



15 East Midland Avenue, Suite 2B  
Paramus, New Jersey 07652

Featured Highlights

OFFICE TYPE	Class A
SUBLEASE SIZE	±24,560 SF
PARKING RATIO	4.00 / 1,000 SF
YEAR BUILT	1988
SPACE RENOVATED	2019
ZONING	BIL
TENANT IMPROVEMENTS	±\$3,000,000
TENANT ELECTRIC	\$1.75
SURFACE PARKING	725
SUBLEASE TERM	±8.5 years
ASKING RATE	\$29.85/SF + TE



830 Morris Turnpike, Suite 201  
Short Hills, New Jersey 07078  
www.blauberg.com  
973.379.6644

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☐ On-site Café

☐ Convenient access to the Garden State Parkway, Route 17 & Route 4

☐ Key Tenants include: AT&T, Savvas Learning Co, GM Financial

☐ Within 0.2 miles of Trader Joe’s, Monster Mini Golf, Land Rover of Paramus, The Ridgewood Country Club, Shake Shack & more.

☐ Within 0.50 miles of Bergen New Bridge Medical Center, Paramus Park Mall, Bonefish Grill, PGA Superstore, Michaels, DICK’s Sporting Goods & Restoration Hardware Outlet.

PROXIMITY	
New York State Border	±7 Miles
Ramapo College of New Jersey	±10.5 Miles
Bergen Community College	±0.85 Miles
The Frisch School	±1.35 Miles
Paramus Catholic High School	±1 Mile
Don Bosco Prep	±2.5 Miles

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## Amenities

### ◆ Commuter Rail ◆

River Edge Commuter Rail  
(Pascack Valley Line)  
Drive: 8 Minutes  
Distance: 2.9 Miles

Oradell Commuter Rail  
(Pascack Valley Line)  
Drive: 8 Minutes  
Distance: 4.4 Miles

### ◆ Nearby Airports ◆

LaGuardia Airport  
Drive: 31 Minutes  
Distance: 21.2 Miles

Newark Liberty  
International Airport  
Drive: 39 Minutes  
Distance: 23.7 Miles

