

**BERKSHIRE
HATHAWAY**
HOMESERVICES

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COMMERCIAL DIVISION

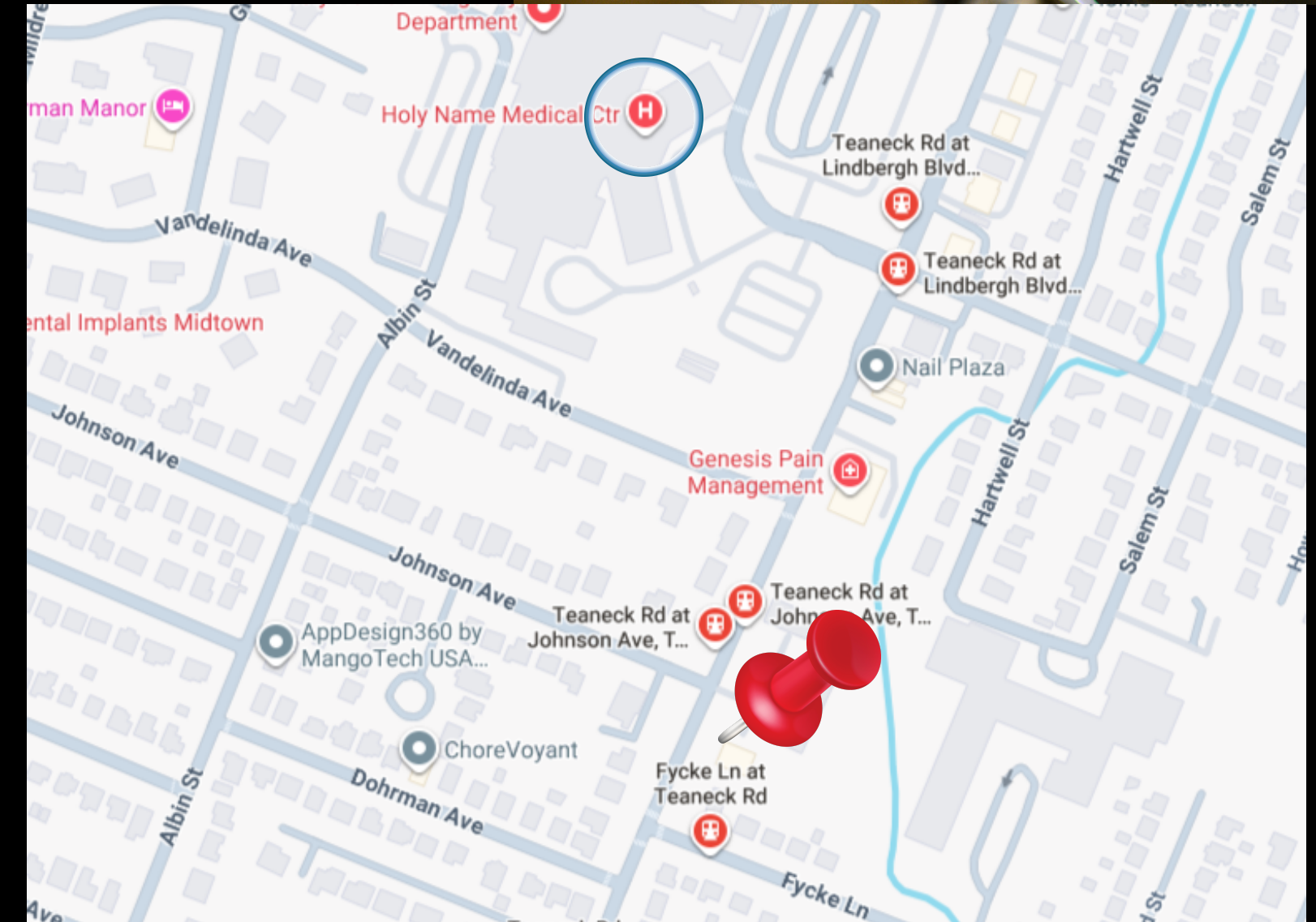
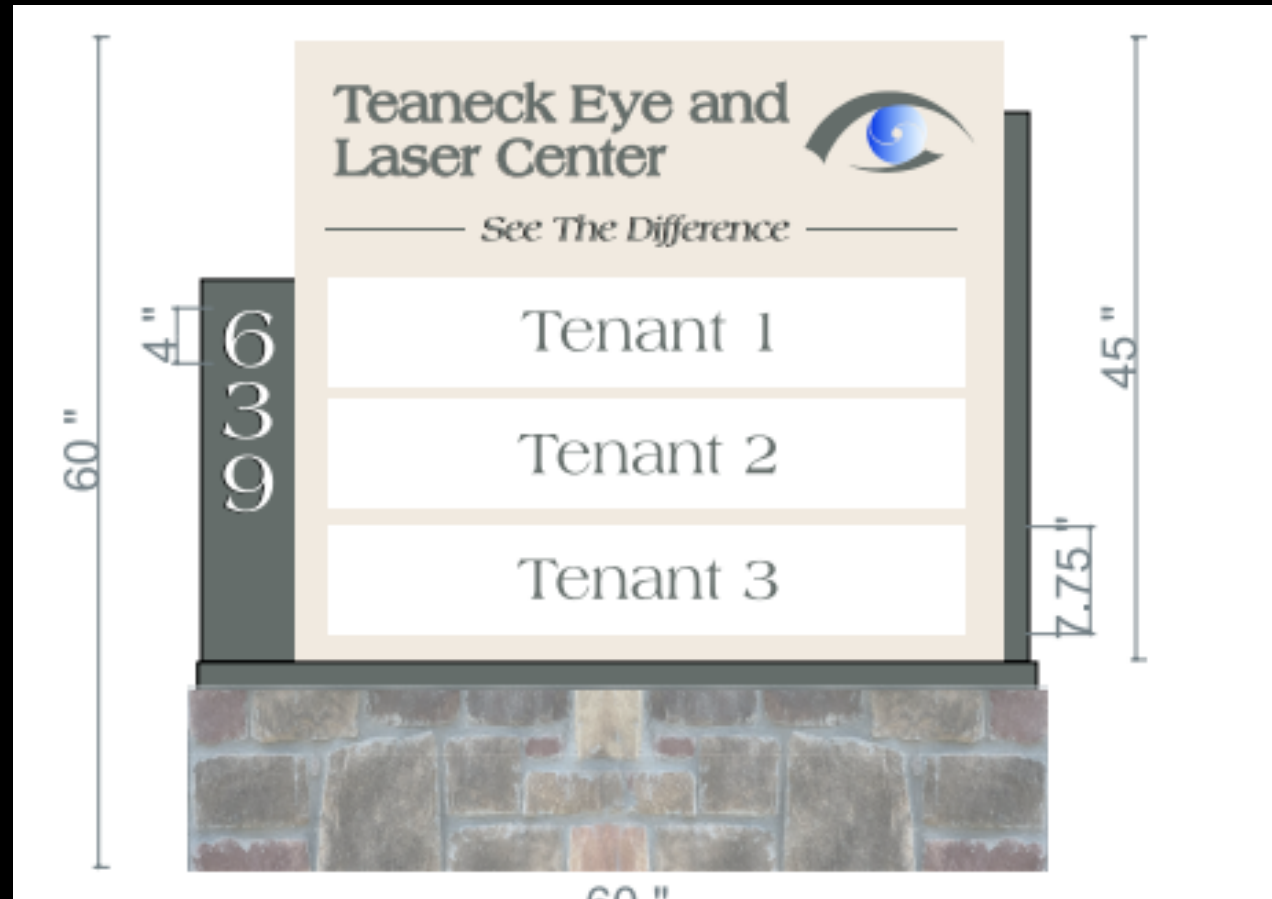
639 Teaneck Road

