

# OFFICE/MEDICAL SPACES FOR LEASE INTERNATIONAL BUSINESS CENTER

440 SYLVAN AVENUE, ENGLEWOOD CLIFFS, NJ 07632



## PROPERTY OVERVIEW

**BUILDING SF:** 66,025 SF

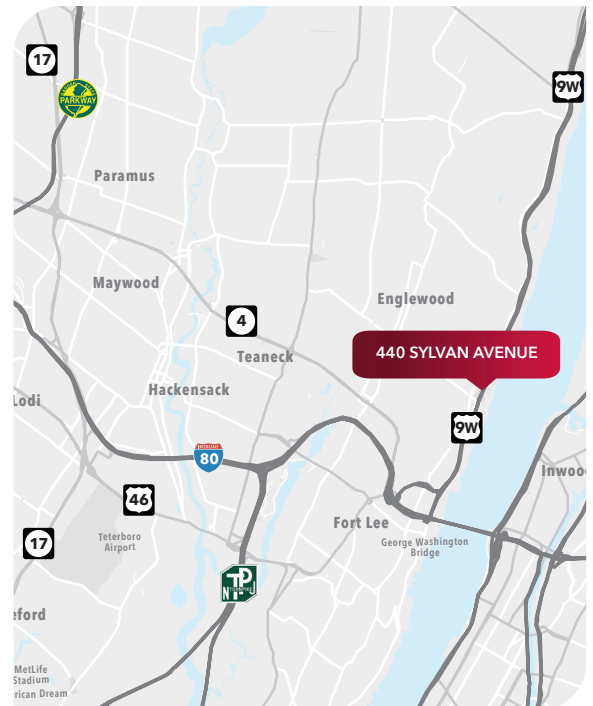
**AVAILABLE SF:** **Available Now**  
2nd Floor (Suite #265): 1,009 SF  
2nd Floor (Suite #280): 3,329 SF  
2nd Floor (Suite #290): 2,550 SF  
Please contact broker for near-term floorplan availabilities

**ASKING RENT:** Negotiable

**LAND AREA:** 3.6 acres

**PARKING:** 4/1,000 SF, Covered 1/1,000 SF

**LOCATION:** 5 minutes from George Washington Bridge  
Easily accessible to I-80, I-95, US-9W and the Palisades Interstate Parkway  
Corporate neighbors include Samsung, CNBC, LG, Maserati & Ferrari



## FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Joe Tormen | Partner**  
O 973.475.7066 C 201.390.7207  
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.

# OFFICE/MEDICAL SPACES FOR LEASE INTERNATIONAL BUSINESS PARK

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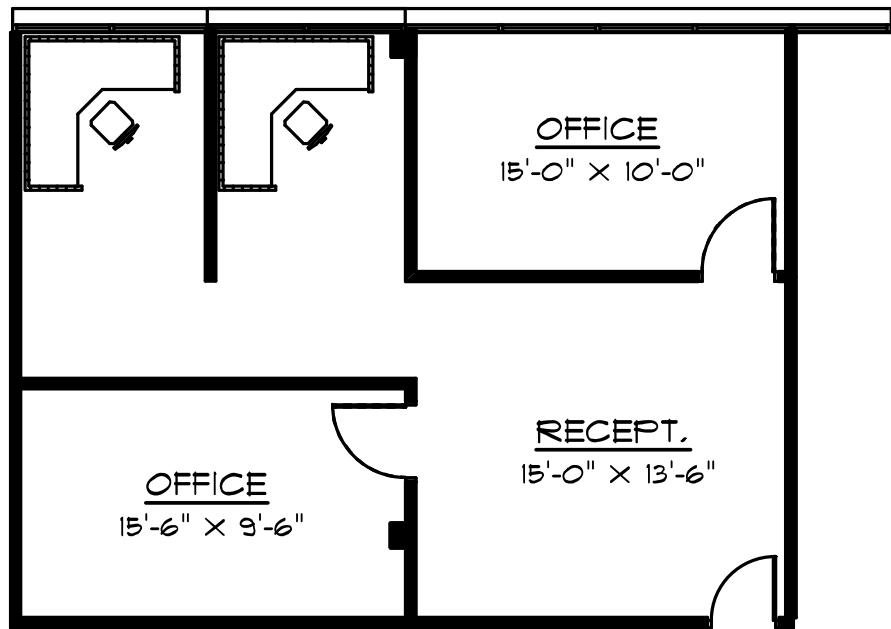
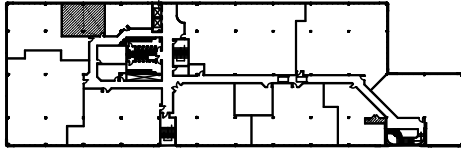
- COMMENTS:**
- New HVAC system
  - Fully renovated restrooms & elevators
  - Sprinklers in common areas & parking
  - New roof
  - Renovated lobby
  - New signage
  - MERV-13 filters installed
  - FIOS available to all tenants in addition to Optimum Lightpath
  - Covered parking resurfaced and re-stripped
  - Parking Lot reconditioned and re-stripped

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**INTERNATIONAL BUSINESS PARK**  
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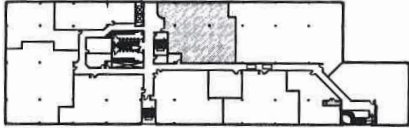
SUITE 265 - 1,009 SF AVAILABLE

