



# PLAWKER COMMERCIAL REAL ESTATE

601 PALISADE AVENUE, ENGLEWOOD CLIFFS, NJ 07632



## OFFICE SPACE FOR LEASE 285 Grand Ave. Englewood, NJ

**MODERN OFFICE SPACE IN THE HISTORICAL "PATRIOT CENTRE". SET BACK FROM GRAND AVE. IN A PRIVATE CORPORATE THREE BUILDING OFFICE PARK. ONLY 2 MINUTES FROM DOWNTOWN ENGLEWOOD!**

- TOTAL SIZE:** 21,000 square foot three building corporate park
- AVAILABLE:** **1,500 to 3,000 +/- sq. ft. part of 1 Patriot Centre**
- LEASE RATE:** \$24.00-\$26.00 per square foot gross plus separate utilities (cleaning included)
- POSSESSION:** Immediate
- PARKING:** 4 cars per 1000 ft.
- FEATURES:** \*Operable windows\* \*Attractive landscaping and grounds\* \*Bus at door\*  
\* Common Tenant Conference room included \*Common Kitchen\* \*24/7 access\*  
\*Less than 2 minutes to downtown Englewood, excellent restaurants, shopping, banking, and all services\* \*Very low loss factor\*

*for additional information or to arrange an inspection, please contact:*

Exclusive Broker  
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