639 TEANECK RD, TEANECK, NJ 07666

3 FLOORS OF PRIME PROFESSIONAL/MEDICAL SPACE FOR
LEASE (8,938 SQ FT)

****FRONT DOOR WILL BE SIDE-LOADED DOOR
REV: 6.30.2026**

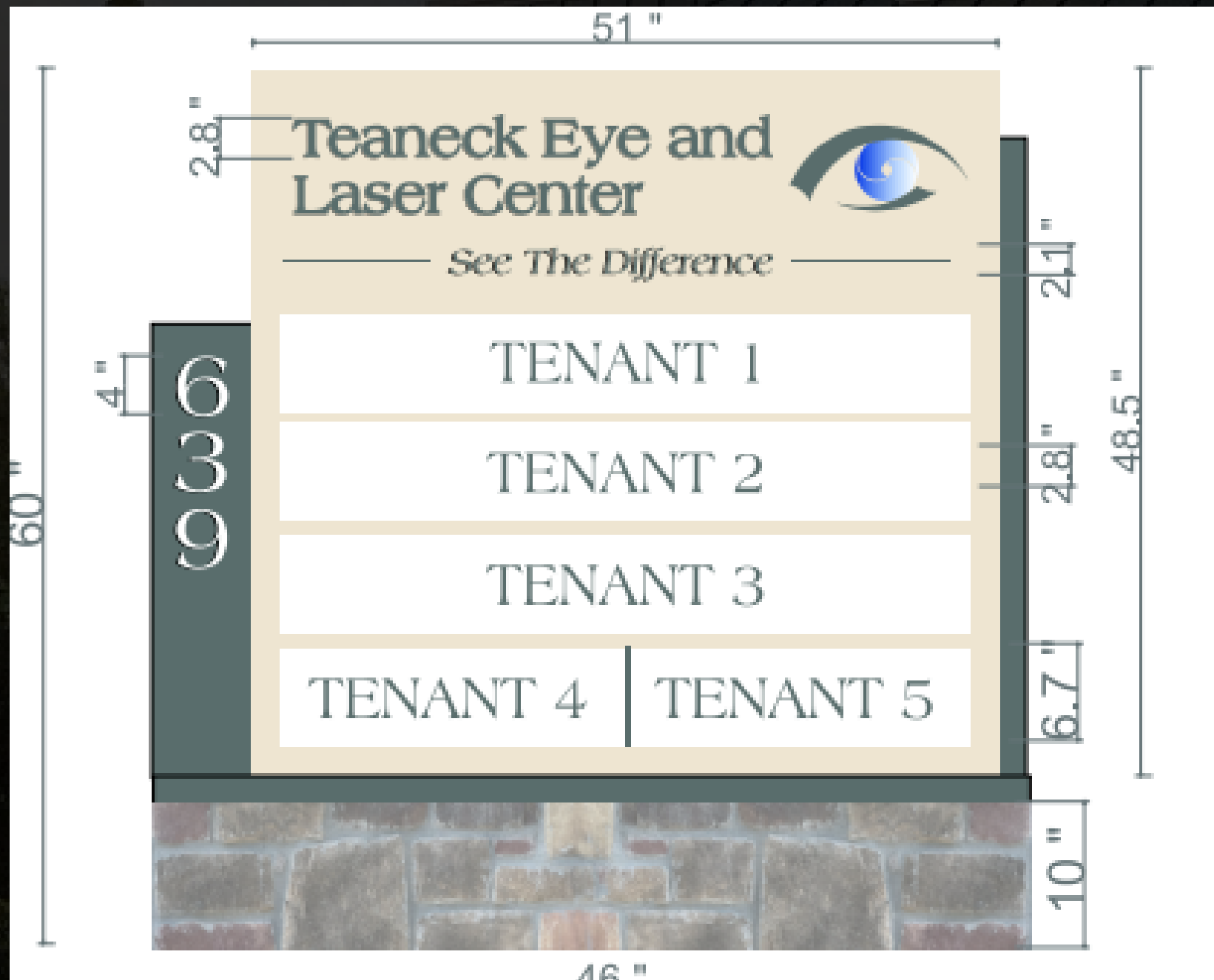
- Janitorial Cleaning
- 32 Parking Spaces
- 4 Handicapped Parking spots
- 2 EV Charging Stations
- Sprinkler System
- Elevator with gurney access
- Common Area Space
- Bus Stop with Lines to Harrington Park, Dumont, New York, Paramus, Fort Lee, Teaneck, Edgewater, and Cliffside Park



