



**COLDWELL  
BANKER  
COMMERCIAL**

COLDWELL BANKER  
COMMERCIAL REALTY



# SUBLEASE

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PROFESSIONAL OFFICE SPACES

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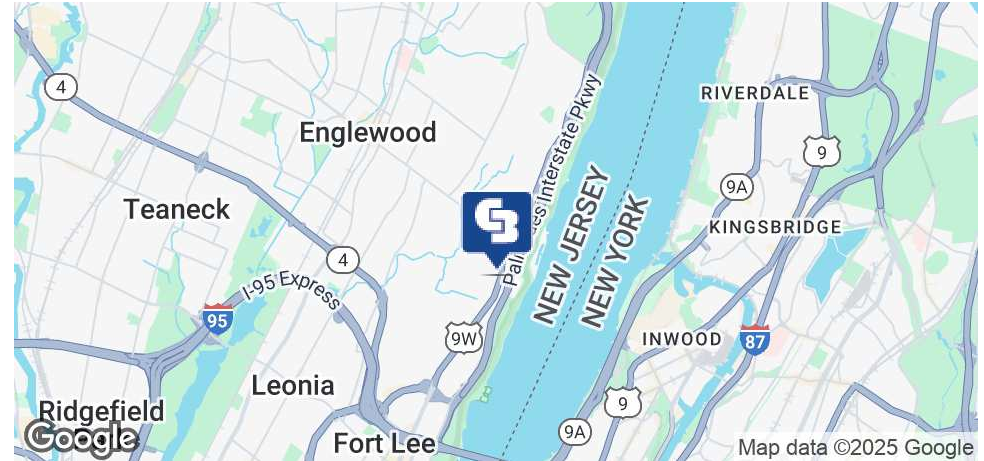
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375 Park Ave Ste 21, Fort Lee, NJ 07024  
888.829.0221



## 400 SYLVAN AVE

Suite 208, Englewood Cliffs, NJ 07632

LEASE



### OFFERING SUMMARY

Available SQFT:	1,505 SF
Lease Rate:	Negotiable
Lot Size:	2.99 Acres
Year Built:	1975
Building Size:	42,000 SF
Renovated:	2012
Zoning:	4A
Submarket:	GW Bridge Submarket

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### SUBLEASE OVERVIEW

SUITE 208, Professional Office, Medical, Medical, available for sublease, expiring November 30, 2027

### HIGHLIGHTS

- Open space with two glass walled offices
- Wet sink kitchenette and hard floor
- Close proximity to George Washington Bridge and major highways
- Professional and contemporary aesthetics that are very attractive to tenants and visitors
- Diverse tenant mix from Medical, Legal, CPA's, Logistics, Music, Photo Studio, and Other Professional Use
- Public transportation, restaurants and retail shops nearby
- Ample parking spaces
- Base rent + \$1.75 TE

### OTHER RESOURCES

[Professional Office / Medical Spaces for Lease](#)



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Lease Rate	<b>NEGOTIABLE</b>
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### LOCATION INFORMATION

Building Name	400 Sylvan Ave
Street Address	Suite 208, Englewood Cliffs, NJ 07632
City, State, Zip	Englewood Cliffs, NJ 07632
County	Bergen
Sub-market	GW Bridge Submarket
Signal Intersection	Yes

### PROPERTY INFORMATION

Property Type	Professional Office / Medical
Property Subtype	Office Building
APN #	16-00411-0000-00017
Corner Property	Professional Office / Medical
Waterfront	No
Power	Yes

### BUILDING INFORMATION

Building Class	B
Occupancy %	100%
Tenancy	Multiple
Number of Floors	2
Year Built	1975
Year Last Renovated	2023
Construction Status	Existing
Free Standing	Yes
Number of Buildings	1

### PARKING & TRANSPORTATION

Parking Spaces	Yes
Parking Type	Surface
Parking Ratio	5.3
Number of Parking Spaces	200

### UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Freight Elevator	Yes
Number of Elevators	2

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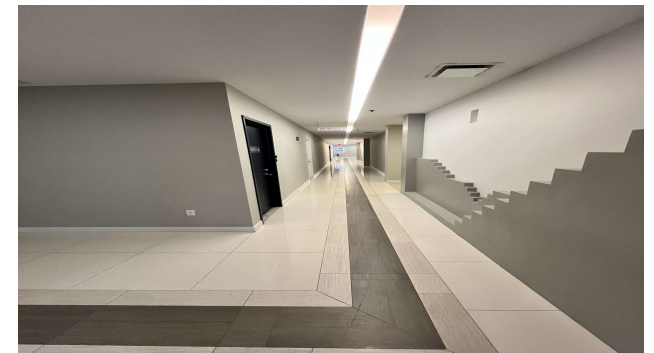
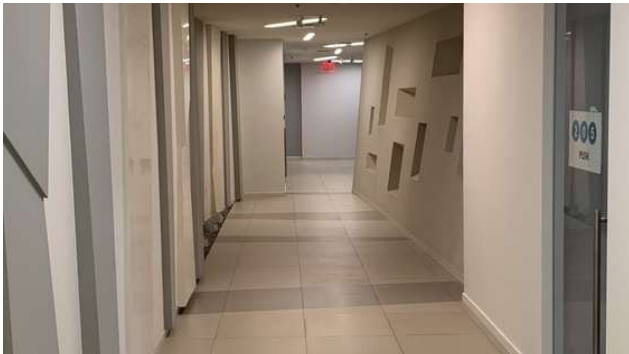
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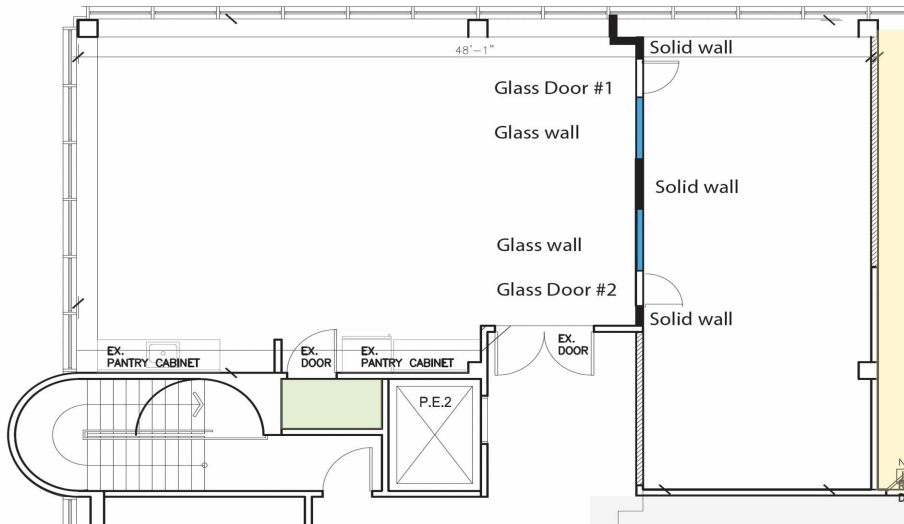




