

PROPERTY OVERVIEW

Exceptional Class A office space available in a modern elevator building offering flexible space configurations to accommodate a variety of professional uses. Available spaces is about 4500 sf on the second floor. The CEO suite features a functional kitchenette area with sink and refrigerator, and a full bathroom with shower. This office features expansive layouts with a wall of windows providing abundant natural light, large open work areas, multiple private offices, conference room, reception area, and tiled restrooms. The building is handicap accessible and equipped with elevator service for convenience. Strategically located just off County Road with ample on-site parkings and excellent accessibility to major highways including the New Jersey Turnpike, U.S. Route 1/9, Holland Tunnel, Lincoln Tunnel, and Route 3. Commuters benefit from close proximity to NYC and public transportation, with approximately 8 minutes driving distance to New York City. Tenant is responsible for heat, Central AC, electric, and garbage. Call for CAM charge. An ideal location for professional, medical, technology, or corporate office users seeking convenience, visibility, and accessibility.

PROPERTY SUMMARY

Rent Price	\$23/sf/year
Building SqFt	9,000 SqFt
Approx. Bldg Age	10 yr
Lot Size(acres)	1.4
Parking Size	22 parking spaces
County	Hudson
Zoning Type	LIA
Levels	3



300 Penhorn Ave. Secaucus, NJ 07094

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PROPERTY HIGHLIGHTS

- Modern Class A office space offering flexible layouts to fit a variety of uses.
- CEO suite includes kitchenette and private bathroom with shower.
- Approximately 8 minutes to New York City; accessible by major roadways and transit.
- Bright interiors with floor-to-ceiling windows for natural light.
- Strategically located near NJ Turnpike, Route 3, Route 1/9, Lincoln Tunnel, and Holland Tunnel.
- Handicap accessible building with elevator and covered on-site parking.



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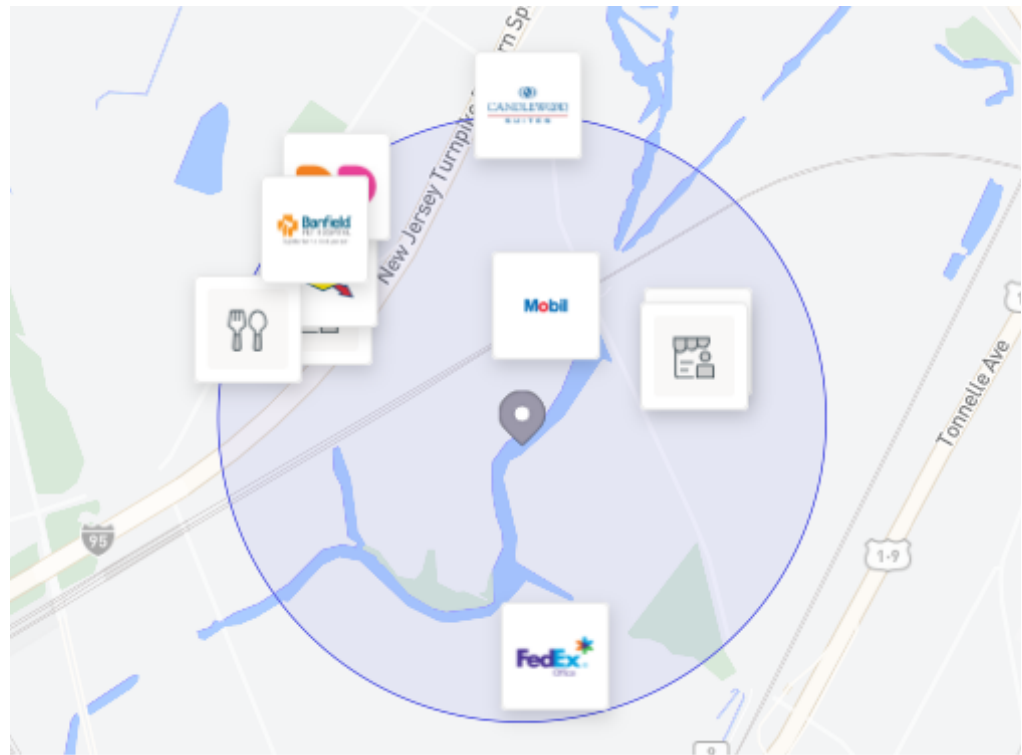
DEMOGRAPHICS