Building Highlights

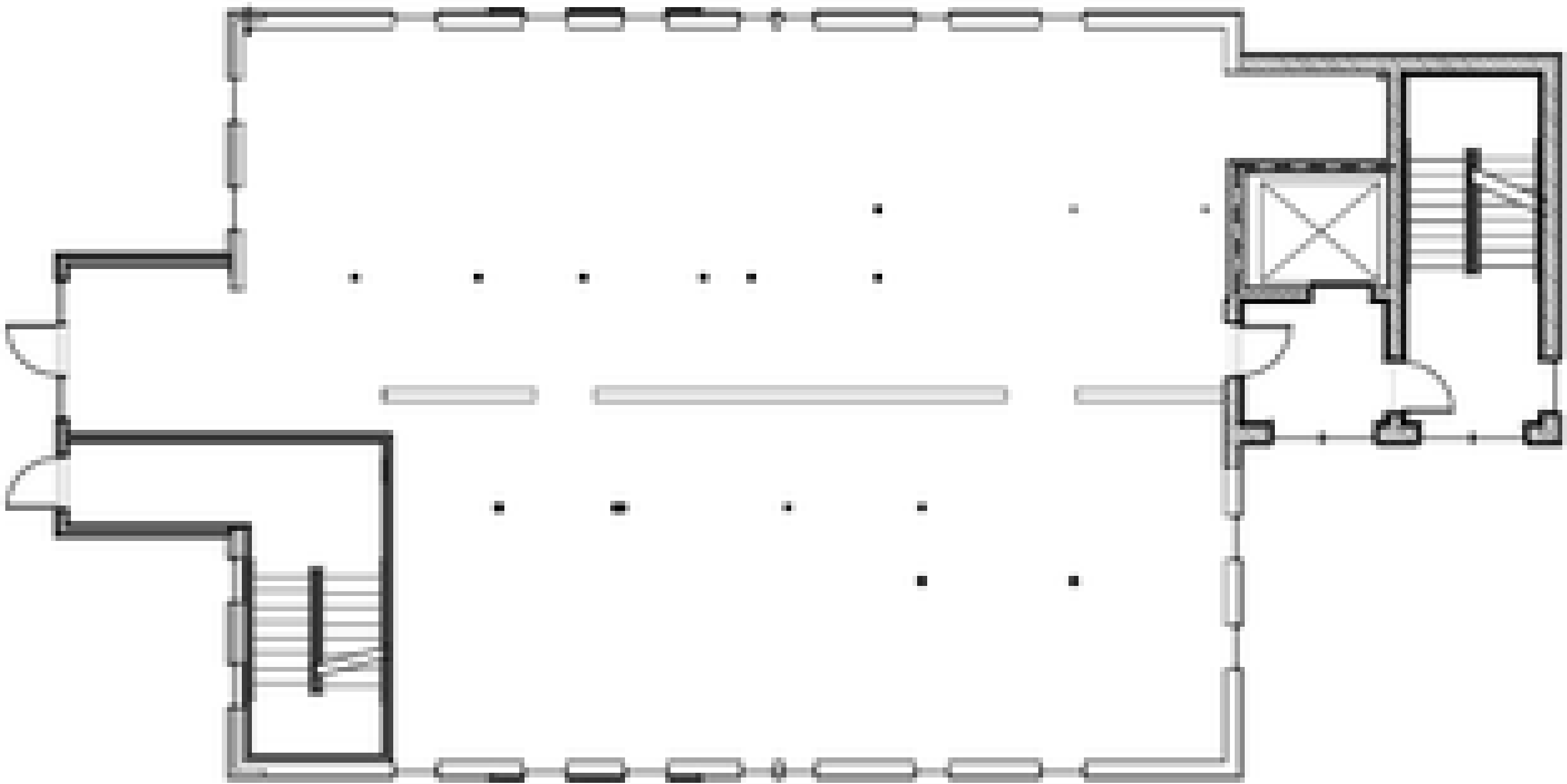


Front Elevation



Lawn Sign Rendering

1st Floor Layout

