

# OFFICE SPACES FOR LEASE

## 210 ROUTE 4 EAST

PARAMUS, NJ 07652



## PROPERTY OVERVIEW

**BUILDING SF:** 125,000 SF

**AVAILABLE SF:**

<b>First Floor</b>	Suite 101: 2,550 SF
<b>Second Floor</b>	Suite 203: 2,180 SF
	Suite 207: 1,147 SF <b>SUBLEASE</b> (Exp:8/31/2027)
	Suite 216: 6,815 SF
	Suite 221: 2,062 SF

**RENTAL RATE:** Negotiable

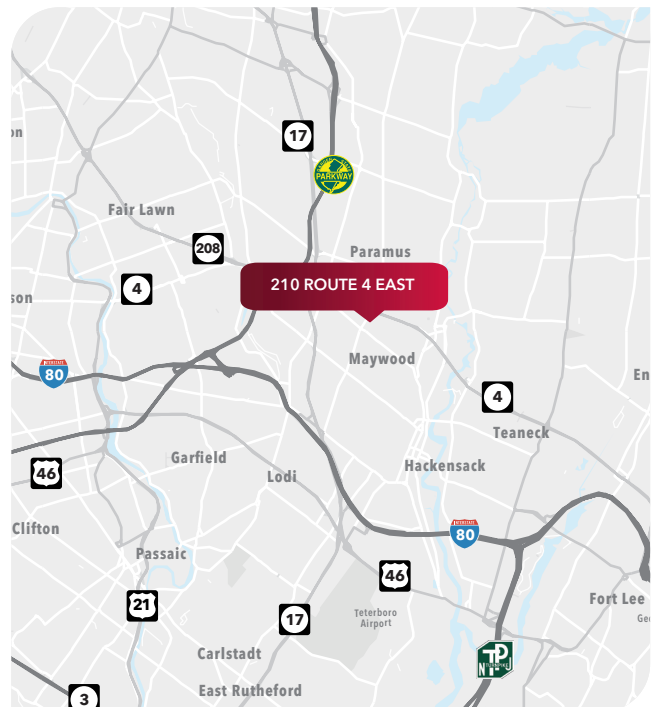
**PARKING:** 4/1,000

**BUILDING AMENITIES:**

- 24/7 Key Card Access
- Security Guard 7am - 7pm
- 24 Hour Surveillance

**POSSESSION:** ASAP

**LOCATION:** Adjacent to 24 Hour Fitness & Bergen Town Center featuring Whole Foods, Nordstrom Rack, Target & Marshalls.



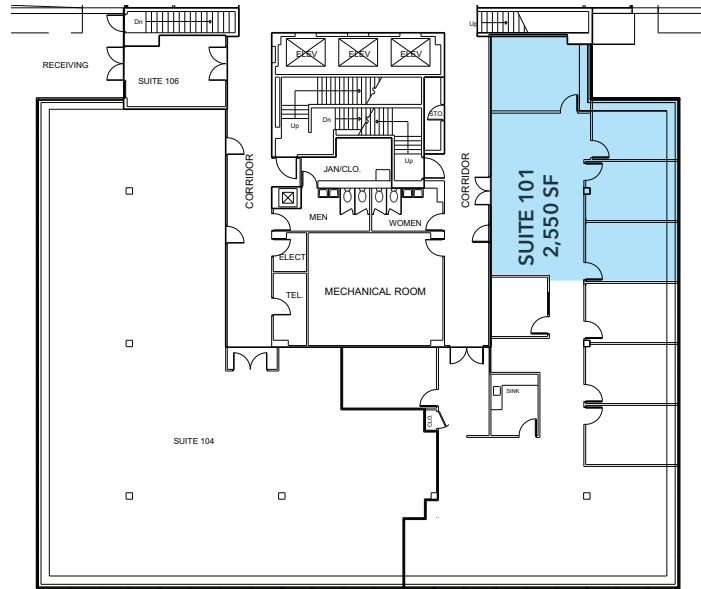
### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Joe Tormen** | Partner  
O 973.475.7066 C 201.390.7207  
joe.tormen@lee-associates.com

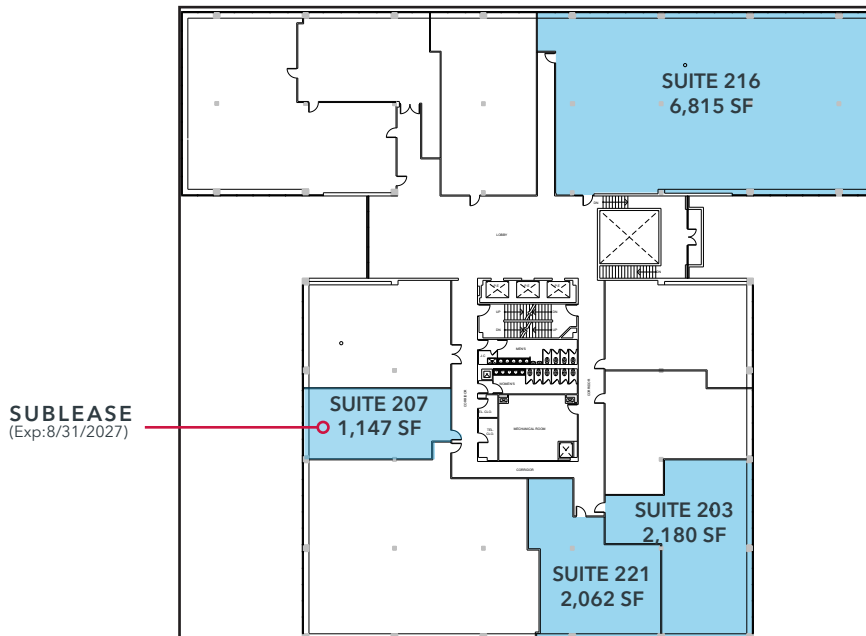
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.

## FLOORPLANS

### FIRST FLOOR



### SECOND FLOOR



#### FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Joe Tormen | Partner**  
O 973.475.7066 C 201.390.7207  
joe.tormen@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. Buyer acknowledges that Lee & Associates of New Jersey, LLC ("Broker") has not verified the information contained herein and does not make any representation about its accuracy. Buyer should confirm information contained in the Offering using its own sources. No liability of any kind is to be imposed on Broker herein.