



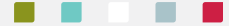
LEE & ASSOCIATES

# OFFICE SPACE FOR SUBLEASE

100 Challenger Road, Ridgefield Park, NJ 07660

SUITE 306

2,121 SF



PROPERTY OVERVIEW

<b>BUILDING SF:</b>	169,092 SF
<b>AVAILABLE SF:</b>	2,121 SF
<b>ASKING RATE:</b>	Negotiable
<b>POSSESSION:</b>	60-90 Days
<b>PARKING:</b>	3.4 Spaces per 1,000 SF
<b>BUILDING AMENITIES:</b>	<ul style="list-style-type: none"> <li>• On-Site Professional Management Team</li> <li>• Dedicated Full-Time Building Engineer</li> <li>• 24-Hour Fully Manned Security</li> <li>• Fitness Center w/Peloton Bikes</li> <li>• Electric Car Charging Station</li> <li>• Outdoor Space</li> <li>• Upgraded Air Conditioning with MERV 13 Filters</li> <li>• Internet Provided by Verizon, AT&amp;T and Altice</li> <li>• Upscale Cafe with Gourmet Breakfast and Lunch</li> </ul>
<b>LOCATION:</b>	<ul style="list-style-type: none"> <li>• Great Access to I-95, GW Bridge, Manhattan &amp; Points South</li> <li>• Adjacent to Overpeck Park with Walking Paths, Tennis Courts, Ball Fields &amp; Playgrounds.</li> </ul>
<b>CORPORATE NEIGHBORS:</b>	Hiossen, Hyundai America, Kookmin Best Ins Co, Kumon, Samsung, Seeger Weiss

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKER:

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LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



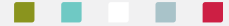
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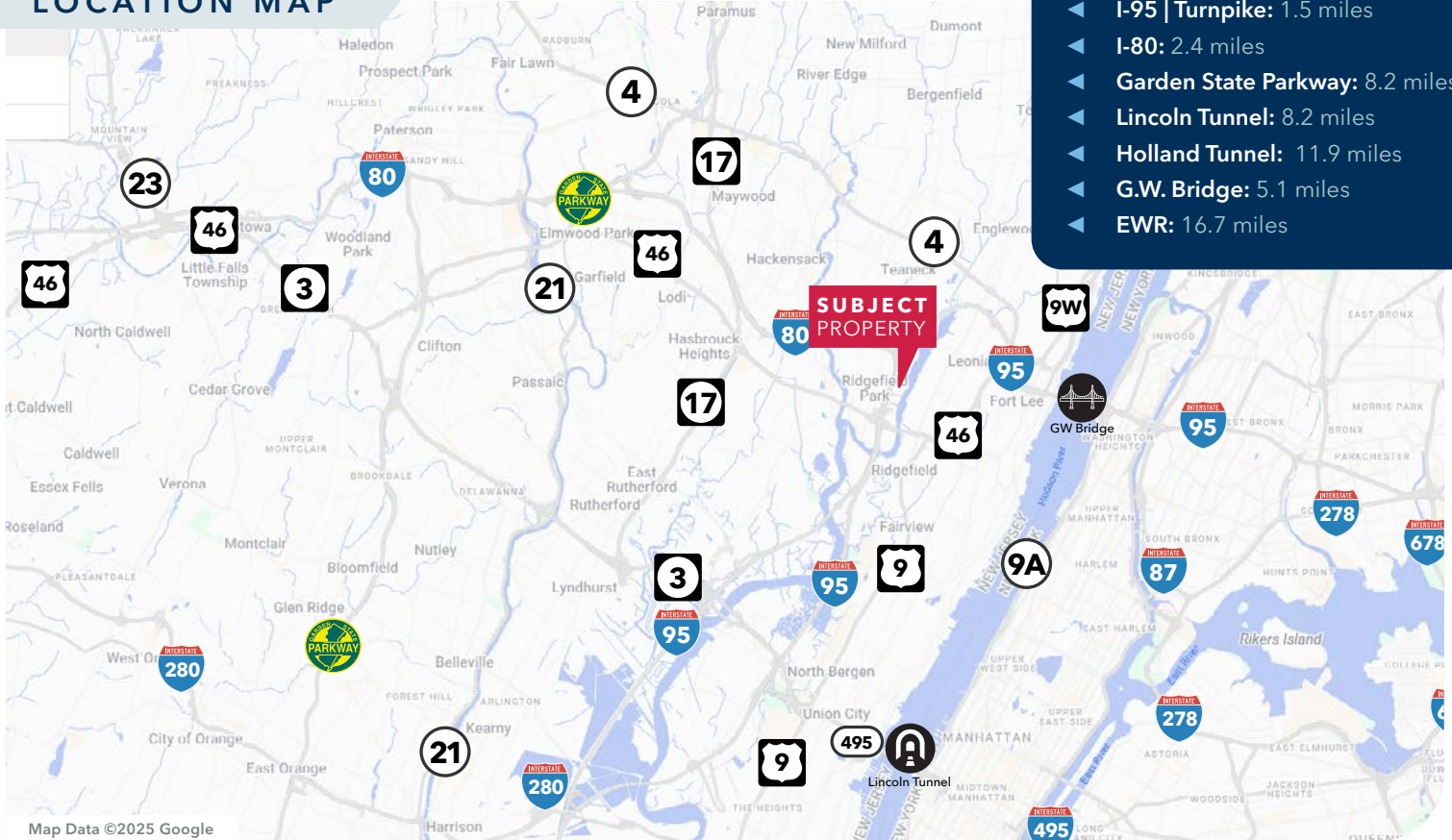
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## LOCATION MAP



