

OFFICE/MEDICAL SPACES FOR LEASE INTERNATIONAL BUSINESS CENTER

440 SYLVAN AVENUE, ENGLEWOOD CLIFFS, NJ 07632



PROPERTY OVERVIEW

BUILDING SF: 66,025 SF

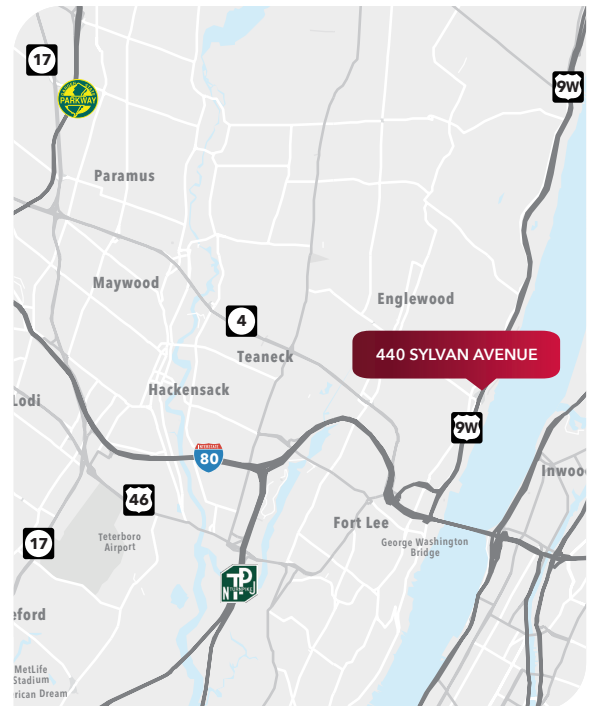
AVAILABLE SF: **Available Now**
2nd Floor: 1,791 SF
2nd Floor: 3,329 SF
2nd Floor: 2,126SF
Please contact broker for near-term floorplan availabilities

ASKING RENT: Negotiable

LAND AREA: 3.6 acres

PARKING: 4/1,000 SF, Covered 1/1,000 SF

LOCATION: 5 minutes from George Washington Bridge
Easily accessible to I-80, I-95, US-9W and the Palisades Interstate Parkway
Corporate neighbors include Samsung, CNBC, LG, Maserati & Ferrari



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 - WBE, 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.

OFFICE/MEDICAL SPACES FOR LEASE
INTERNATIONAL BUSINESS PARK
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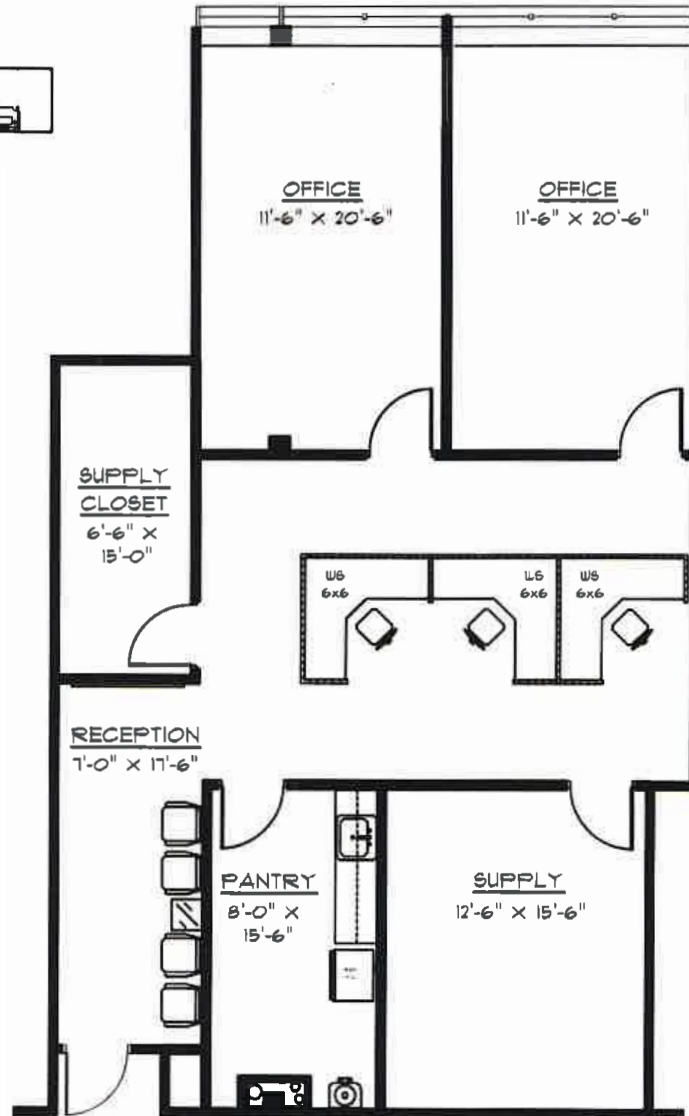
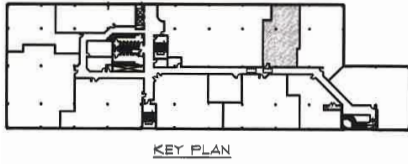
- COMMENTS:**
- New HVAC system
 - Fully renovated restrooms & elevators
 - Sprinklers in common areas & parking
 - New roof
 - Renovated lobby
 - New signage
 - MERV-13 filters installed
 - FIOS available to all tenants in addition to Optimum Lightpath
 - Covered parking resurfaced and re-striped
 - Parking Lot reconditioned and re-striped

