

OFFICE SPACE FOR LEASE
25 EAST SPRING VALLEY AVENUE
MAYWOOD, NJ 07607



PROPERTY OVERVIEW

BUILDING SF:	45,000 SF
BUILDING TYPE:	Class A Office
SF AVAILABLE:	1,321, 2,868 and 2,050 RSF
PARKING:	4/1,000 Parking ratio, some reserved

LOCATION:

- Easy access to Route 4
- 1.6 miles to Route 17
- 2 miles to The Garden State Parkway
- 3.5 miles to Hackensack Meridian Health Medical Center.
- 7 miles to the George Washington Bridge

COMMENTS:

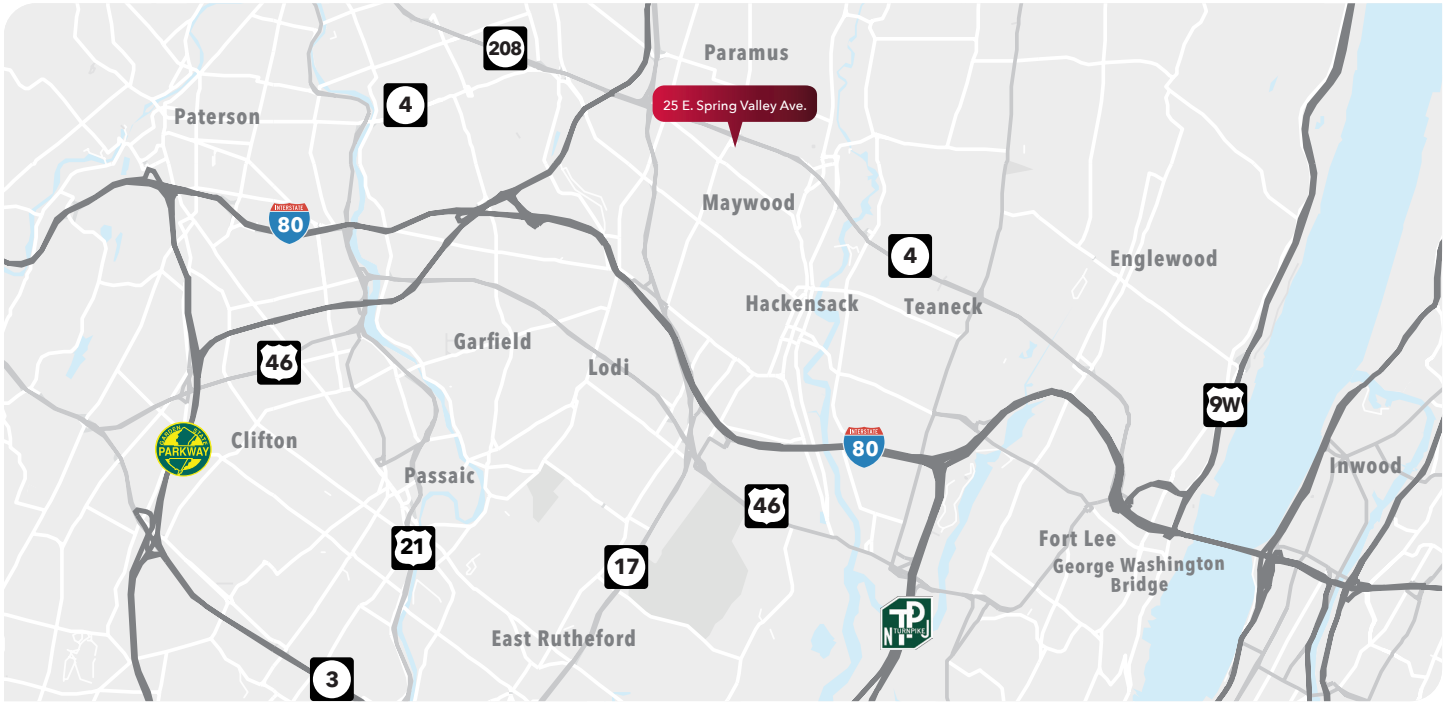
Great location to relocate your business / practice. This 45,000 square foot office building offers a 3 story atrium, flexible floor plates and ample parking. Located right off Route 4 at the intersection of Maywood Avenue and East Spring Valley Road with Whole Foods Market and Best Buy as your neighbors. This location gets plenty of exposure. Walk to banks, restaurants and Bergen Town Center Mall.

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

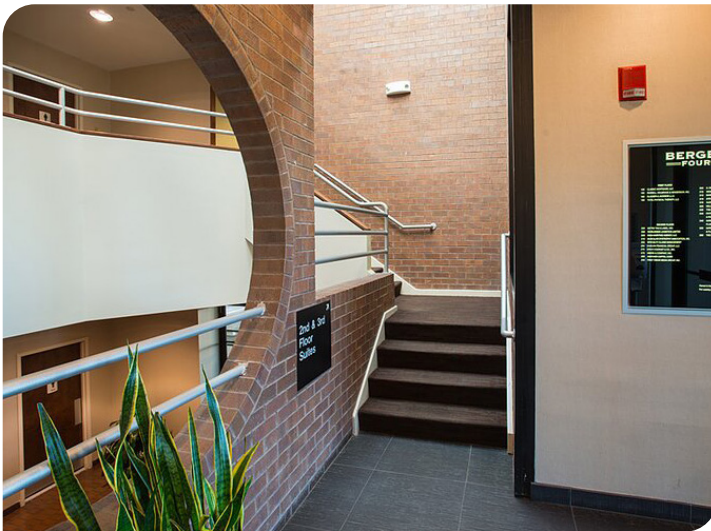
Joe Tormen | Partner
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joe.tormen@lee-associates.com

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.

