

700 Kinderkamack Road, Oradell, NJ



FOR LEASE – 2nd Floor 1,008 RSF – Suite #211

Full Service Café @ “800”

Outdoor Patio Seating

Generous Parking & More

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.

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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 – Oritani Bank, Dairy Queen, Liberty Subaru, medical facilities, 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

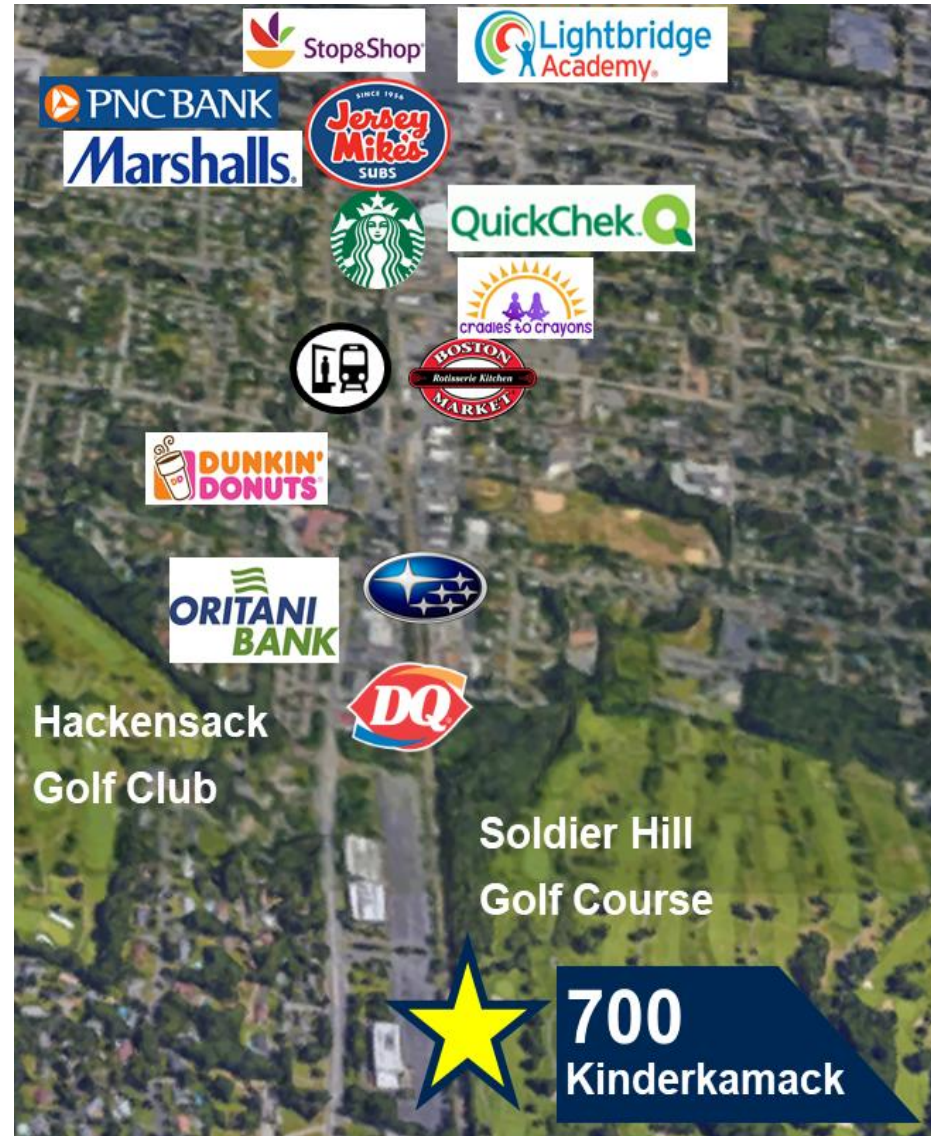
Population = 111,599

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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Second 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** next door at “800”. Other amenities include a gym and a state of the art conference room, vending room, a **comfortable lobby** with seating, **nightly cleaning**, and **easy access** to nearby businesses and attractions. **Available 4.1.26**

<u>Available</u>	<u>RSF</u>
Suite #211	1,008
Total SF	55,000
Ceiling Height	9.0
Lot Size	3.90
Heat	Gas
Parking Spaces	4/1,000
Zoning	Off
Price	\$23.00
TE	\$1.75

