

FOR LEASE | PROFESSIONAL OFFICE SUITE | 2ND FLOOR



189 Kinderkamack Road # 2, Westwood, NJ 07675



PROPERTY DESCRIPTION

Professional 750 SF office suite available on the 2nd floor of a well-maintained building in the heart of Westwood, just steps from NYC bus transportation. Ideal location in a thriving town with easy access to shops, dining, and services. Features brand new 2024 Renewal by Andersen Thermopane windows for enhanced energy efficiency and comfort. Tenant responsible for 1/3 of garbage collection and snow removal, own PSEG (separately metered), and 25% of property taxes. Great opportunity for businesses seeking convenience and visibility in a vibrant downtown setting!

PROPERTY HIGHLIGHTS

- Professional 750 SF office suite available
- Ideal location in a thriving town with easy access
- Reduce your current rent and move into this space!
- Start your business in this space, attractive rent
- 2024 Renewal by Andersen Thermopane windows

OFFERING SUMMARY

Lease Rate:	\$24/ft or \$1,500.00 SF/yr (MG)
CAM Charge:	+\$6.50/ft = \$30.50/ft All-in
Available Lease SF:	750 SF
Lot Size:	14,984 SF
Total Building Size:	2,712 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	618	1,649	5,637
Total Population	1,419	4,188	15,156
Average HH Income	\$161,915	\$171,134	\$183,979

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

BRUCE ELIA JR.
Managing Broker | Fort Lee
O: 201.917.5884 X701
C: 201.315.1223
brucejr@kw.com
NJ #0893523

Allison Berkowitz
SEG Realty Group | Tenafly
O: 201-894-8004
C: 201-321-4368
allison@stacyesser.com
NJ # 1756590

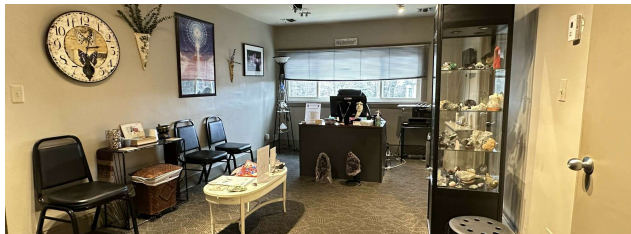
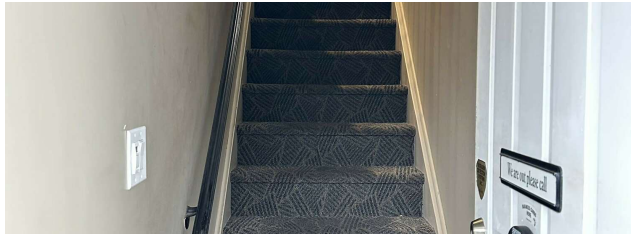
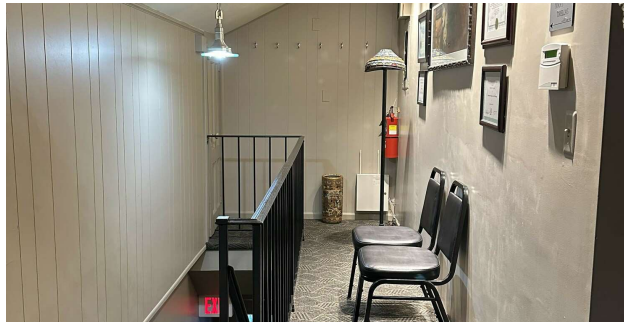
KW COMMERCIAL
2200 Fletcher Ave Suite 500
Fort Lee, NJ 07024