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LOCATION



INTERIOR PHOTOS

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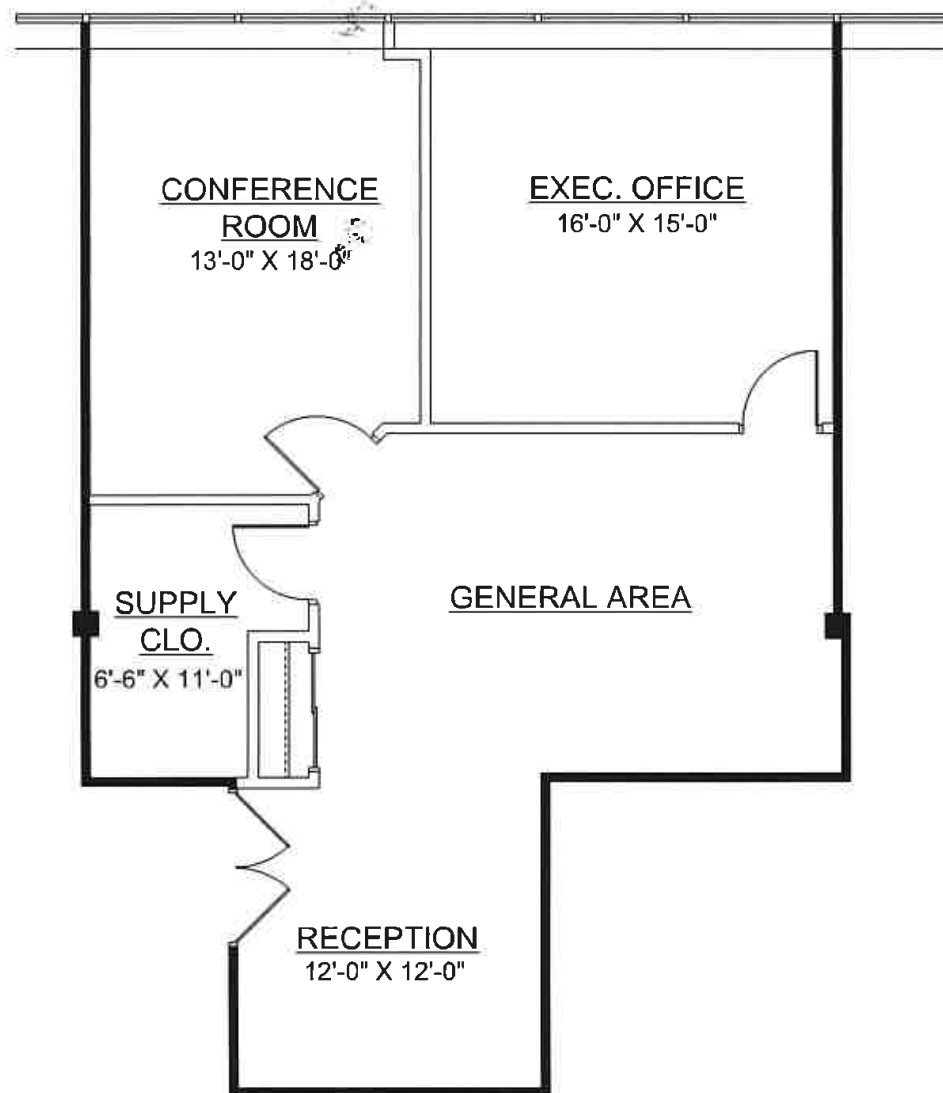
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SUITE 150 - 1,321 SF