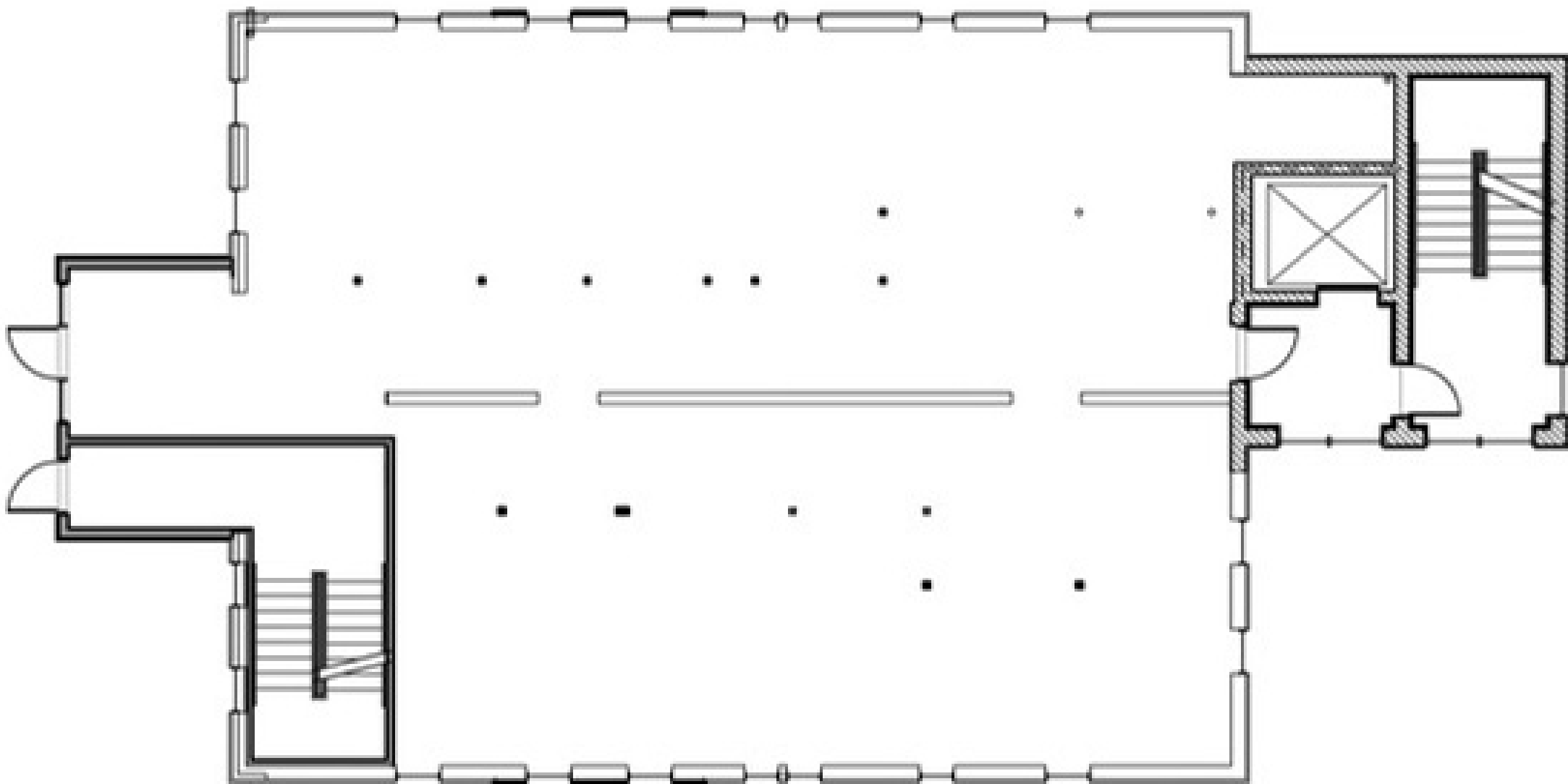


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2nd Floor Layout

