

700 Kinderkamack Road, Oradell, NJ



FOR LEASE – First Floor – 1,574 RSF – Suite #106

Conference/Training Room

Generous Parking

Close to Bus Stop

Full Service Café @ “800”

Outdoor Patio Seating

and Train Stations

Nina Bianco, Agent | O 201.336.1211 | M 201.615.5102 | NBianco@NIANationalRealty.com

NIA National Realty | 66 Route 17 North, Suite 900 | Paramus, NJ 07652 | 201.845.6606 | www.NIANationalRealty.com

Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

700 Kinderkamack Road, Oradell, NJ



LOCATED – Easy access on the west side of Kinderkamack Road; just north of Soldier Hill Road in Oradell. Situated between Hackensack Golf Club and Soldier Hill Golf Course.

ADJACENT TO – Several banks, restaurants, Dairy Queen, Liberty Subaru, medical facilities, retail and office buildings.

ACROSS – The Hiram Blauvelt Art Museum, Hackensack Golf Course, Bus stop to NYC and Train Station (North or South).

STATISTICS: 3 MILE RADIUS

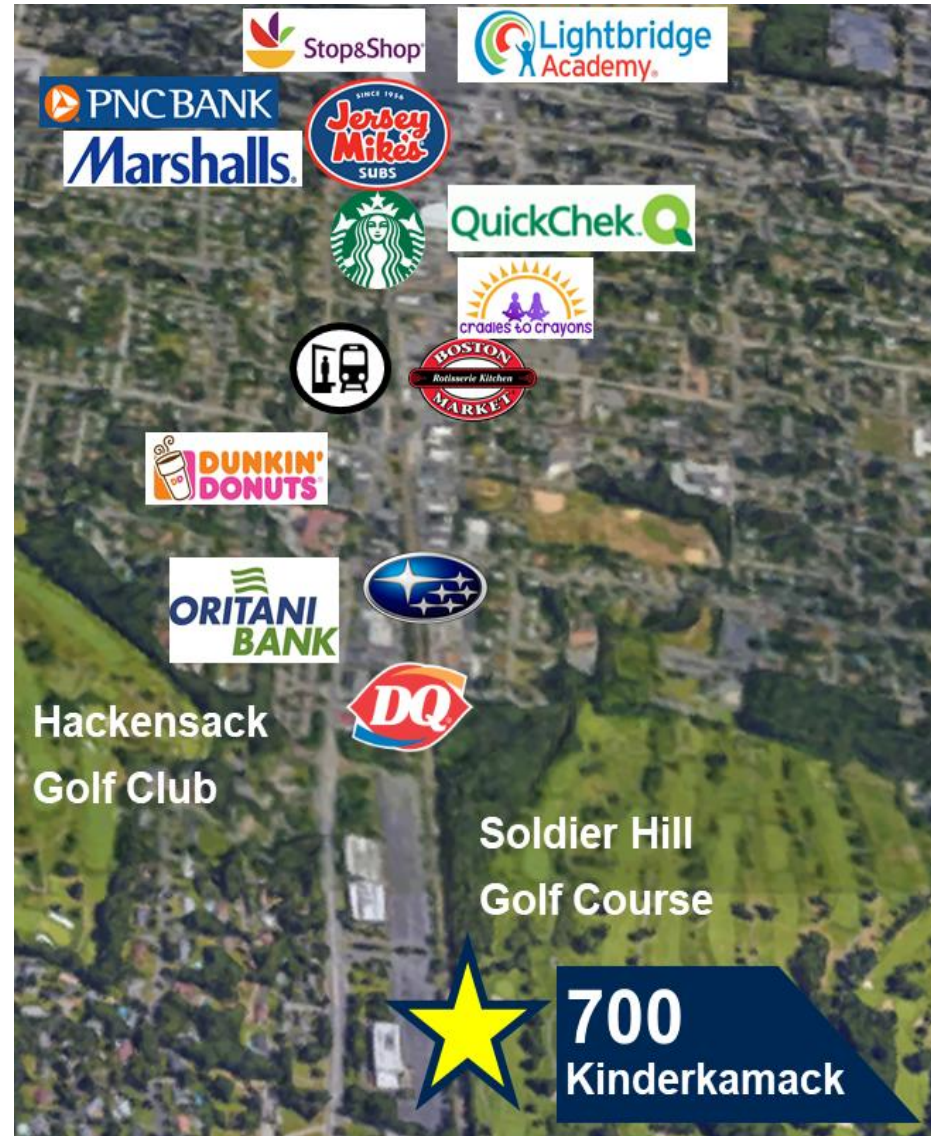
Population = 111,599

Average HHI = \$140,019

Daytime Business Employment = 49,450 people

TRANSIT – Walking distance to both the Oradell and Emerson Train Stations; NJ Transit bus stop. 22 – 27 miles to LGA and EWR.

ATTRACTIONS – Childcare, golf courses, restaurants, shopping, and banking (e.g. M&T, Oritani, PNC, Valley National, Wells Fargo).



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First Floor

A **shaded outdoor patio area** for lunch or short meetings compliments a shared conference/training room with wifi (for use at an “in house” rate) and a **full-service café, conference room, and gym** with showers next door at “800”. Other amenities include a vending room, a **comfortable lobby** with seating, **nightly cleaning**, and **easy access** to nearby businesses and attractions.

<u>Available</u>	<u>RSF</u>
1st Floor – Suite #106	1,574
Total SF	55,000
Ceiling Height	9.0
Lot Size	3.90
Heat	Gas
Parking Spaces	4/1,000
Zoning	Off
Lease/SF	\$23.00
TE	\$1.75



Suite #106

