



***Office Space in downtown***  
**40 North Van Brunt Street Englewood**  
**NJ 07631**

**Well located mixed use building with retail on first floor and office on the second floor in a modern look elevator building located in the heart of downtown Englewood, Walk to Everything!**

**TOTAL SIZE:** 25,000 +/- two story mixed use building retail on first floor, office on second floor

**AVAILABLE:** OFFICE: Currently: **900+/- sq. ft.**

**LEASE RATE:** \$25.00 PSF plus TE of \$1.75 psf

**NOTES:** \*\*Lobby and elevator renovations recently completed.\*\*  
\*\*Professionally Owned and Managed with on-site Super\*\*  
\*\*Parking Available\*\* \*\*Exterior Signage\*\* \*\*24 Hour Access\*\*



***CALL: Adam Plawker NJ Managing Director (201) 805-2080***

No warranty or representation is made as to the accuracy of the information contained herein and same is made subject to errors, omissions, change of price, and withdrawal without notice, and to any special listing conditions imposed by our principals