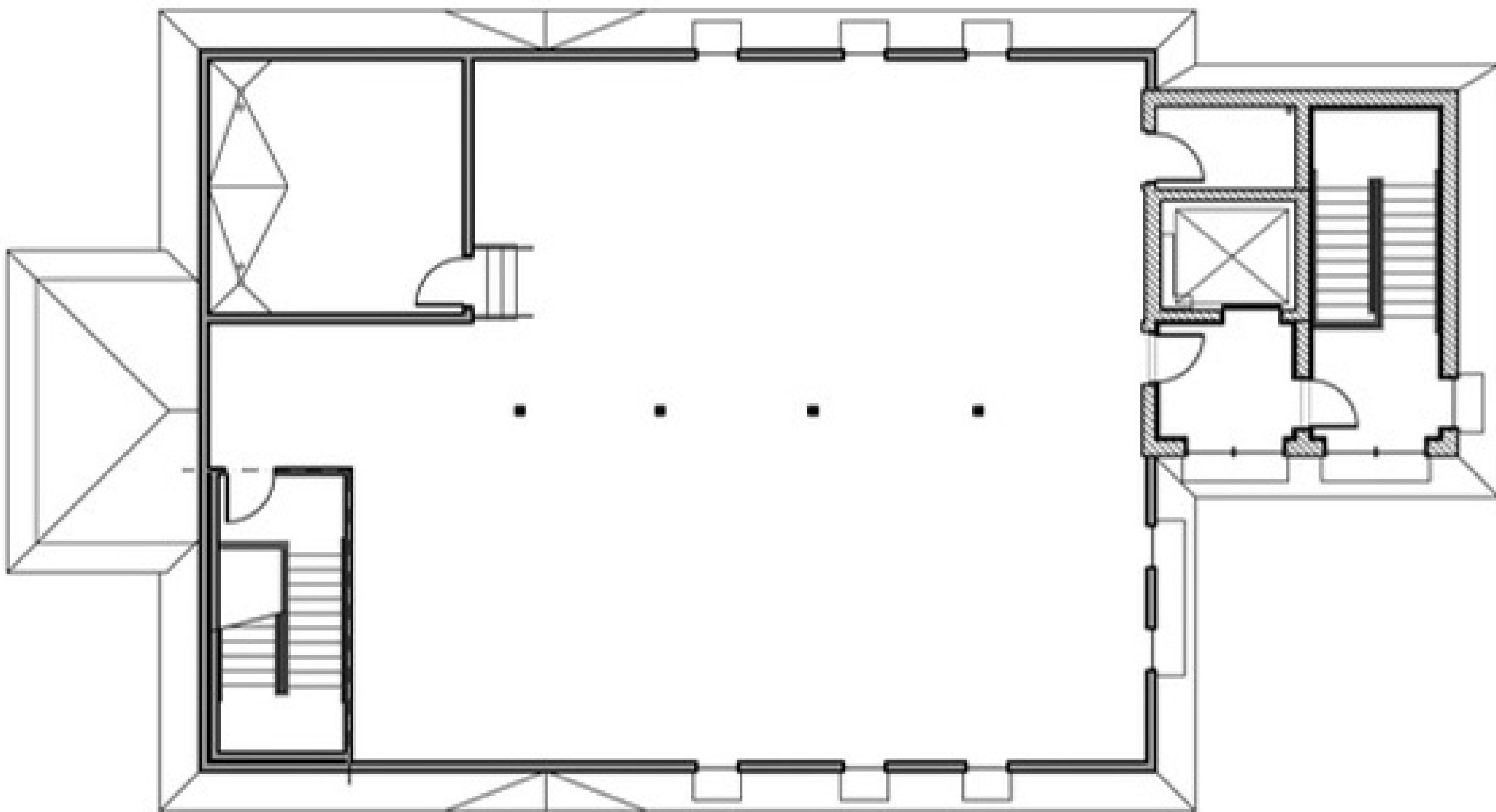


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4th Floor Layout

