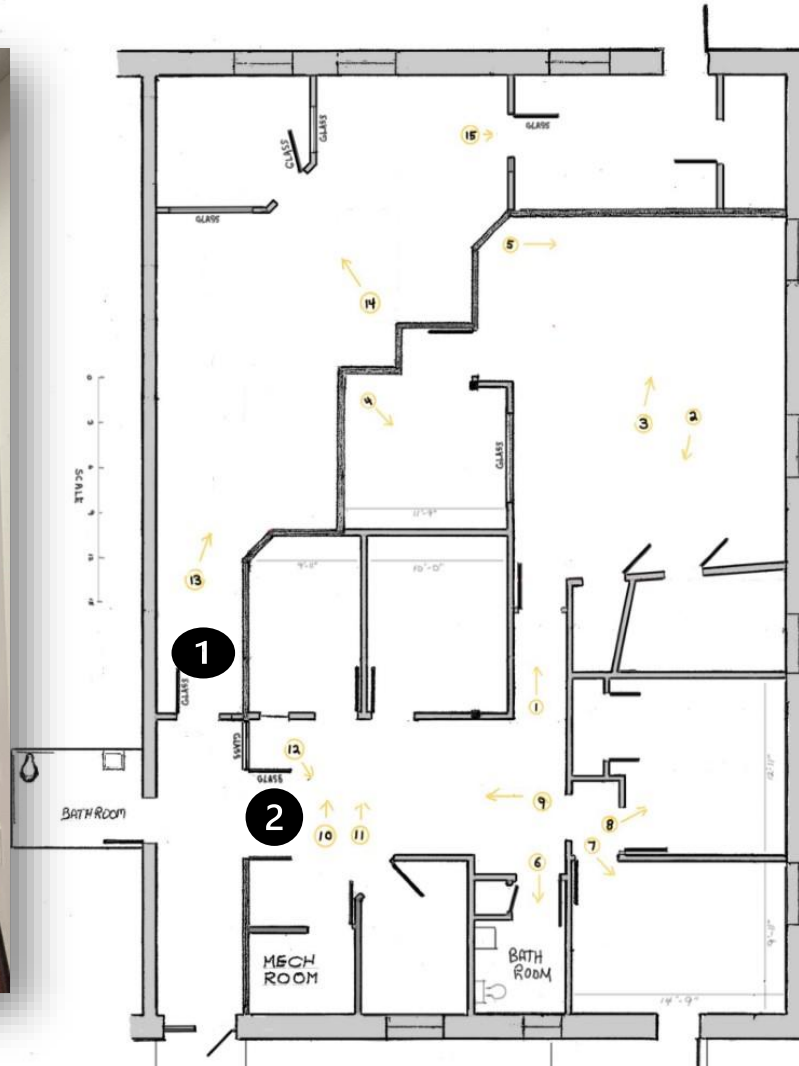
- SF Available: 3,080
- Total SF: 8,300
- Ceiling Height: 10.0
- Zoning: Office / Medical / Professional
- **Parking Spaces: 9**
- AC: Yes
- Heat: Gas
- 

**Asking \$20.00/PSF NNN**



Rare smaller building one block to Route 17 and near Paramus Park, The Fashion Center and Floor & Decor. Behind Tenafly Pediatric with a separate entrance. Two separate units (1,034SF and 2,046SF) available as one single unit, easily combined. Walking distance to new Valley Hospital.

Greg Panayoti | 201.845.6606 | [GPanayoti@NIANationalRealty.com](mailto:GPanayoti@NIANationalRealty.com)



**Greg Panayoti | 201.845.6606 | [GPanayoti@NIANationalRealty.com](mailto:GPanayoti@NIANationalRealty.com)**