



# THE GRECO REALTY GROUP

*Commercial Brokerage Specialists*  
***Prime Office or Co-Working Space***  
**55 - 61 W. Palisade Ave.**  
**Englewood, NJ**



<b>Size:</b>	<b>10,824 s.f. Divisible</b>
<b>Rent:</b>	<b>\$30 psf GROSS</b>
<b>Rental Increases:</b>	<b>5% Annually</b>
<b>Term:</b>	<b>Minimum of Five (5) Years</b>
<b>Utilities:</b>	<b>Independently metered</b>
<b>Present Tenant:</b>	<b>Law Firm</b>
<b>Condition of Premises:</b>	<b>"As is"</b>
<b>Signage:</b>	<b>Plaque on Building's Exterior</b>
<b>Availability:</b>	<b>January 1, 2022</b>
<b>Remarks:</b>	<p>This "Class A" Building offers a prestigious address with exterior signage in the heart of downtown Englewood's commercial corridor. The building's marble floors and floor to ceiling windows create a gracious entrance lobby with private elevator setting an elegant tone for its 2<sup>nd</sup> floor tenants. The building's owner occupies half of the 2<sup>nd</sup> floor. This office space comes with 18 dedicated parking spaces in a private parking lot on James Street just one block away. As a bonus, the location is just steps away from a broad selection of restaurants, stores, and the Bergen PAC, Englewood's performing arts center.</p>

**For More Information Contact:**  
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Licensed Real Estate Brokers in New Jersey and New York