



## Building features

- Custom-finished interiors
- Recent building renovation
- Parking ratio of 4/1,000 covered and surface
- 24 hour security and card key access
- Located 15 minutes from New York City, five minutes from the George Washington Bridge
- Major parkways and interstate highways (Routes 4 and 46, I-80, the New Jersey Turnpike and the Palisades Parkway) are only minutes away

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<b>Building Size</b>	132,000± sf
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<b>Available Space</b>	Suite 1130 – 8,277 sf (divisible to 4,100 sf) Suite 2220 – 26,534 sf (divisible to 3,915 sf)
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<b>Rental Rate</b>	\$32.00
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<b>Available</b>	Immediately
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For further information:

**William E. McCaffrey**, Principal  
D +1 973 753 1102 | C +1 201 826 8861  
[william.mccaffrey@avisonyoung.com](mailto:william.mccaffrey@avisonyoung.com)

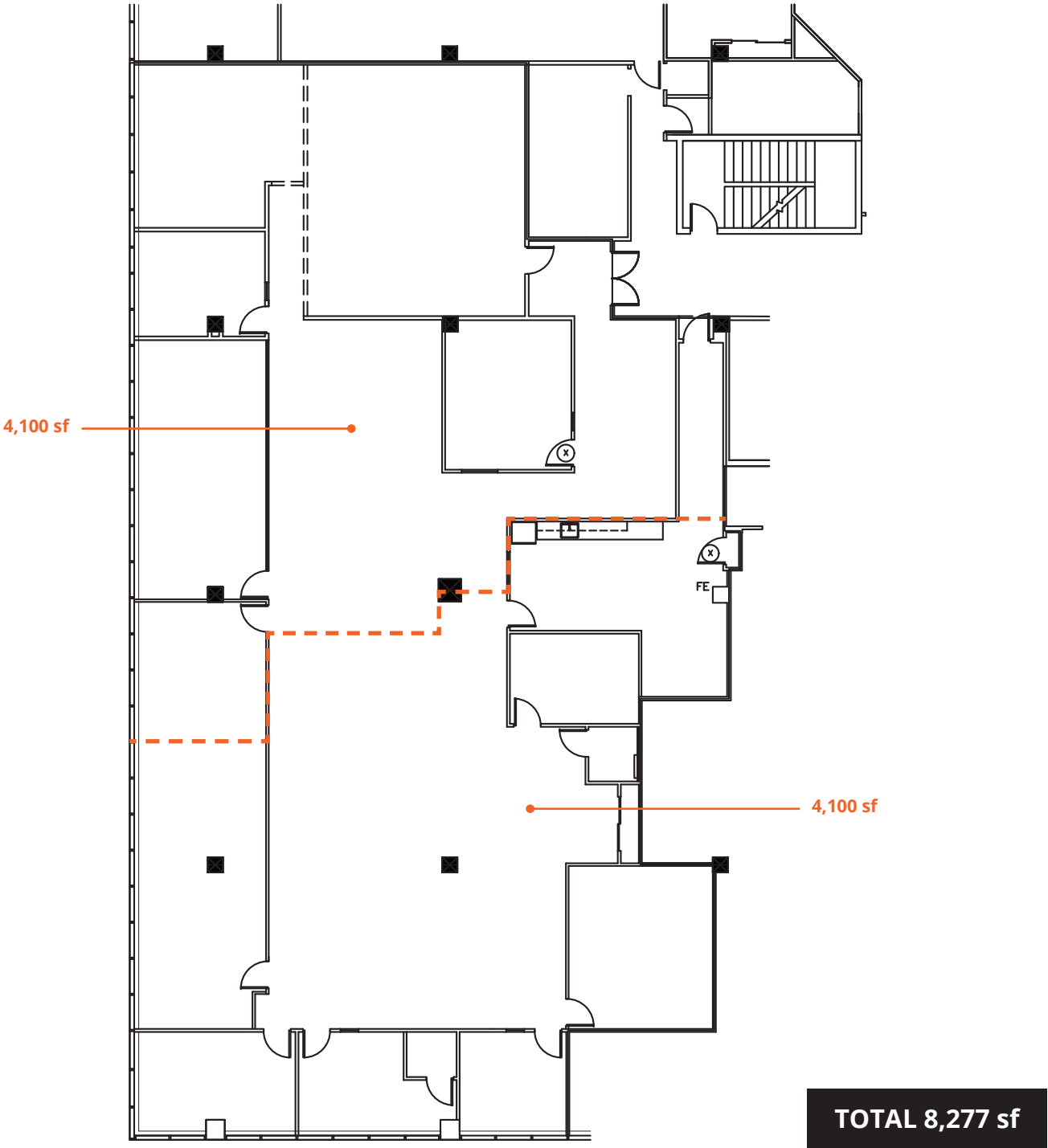


Space Available For Lease

270 Sylvan Avenue, Englewood Cliffs, NJ 07632

Floor Plan

Suite 1130 – 8,277 sf (divisible to 4,100 sf)