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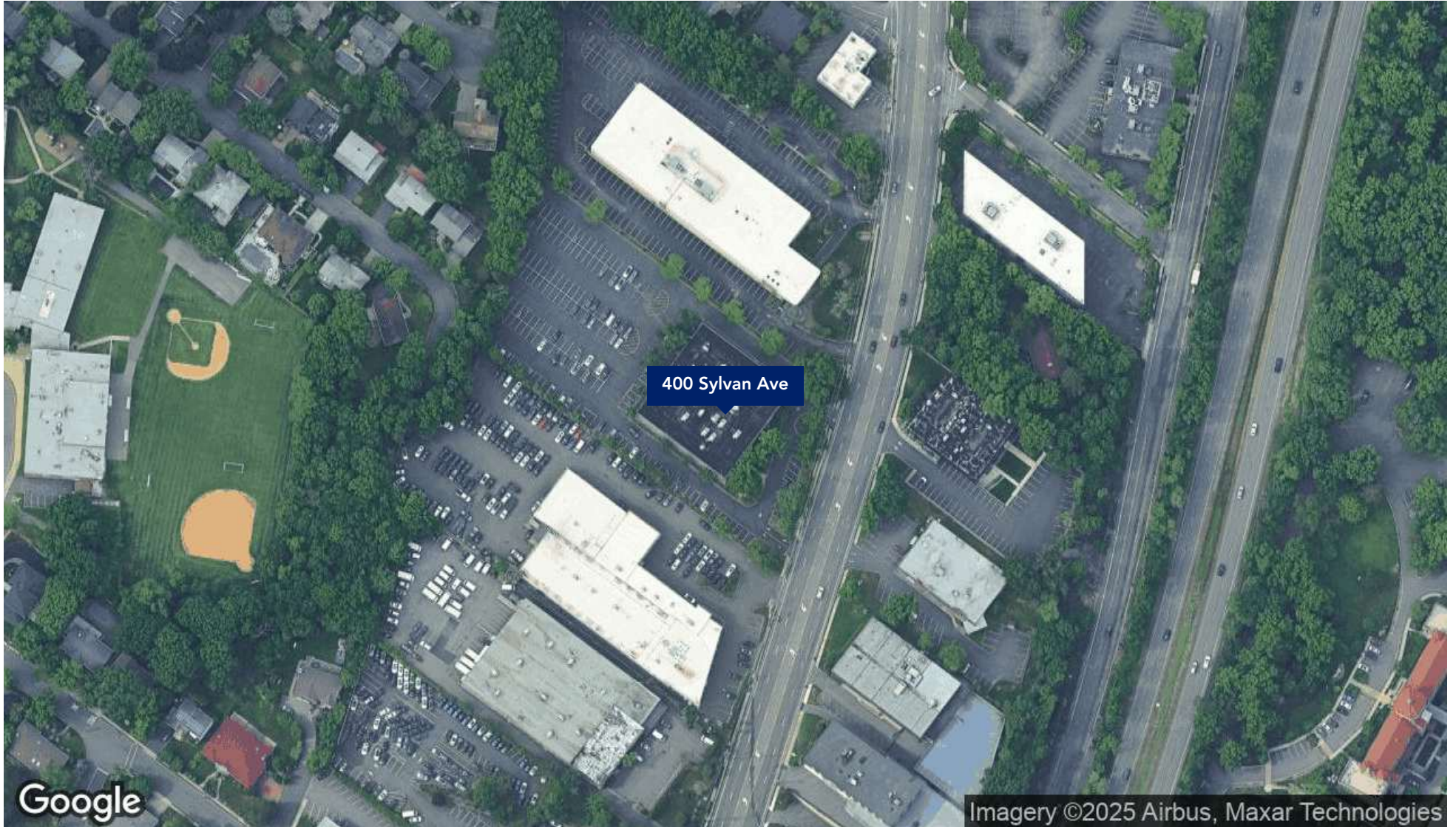
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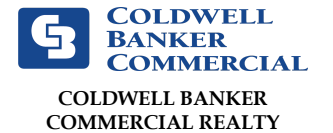
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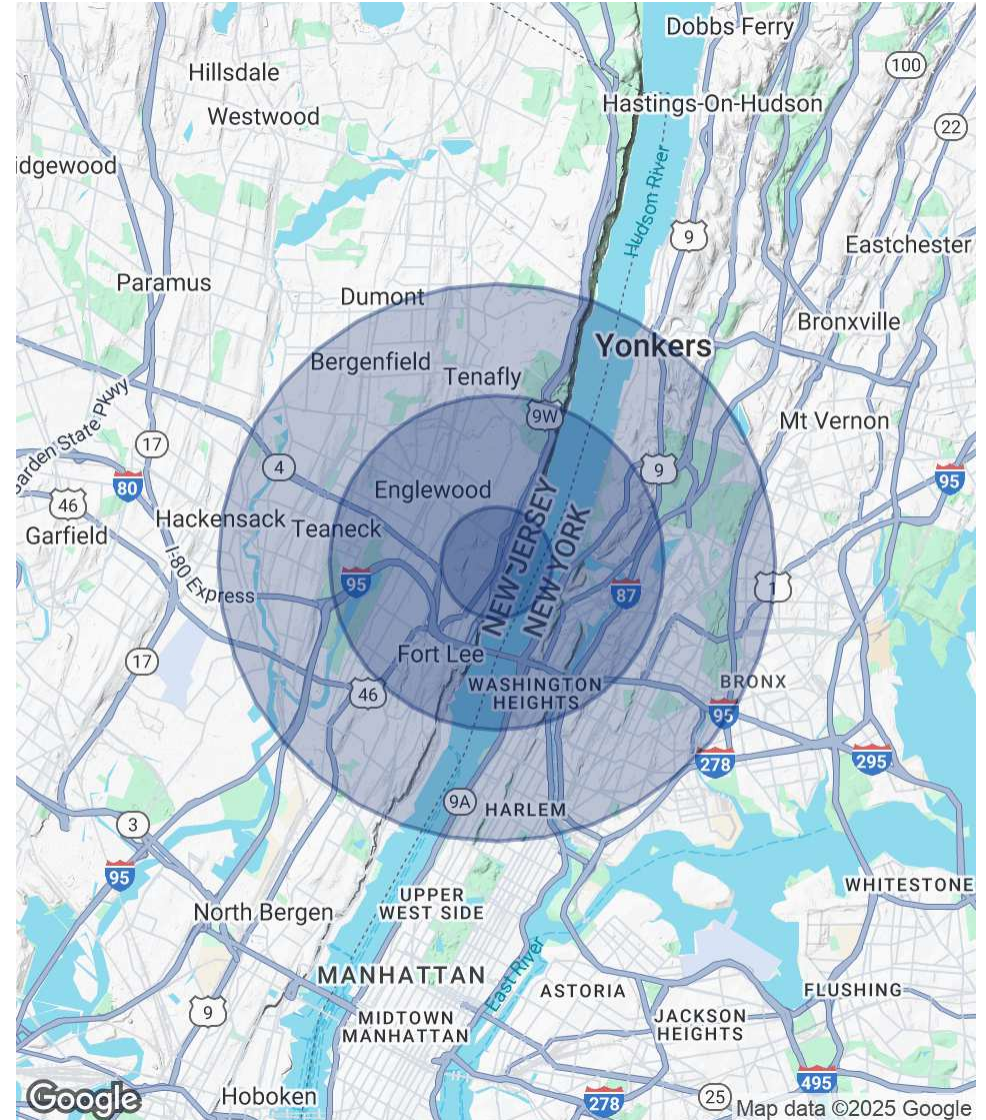
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,994	421,214	1,675,878
Average age	45.5	36.9	34.0
Average age (Male)	41.5	34.6	31.8
Average age (Female)	48.5	39.1	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,480	154,142	603,679
# of persons per HH	2.8	2.7	2.8
Average HH income	\$144,883	\$68,905	\$58,428
Average house value	\$660,328	\$503,961	\$500,749

\* Demographic data derived from 2020 ACS - US Census



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**WHY COLDWELL BANKER COMMERCIAL**

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

Acquisition and Disposition

Capital Services & Investment Analysis

Construction Management

Corporate Services

Distressed Assets

Relocation Services

Market Research & Analysis

Property & Facilities Management

Startups & Small Business

Tenant Representation

Landlord Representation

**167**

Companies

Presence in

**42**

Countries

**2,756**

Professionals

**6,005**

YE Sales Transactions

**\$4.8 billion**

Sales Volume

**5,507**

YE Lease Transactions

**\$1.3 billion**

Lease Volume

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