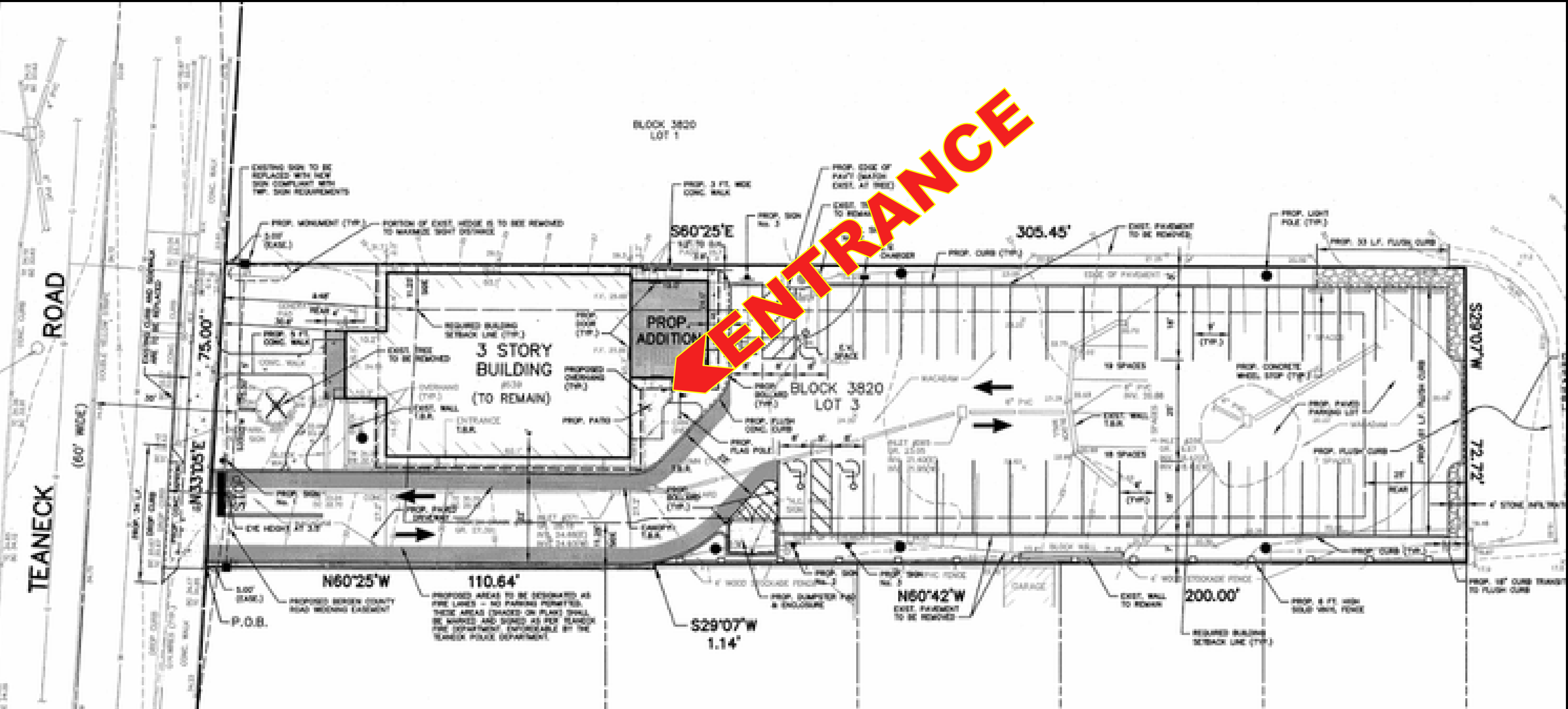


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Site Plan



Sample Renderings