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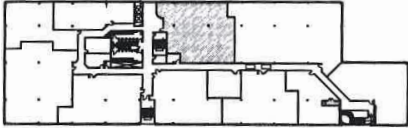
SUITE 285 - 1,791 SF AVAILABLE

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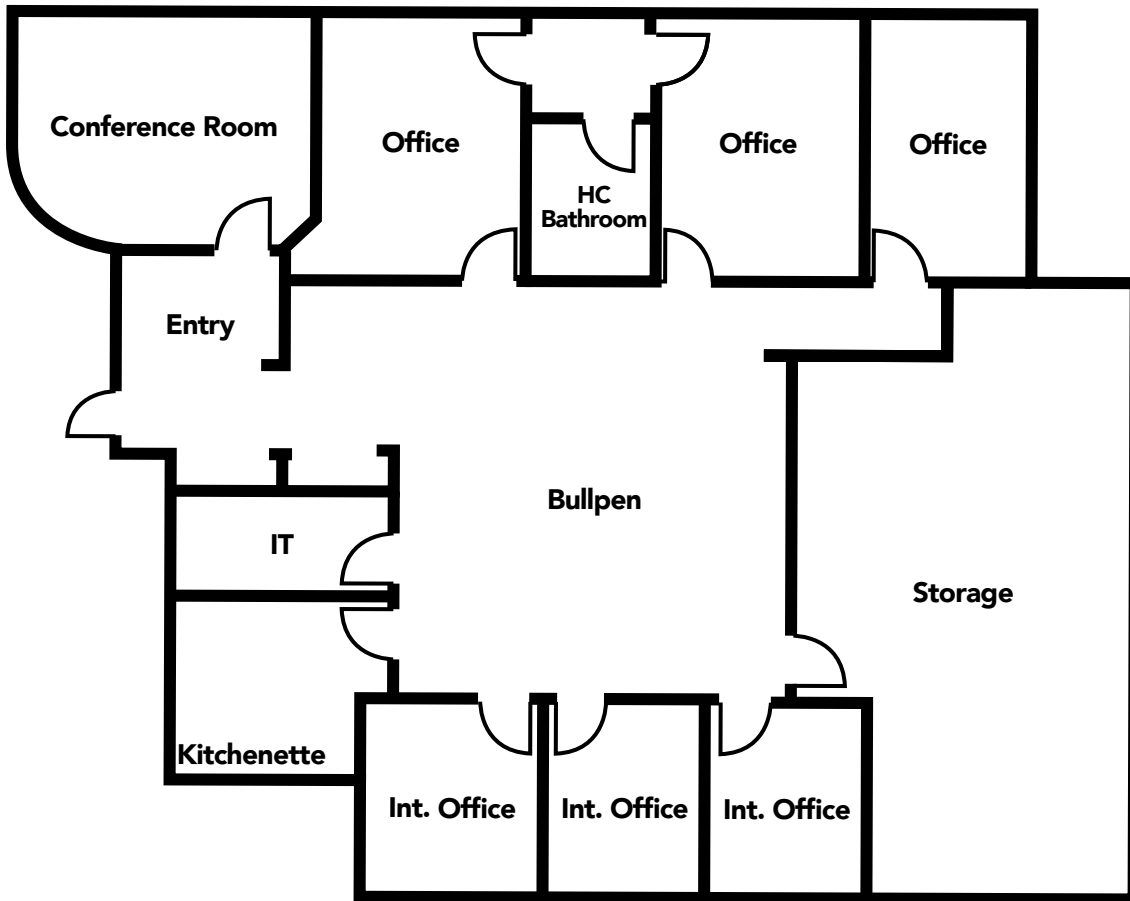
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KEY PLAN



SUITE 280 - 3,329 SF AVAILABLE

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