- ▶ I-95 | Turnpike: 1.5 miles
- ▶ I-80: 2.4 miles
- ▶ Garden State Parkway: 8.2 miles
- ▶ Lincoln Tunnel: 8.2 miles
- ▶ Holland Tunnel: 11.9 miles
- ▶ G.W. Bridge: 5.1 miles
- ▶ EWR: 16.7 miles

## AERIAL





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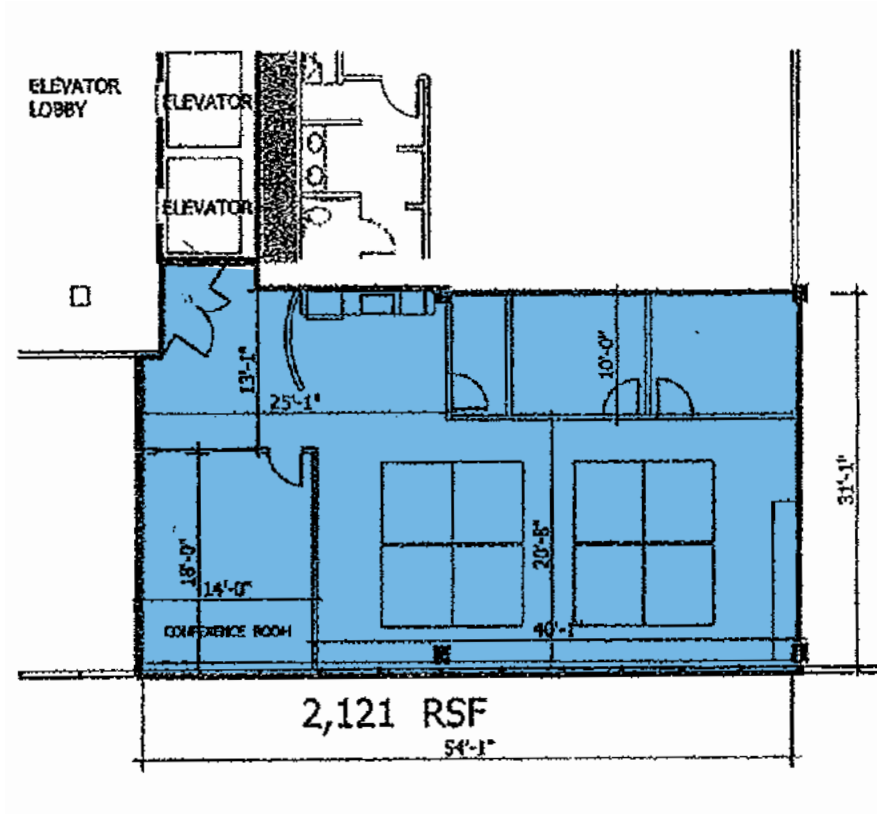
2,121 SF



## FLOOR PLAN



3<sup>RD</sup> FLOOR SUITE 306





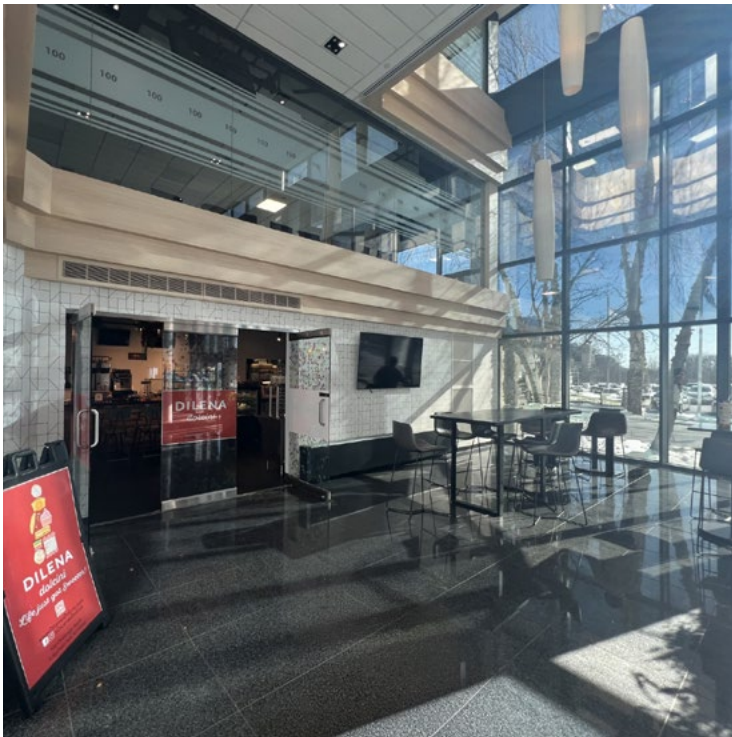
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## INTERIOR PHOTOS





