

FOR LEASE – FIRST-CLASS OFFICE BUILDING
3,676± SF AVAILABLE | 240 Paramus Road, Ridgewood, NJ | RIGHT OFF ROUTE 17

1st Floor 961 sf
2nd Floor 1935 sf
2nd Floor 780 sf



Property Highlights:

- **Beautiful Custom-Built Office Building** – Designed with architectural detail and character rarely seen in the market
- **1,935± SF Available** – Partial buildout includes elegant custom office cubes, a private executive area, and flexible open workspace.
- **Modern Amenities** – His and her private bathrooms, a full kitchen/break area for employees, and high-end finishes throughout.
- **Ample On-Site Parking** – Generous surface parking for employees and visitors.
- **Prime Location** – Conveniently located just off Route 17 near Paramus, NJ, with excellent visibility and easy highway access to Routes 17, 4 and the Garden State Parkway.
- **Ideal For:** Professional office users, design firms, or any business seeking a first-class setting in Northern New Jersey.

Lease Terms:

Available for immediate occupancy.

EXCLUSIVE BROKER

National Property Associates

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