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# Space Available For Lease

270 Sylvan Avenue, Englewood Cliffs, NJ 07632

## Floor Plan

Suite 2220 – 26,534 sf (divisible to 3,915 sf)



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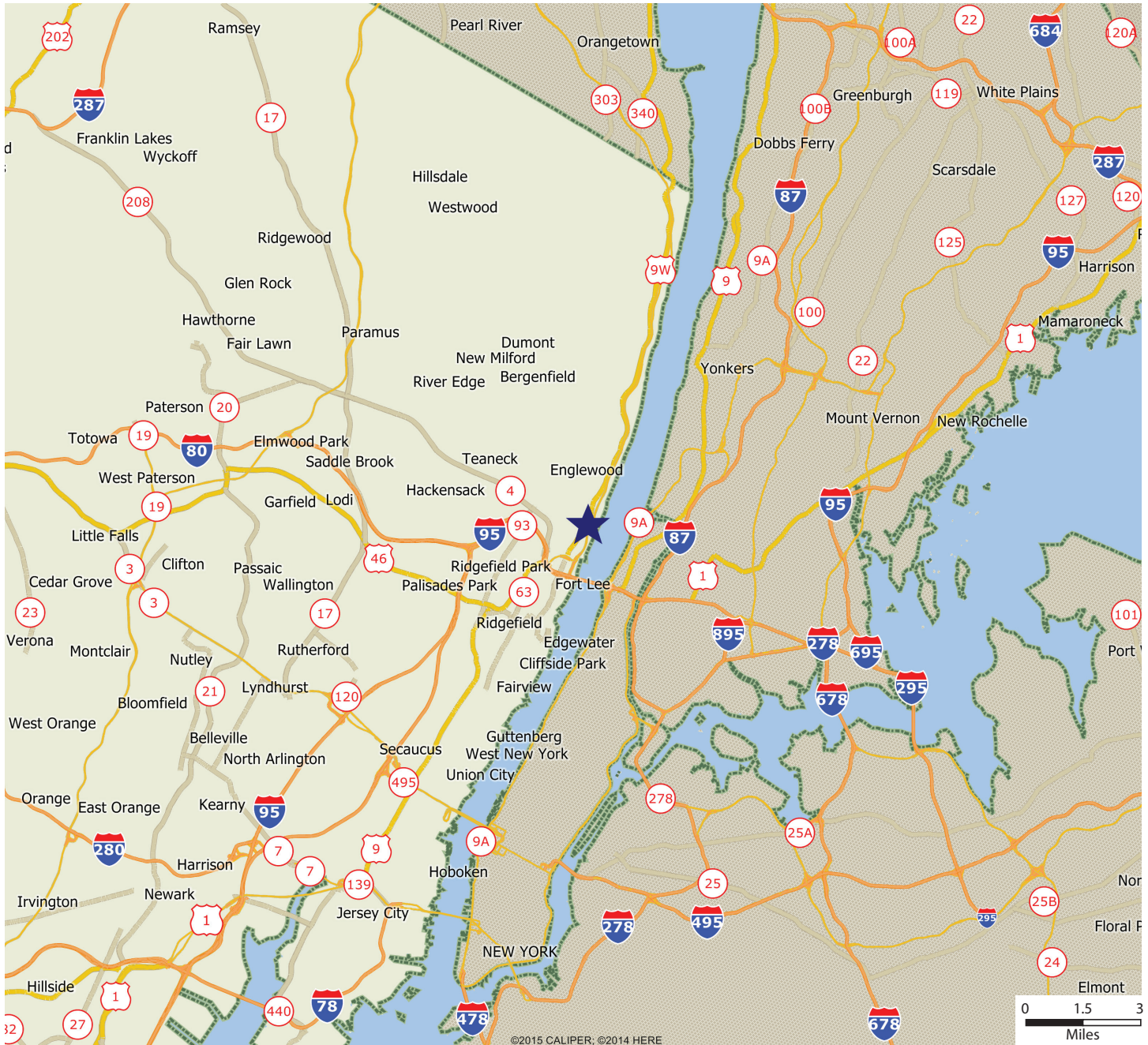




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## Regional map



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