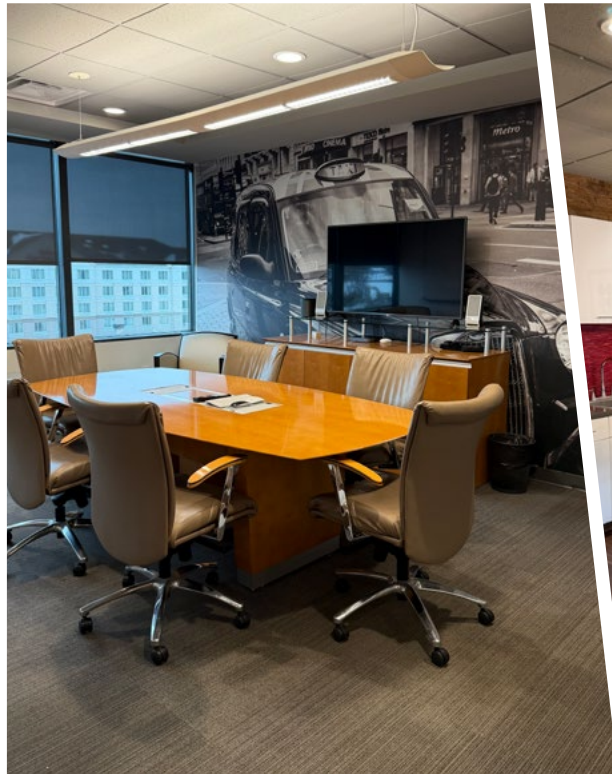
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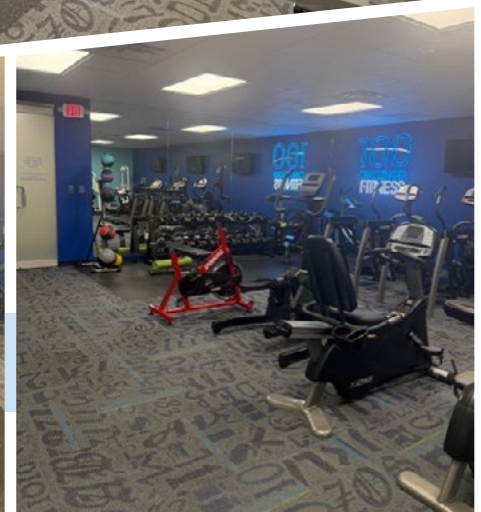
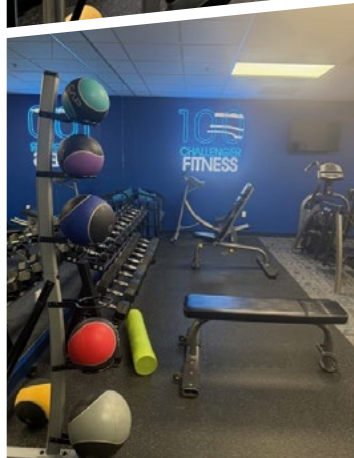
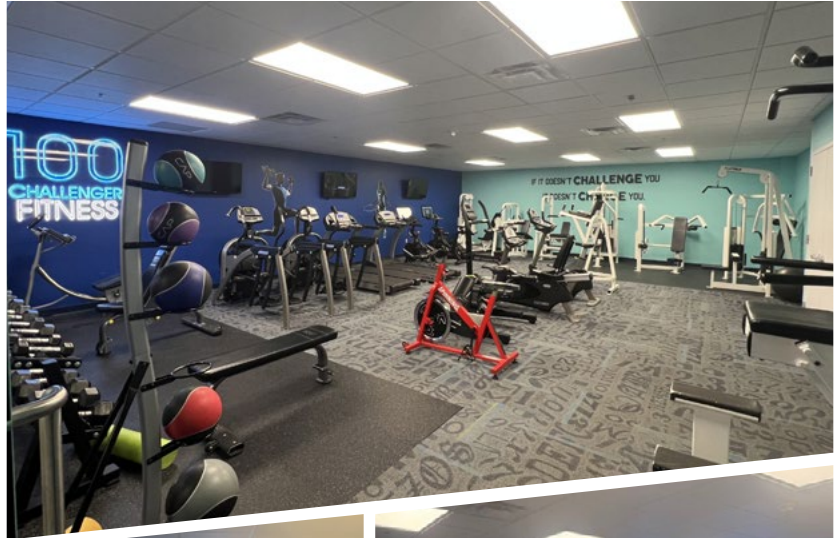
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