

# 700 Kinderkamack Road, Oradell, NJ



**FOR LEASE – 4,269 RSF, & 495 RSF - 3<sup>rd</sup> Floor**

Conference/Training Room

Full Service Café @ “800”

Generous Parking

Outdoor Patio Seating

Close to Bus Stop

and Train Stations

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NIA National Realty | 66 Route 17 North, Suite 900 | Paramus, NJ 07652 | 201.845.6606 | [www.NIANationalRealty.com](http://www.NIANationalRealty.com)

Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.



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**LOCATED** – Easy access on the west side of Kinderkamack Road; just north of Soldier Hill Road in Oradell. Situated between Hackensack Golf Club and Soldier Hill Golf Course.

**ADJACENT TO** – Oritani Bank, Dairy Queen, Liberty Subaru, medical facilities, and office buildings.

**ACROSS** – The Hiram Blauvelt Art Museum, Hackensack Golf Course, Bus stop to NYC and Train Station (North or South).

## STATISTICS: 3 MILE RADIUS

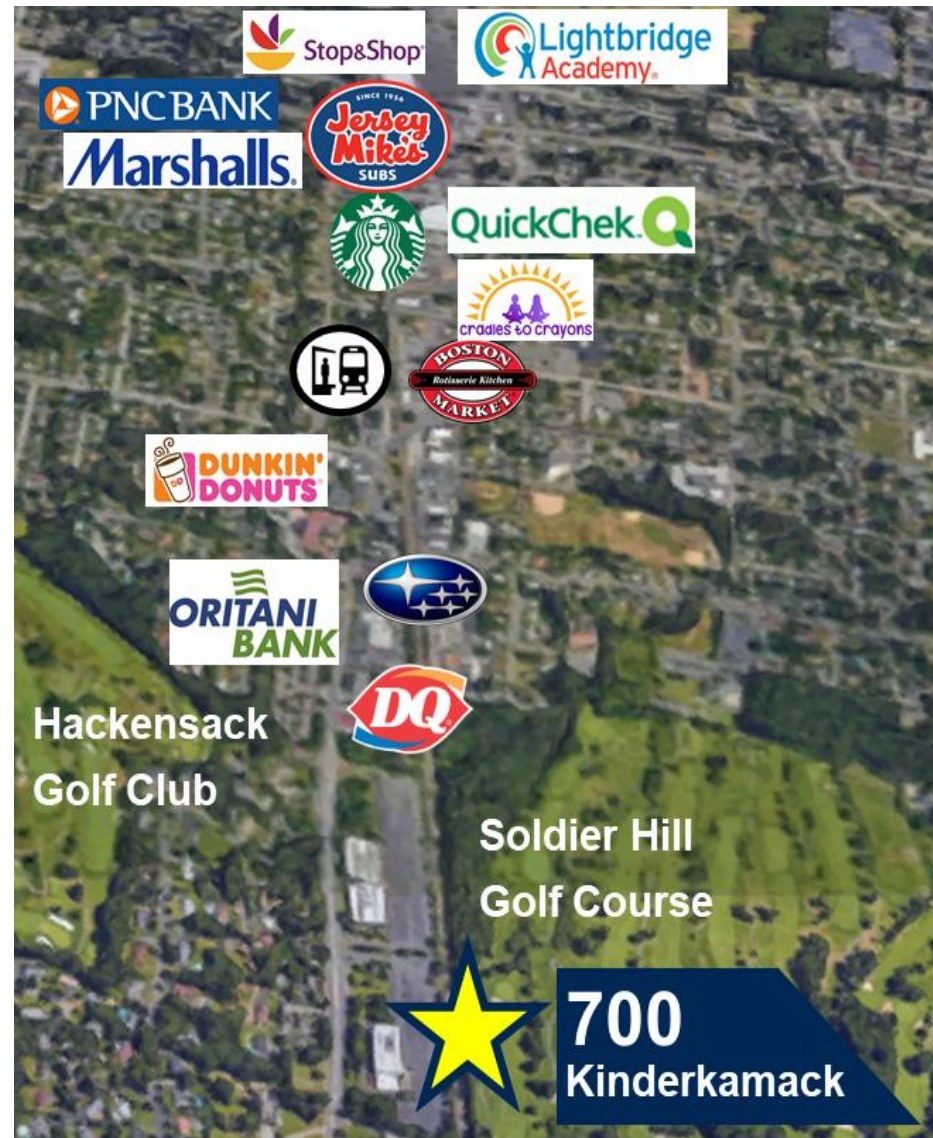
Population = 111,599

Average HHI = \$140,019

Daytime Business Employment = 49,450 people

**TRANSIT** – Walking distance to both the Oradell and Emerson Train Stations; NJ Transit bus stop. 22 – 27 miles to LGA and EWR.

**ATTRACTIONS** – Childcare, golf courses, restaurants, shopping, and banking (e.g. M&T, Oritani, PNC, Valley National, Wells Fargo).



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## 3rd Floor

A **shaded outdoor patio area** for lunch or short meetings compliments a shared conference/training room with wifi (for use at an “in house” rate) and a **full-service café** next door at “800”. Other amenities include a vending room, a **comfortable lobby** with seating, **nightly cleaning**, and **easy access** to nearby businesses and attractions

SF Lease	4,269
SF Lease	495
Price	*Call for Pricing
T&E	\$1.75
Total SF	55,000
Ceiling Height	9.0
Lot Size	3.90
Heat	Gas
Parking Spaces	4/1,000
Zoning	Off



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