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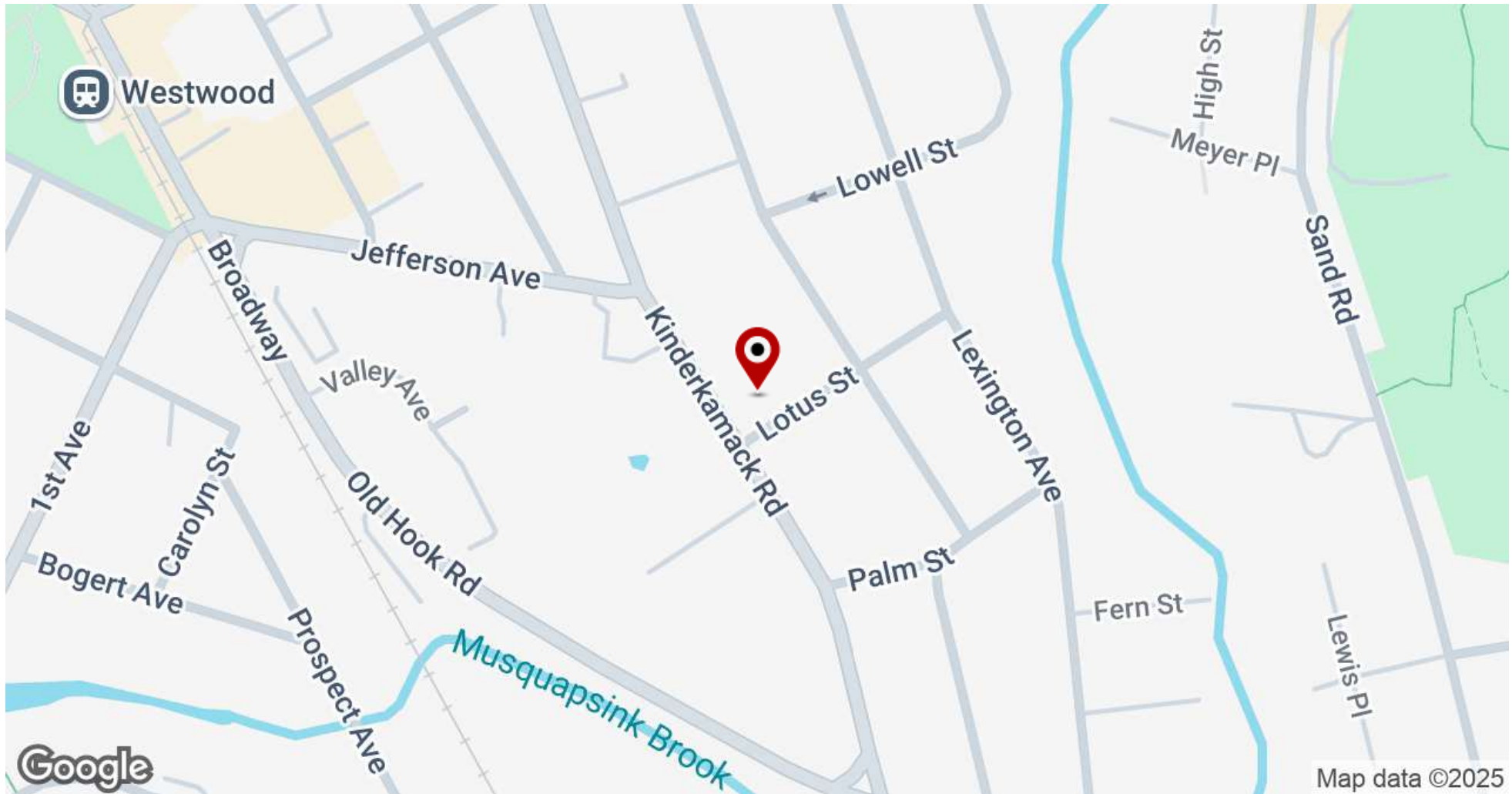
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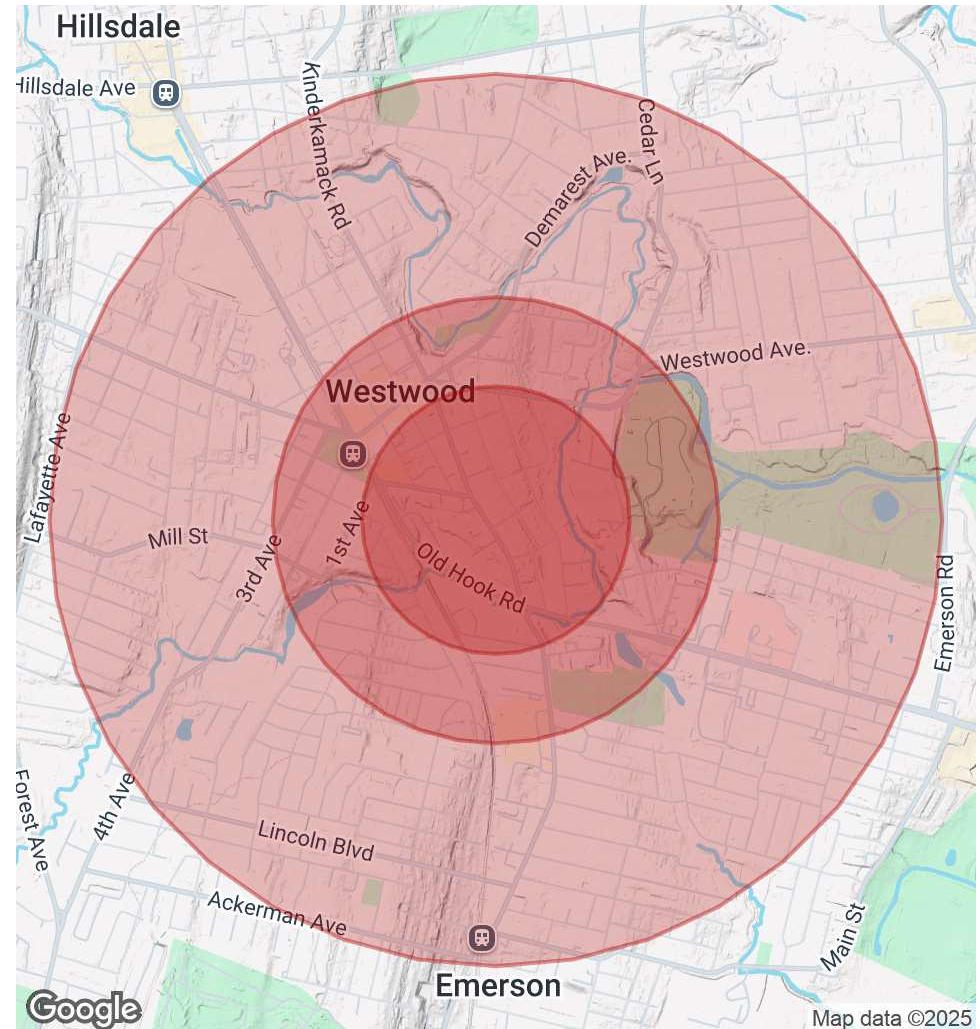


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,419	4,188	15,156
Average Age	42	42	43
Average Age (Male)	41	41	41
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	618	1,649	5,637
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$161,915	\$171,134	\$183,979
Average House Value	\$619,353	\$630,601	\$655,924

Demographics data derived from AlphaMap



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