Population

Year	1 Mile	3 Miles	5 Miles
2024	55,837	495,412	1,712,537
2023	54,589	491,522	1,701,902
2022	55,482	490,817	1,704,198
2021	56,557	491,358	1,713,460
2020	53,947	462,770	1,645,38

Household Income

Year	1 Mile	3 Miles	5 Miles
2024 Median Income	\$94,056	\$98,870	\$113,749
Under \$25k	3,250	32,937	115,842
\$25k - \$50k	2,684	26,027	84,084
\$50k - \$100k	5,476	48,797	158,971
\$100k - \$150k	3,386	31,083	116,985
Above \$150k	6,702	74,693	314,357



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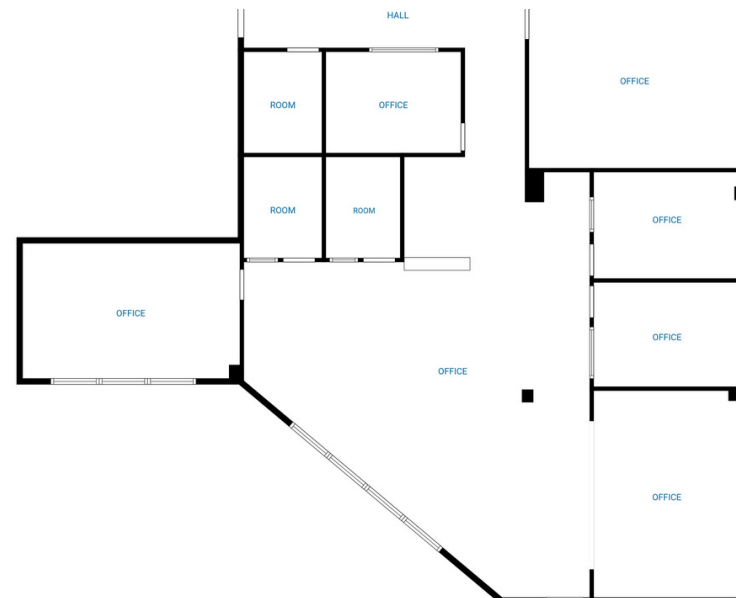
PROPERTY PHOTOS



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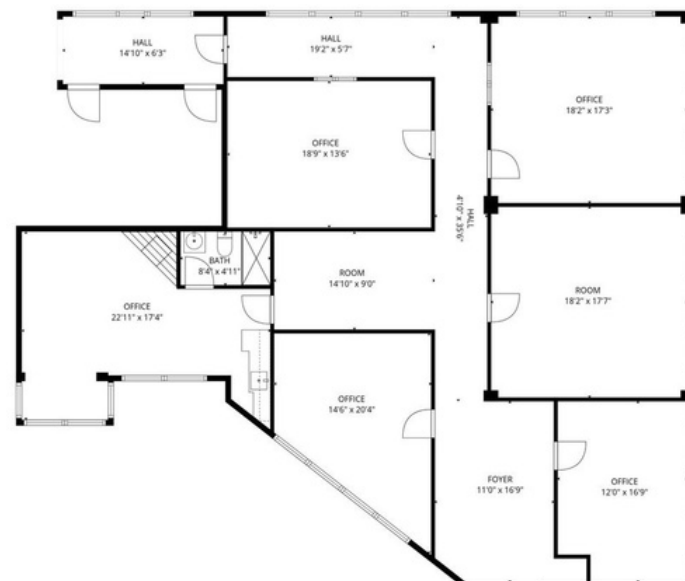
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