Westchester County Airport  
Drive: 50 Minutes  
Distance: 36.3 Miles

### ◆ Nearby Hospitality & Amenities ◆

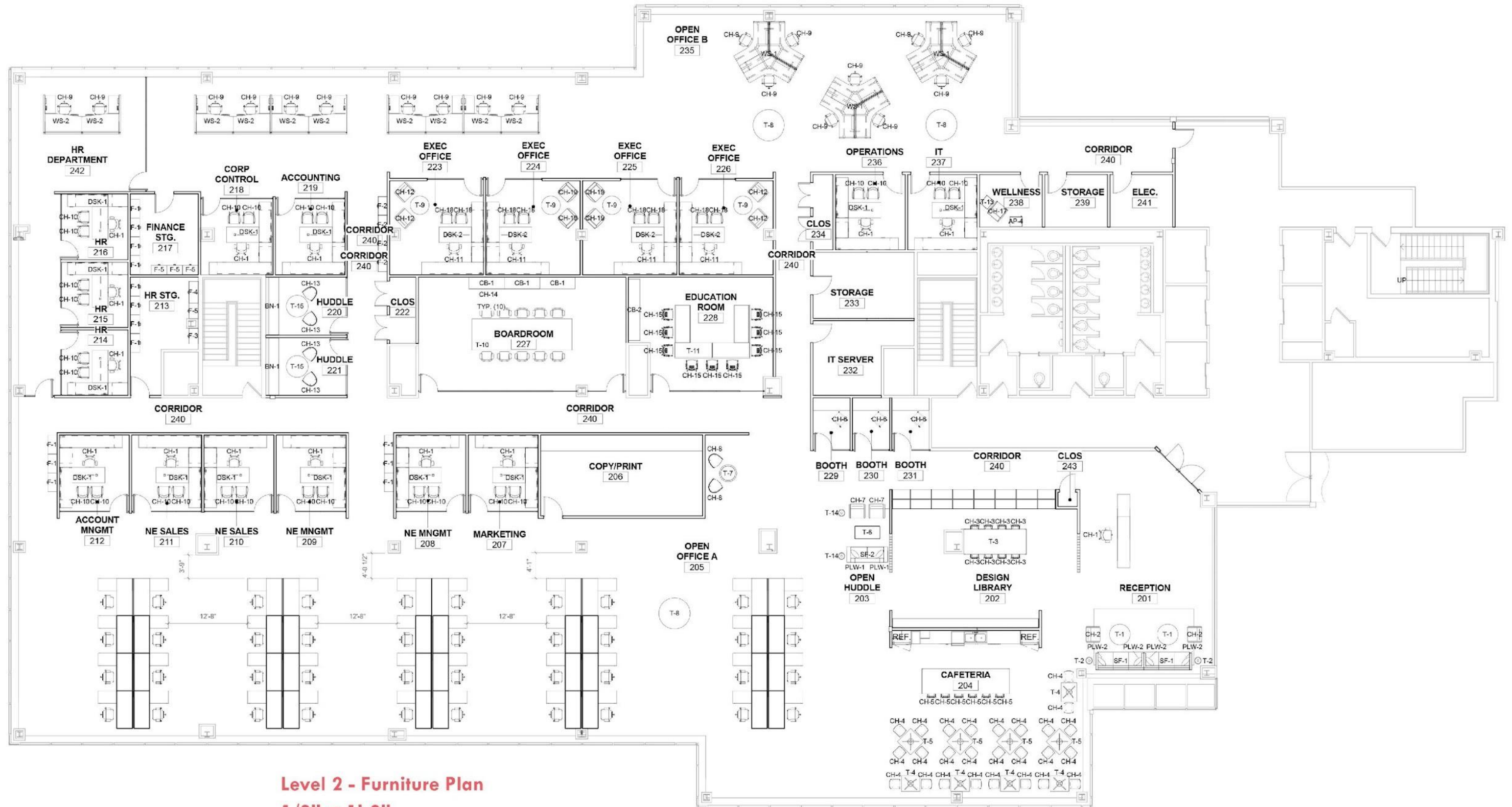
◆ 10 Hotels Within  
5 Miles

◆ 4 Regional Malls Within  
3.5 Miles

◆ Midtown Manhattan Within  
20 Miles

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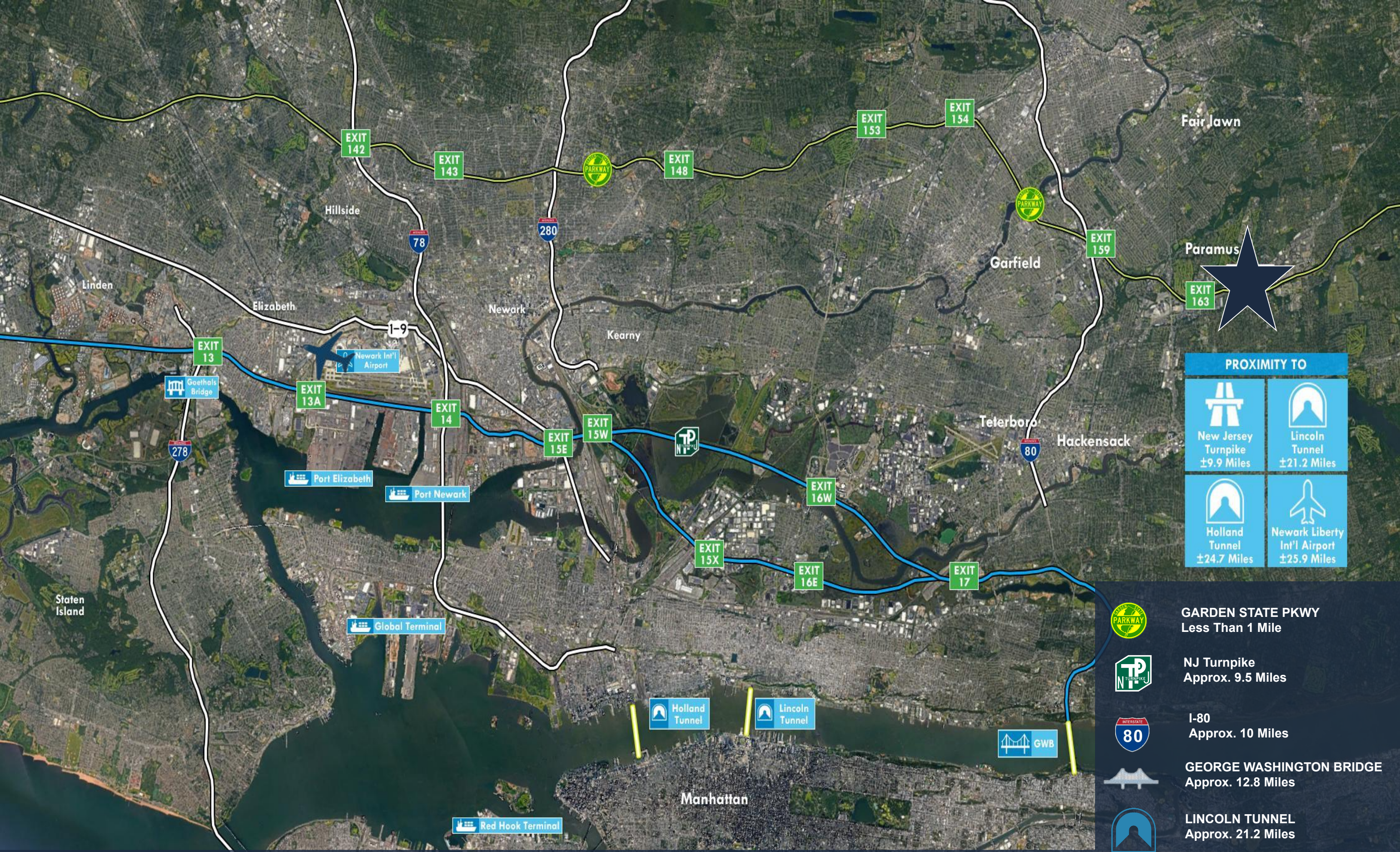
Level 2 - Furniture Plan  
1/8" = 1'-0"



A wide-angle photograph of a modern, open-plan office interior. The space features a large, bright orange leather sofa in the foreground, a glass coffee table, and a red leather chair. The floor is made of light-colored wood. In the background, there are glass-walled meeting rooms, a desk area with computers, and a large window. The ceiling has recessed lighting.

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**JASON M. CRIMMINS, CCIM, SIOR**

*President*

Extension 122

JMCrimmins@blauberg.com

**ALESSANDRO CONTE, CCIM, SIOR**

*Executive Vice President*

Extension 131

AConte@blauberg.com

**PETER J. MURANO, JR., SIOR**

*Managing Executive Director*

Extension 114

PJMurano@blauberg.com

**CHRISTOPHER J. CHIUOLO**

*Associate*

Extension 139

CChiusolo@blauberg.com



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