

FOR SUB-LEASE

4800 WEST SIDE AVE.

NORTH BERGEN, NJ

3,100 ± SQ. FT. OFFICE SPACE

CONTACT EXCLUSIVE BROKER

LISSA ROY

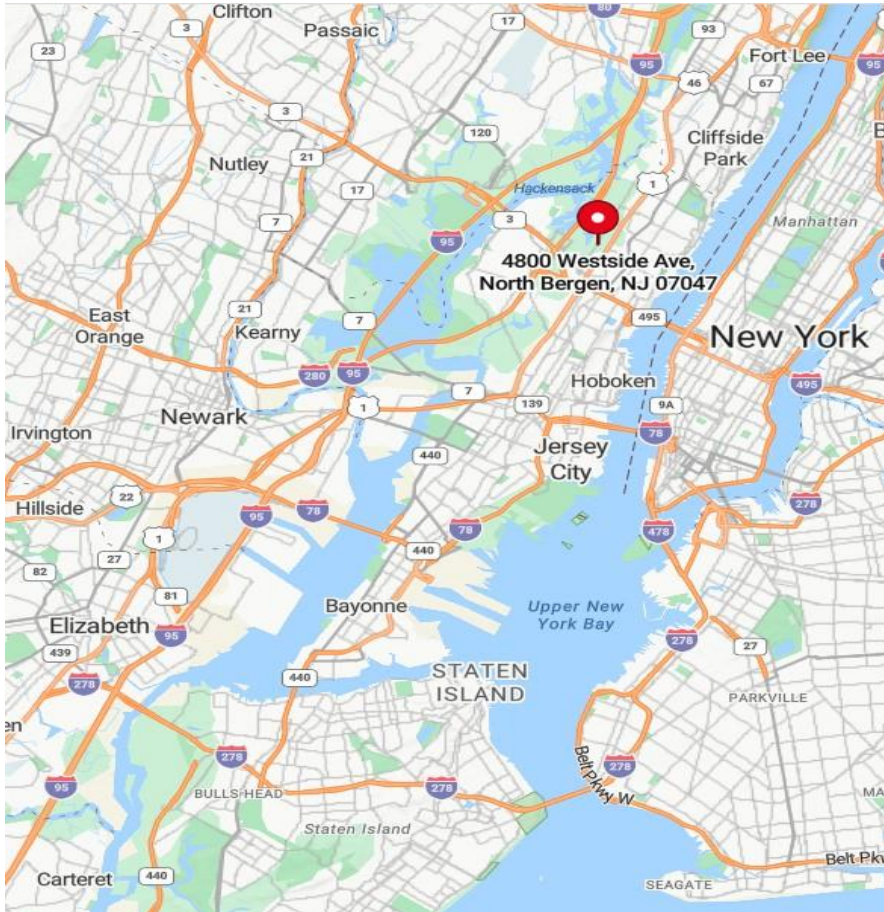
Mobile (201) 873-1921

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Team Resources, as exclusive agent, is pleased to present this 3,100 +/- sf off office space for sublease with off-street parking. Easy access to major highways make this a convenient location.



Property Description

Available Space:	3,100 +/- sq. ft.
Building Size:	19,985 +/- sq. ft.
Parking:	ample car parking
Asking Rental:	\$19.00 + gas & electric
Sub-lease Term:	1 – 5 years
Occupancy:	Immediate

Overview: We're pleased to offer this 3,100 s.f. office space with ample off-street parking & private bathroom. With I-95/NJ Tpke., Lincoln & Holland Tunnels & GWB all within a short driving distance, this convenient location.

PROXIMITY TO KEY LOCATIONS

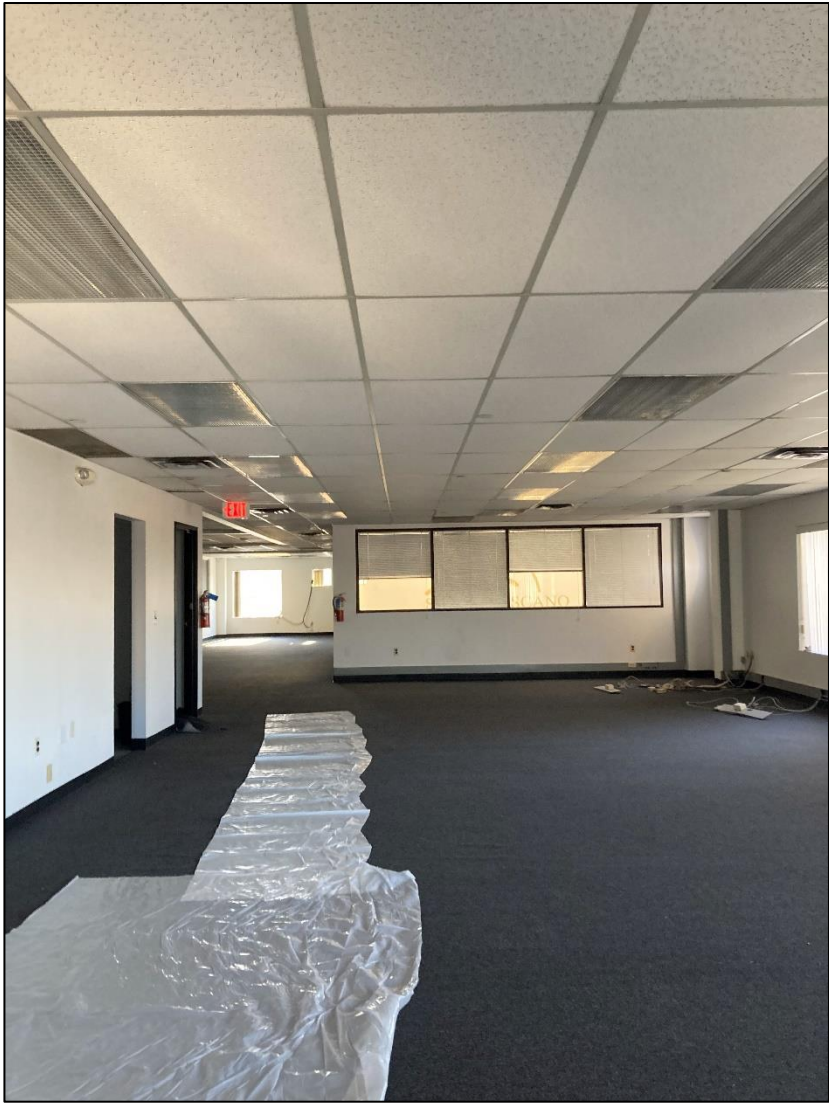
Port Newark:	10 +/- miles	NJ Turnpike	5 +/- miles
Lincoln Tunnel:	5 +/- miles	GW Bridge	7 +/- miles
Holland Tunnel:	6 +/- miles		

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All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.



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