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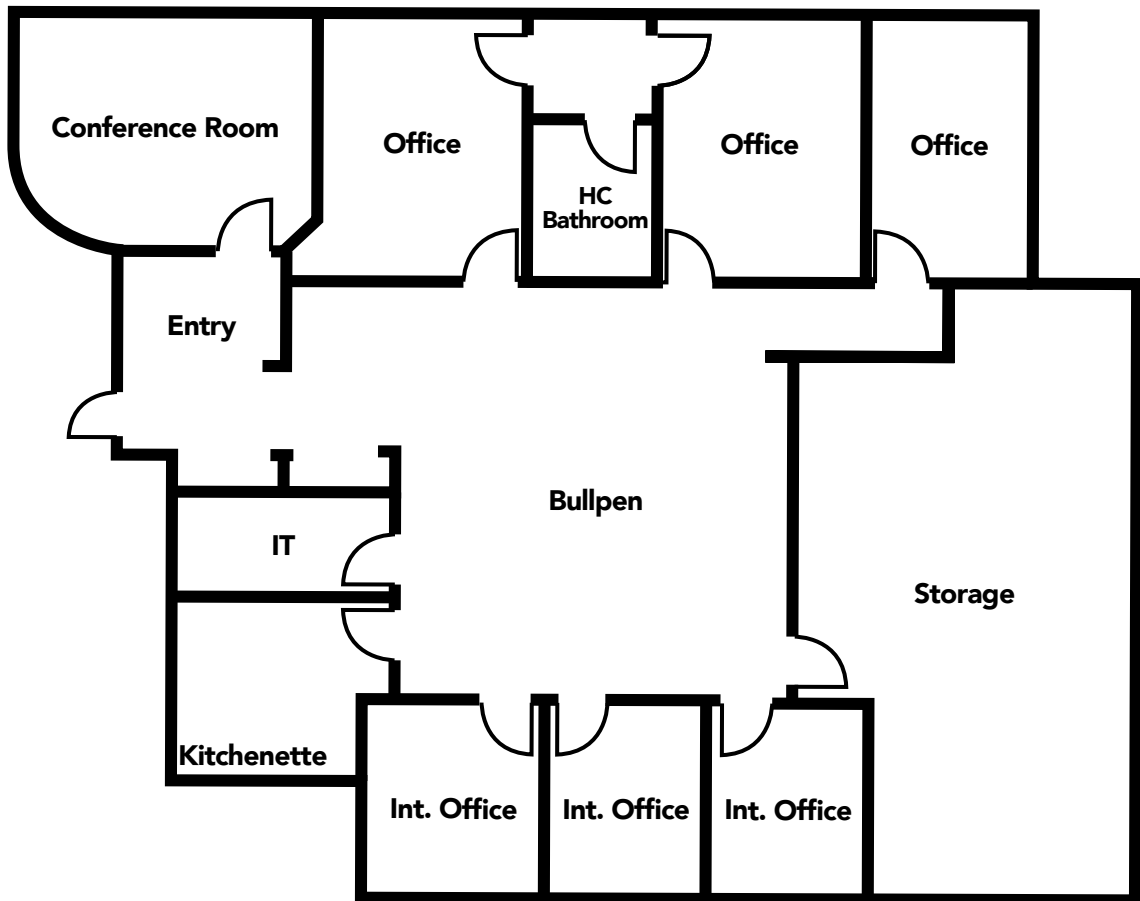
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KEY PLAN



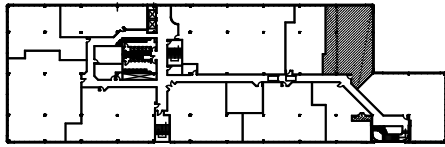
SUITE 280 - 3,329 SF AVAILABLE

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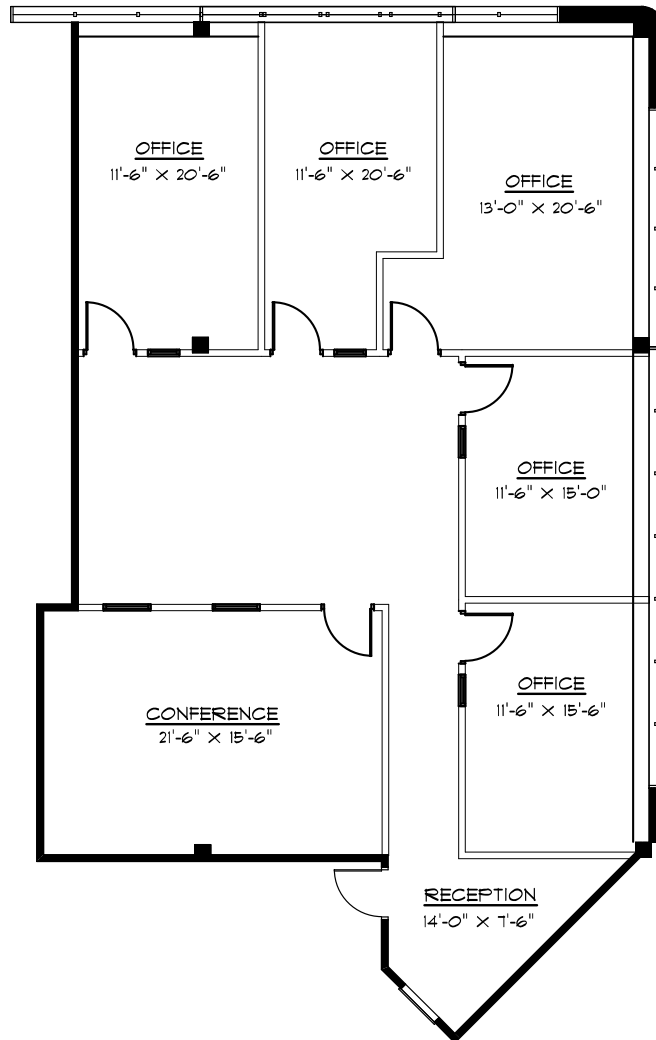
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KEY PLAN



SUITE 290 - 2,550 SF AVAILABLE

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