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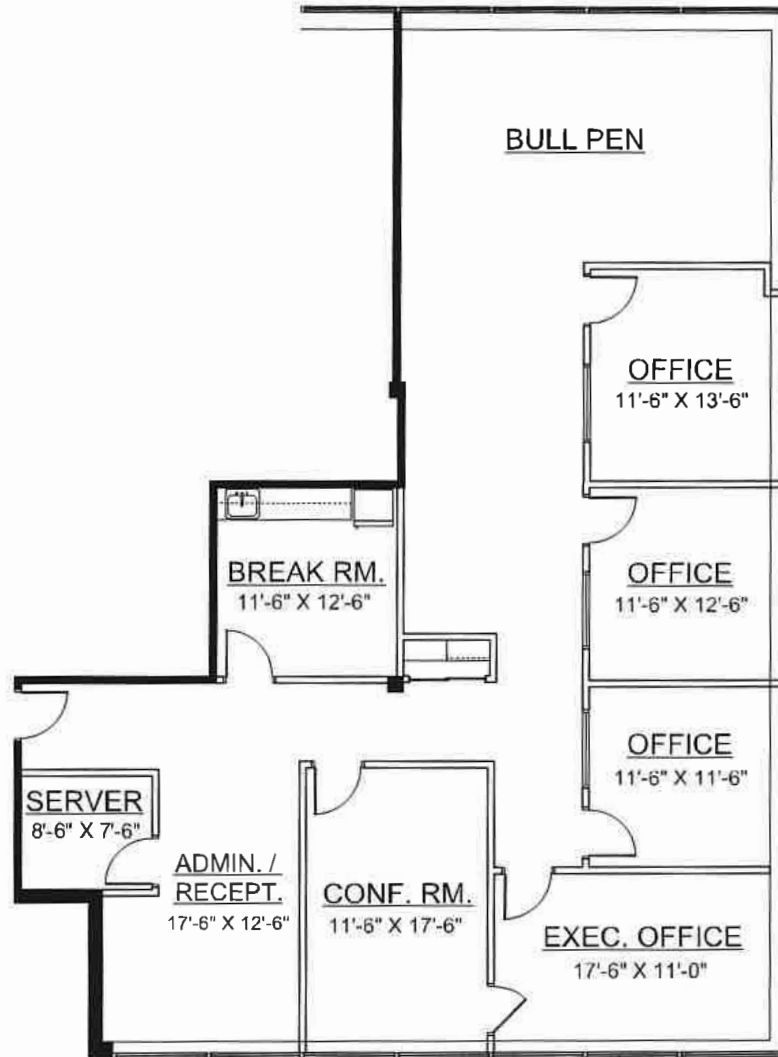
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SUITE 160 - 2,860 SF



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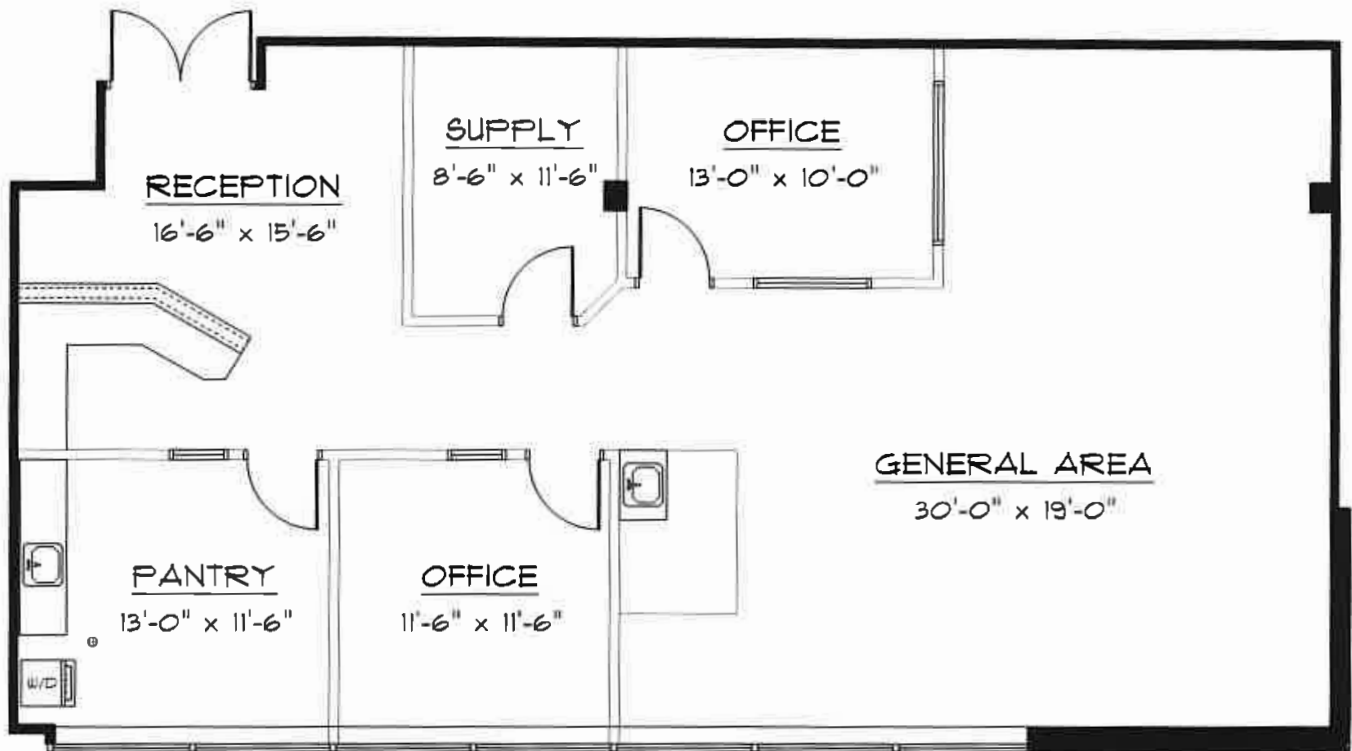
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SUITE 190 - 2,050 SF



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