Current Photos Summer 2026

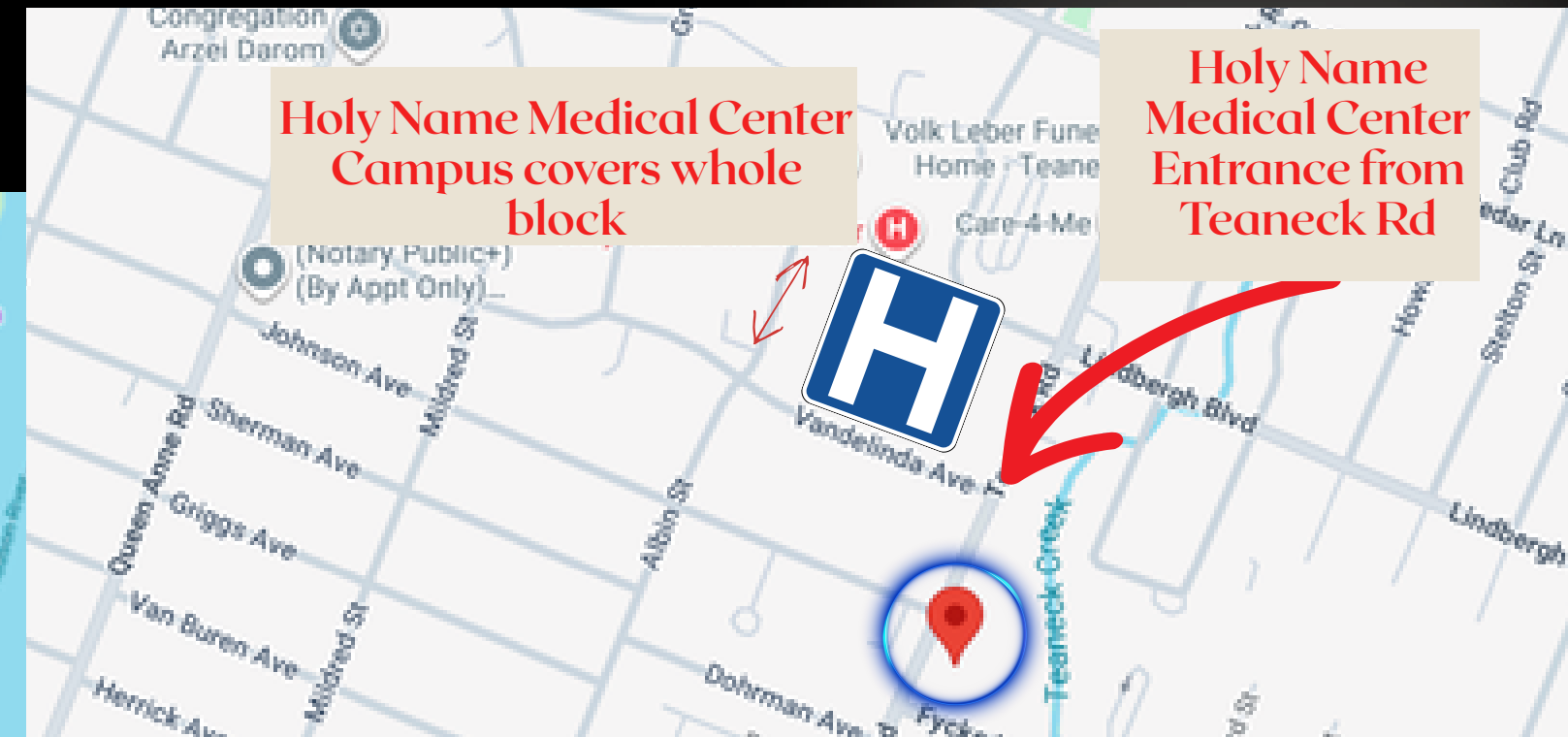
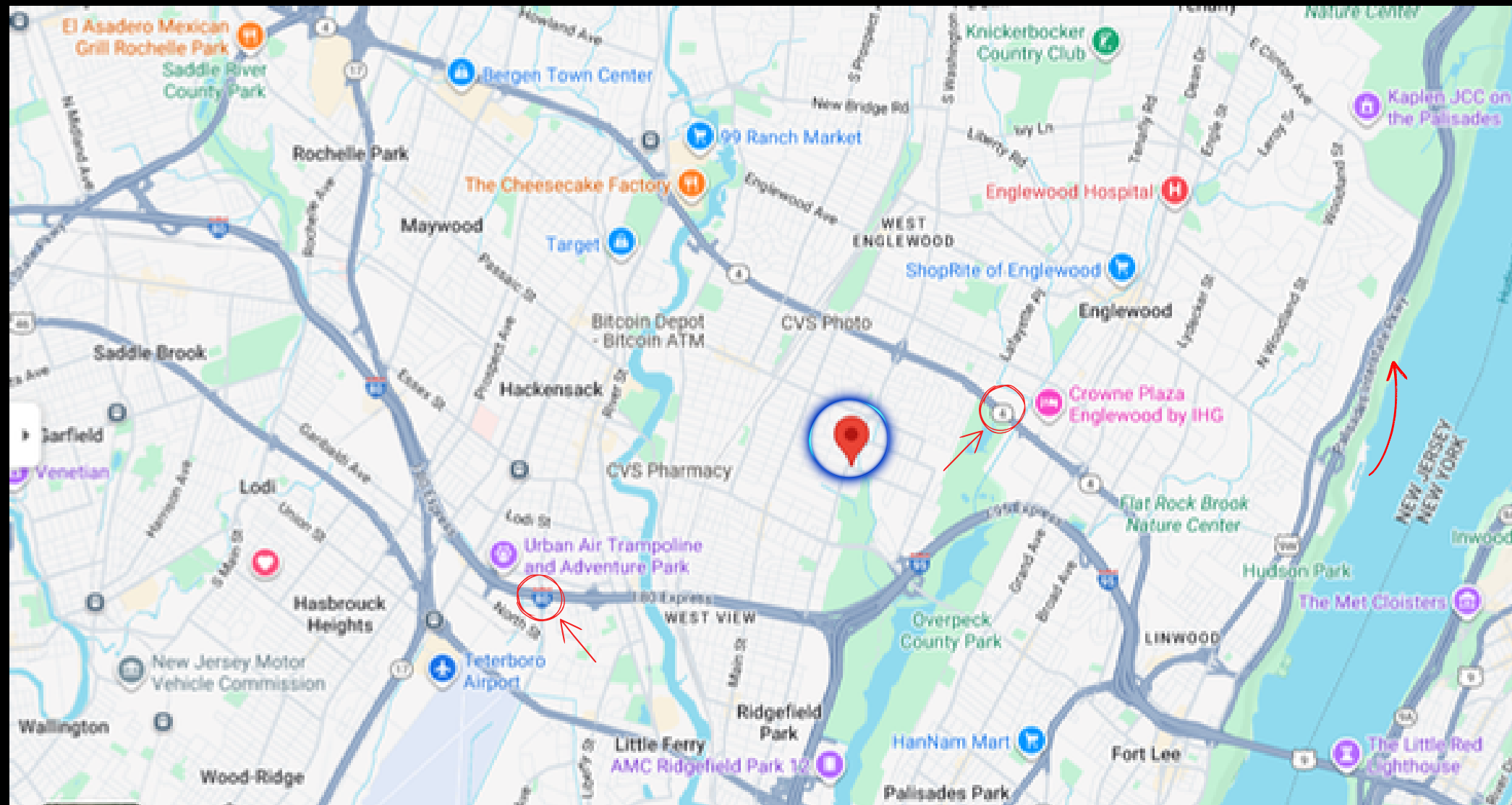


Current Photos Summer 2026



Teaneck Highlights

- Walking distance to Holy Name Medical Center
- Close to Route 4, I-80 and Palisades Interstate Parkway
- Close to Hackensack, Englewood and New York City



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Financials

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639 Teaneck Rd, Teaneck, NJ

1st Floor - 3,161 sq ft

Rev: 10.3.2025

CURRENT		
	Monthly	Annual
	Total	Total
Rent:		
1st Floor	\$8,133	\$97,600
Expenses:		
Property Tax ***	\$1,070	\$12,835
Common Utilities- Electric & Gas-Tenant Pays	\$107	\$1,284
Landscaping- Tenant Pays	\$107	\$1,284
Snow Removal-Tenant Pays	\$107	\$1,284
EV Charging	\$44	\$531
Sprinkler System	\$107	\$1,283
Janitorial-Tenant Pays	\$257	\$3,080
Phone Service/Static IP-Tenant Pays	\$53	\$642
Garbage-Tenant Pays	\$141	\$1,694
Elevator-Tenant Pays	\$139	\$1,669
Insurance	\$182	\$2,188
Central Station Monitoring	\$26	\$308
Total Operating Expenses	\$2,340	\$28,080
***= Taxes are approximate & subject to change upon final evaluation.		

639 Teaneck Rd, Teaneck, NJ

2nd Floor - 3,273 sq ft

Rev: 10.3.2025

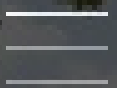
CURRENT		
	Monthly	Annual
	Total	Total
Rent:		
2nd Floor	\$9,001	\$108,009
Expenses:		
Property Tax ***	\$1,107	\$13,280
Common Utilities- Electric & Gas-Tenant Pays	\$111	\$1,328
Landscaping- Tenant Pays	\$111	\$1,328
Snow Removal-Tenant Pays	\$111	\$1,328
EV Charging	\$44	\$531
Sprinkler System	\$111	\$1,328
Janitorial-Tenant Pays	\$266	\$3,187
Phone Service/Static IP-Tenant Pays	\$55	\$664
Garbage-Tenant Pays	\$146	\$1,753
Elevator-Tenant Pays	\$144	\$1,728
Insurance	\$189	\$2,268
Central Station Monitoring	\$27	\$319
Total Operating Expenses	\$2,420	\$29,038
***= Taxes are approximate & subject to change upon final evaluation.		

Financials

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639 Teaneck Rd, Teaneck, NJ		
3rd Floor - 3,273 sq ft		
Rev: 10.3.2025		
CURRENT		
	Monthly	
	Total	
Bent:		
3rd Floor		
Expenses:		
Property Tax ***		280
Common Utilities- Electric & Gas-Tenant Pays		\$1,328
Landscaping- Tenant Pays		\$1,328
Snow Removal-Tenant Pays		\$1,328
EV Charging		\$531
Sprinkler Syst		\$1,328
Janitorial	66	\$3,187
	\$55	\$664
Gar	\$146	\$1,753
Elevat	\$144	\$1,726
Insurance	\$180	\$2,266
Central S	\$27	\$319
Total Operati	\$2,420	\$29,638

639 Teaneck Rd, Teaneck, NJ		
4th Floor - 2,615 sq ft		
Rev: 10.3.2025		
CURRENT		
	Monthly	Annual
	Total	Total
Bent:		
4th Floor	\$7,409	\$88,910
Expenses:		
Property Tax ***	\$884	\$10,610
Common Utilities- Electric & Gas-Tenant Pays	\$88	\$1,061
Landscaping- Tenant Pays	\$88	\$1,061
Snow Removal-Tenant Pays	\$88	\$1,061
EV Charging	\$35	\$424
Sprinkler System	\$88	\$1,061
Janitorial-Tenant Pays	\$212	\$2,546
Phone Service/Static IP-Tenant Pays	\$44	\$531
Garbage-Tenant Pays	\$117	\$1,401
Elevator-Tenant Pays	\$115	\$1,379
Insurance	\$151	\$1,810
Central Station Monitoring	\$21	\$255
Total Operating Expenses	\$1,933	\$23,200
***= Taxes are approximate & subject to change upon final evolution.		



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COUNTY

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