



OFFICE BUILDING

FOR LEASE

±97,563 SF OFFICE BUILDING

250 Moonachie Road, Moonachie, NJ 07074

For More Information, Contact the Exclusive Brokers

ALESSANDRO (ALEX) CONTE, CCIM, SIOR

Executive Vice President
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DYLAN MEADE

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830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

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LOCATION DESCRIPTION

The property is centrally located with convenient access to the New Jersey Turnpike, Routes 3 and 17 and I-80. Just minutes from New York City via the George Washington Bridge and Lincoln Tunnel. Off site parking available across the street. Located in Prime Meadowlands Business Park near Xanadu-NJ Sports Authority, IZOD Center & Giants/Jets Stadium. The property also surrounds Moonachie & Little Ferry residential community.

OFFERING SUMMARY

Lease Rate:	\$19.25 SF/yr (Plus \$2 TE)
Available SF:	324 - 6,884 SF
Lot Size:	3.59 Acres
Building Size:	97,563 SF

PROPERTY HIGHLIGHTS

- ±97,563 SF RBA (±15,503 SF Available)
- 5 Stories
- ±19,513 SF Typical Floor
- Built in 1984
- 2 Elevators, Full Service Cafe On Site, 24-Hour Access, Property Manager On Site
- Parking Ratio at 2.81 / 1,000 SF
- 275 Parking Spaces
- ±3.59 AC Land
- Zoned Commercial

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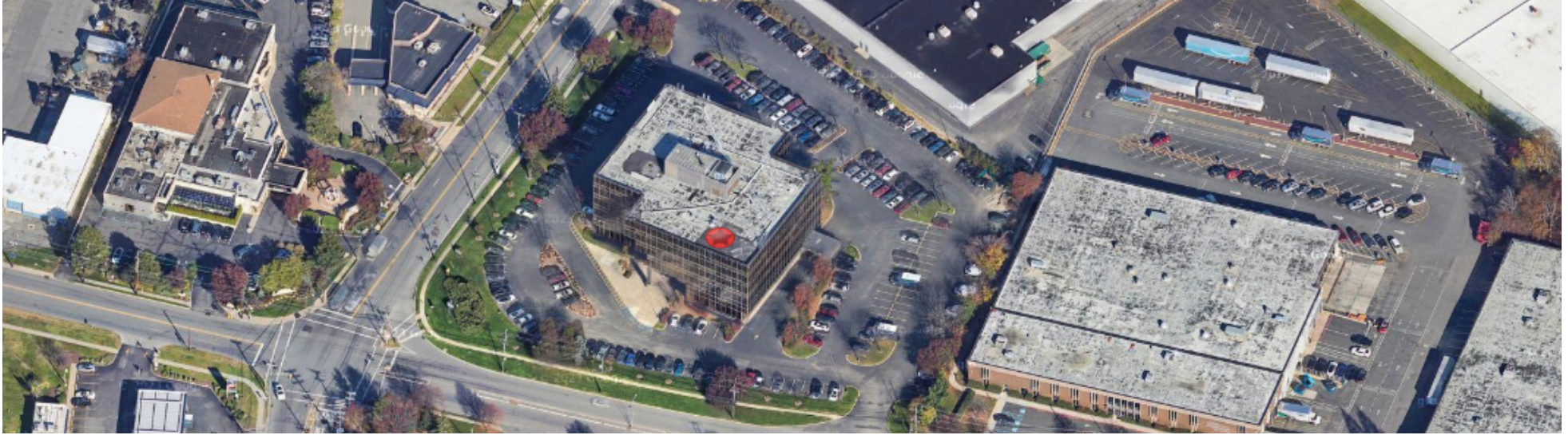
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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 106	Available	324 SF	Plus \$2 TE	\$19.25 SF/yr	Office
Suite 301	Available	980 SF	Plus \$2 TE	\$19.25 SF/yr	Office
Suite 304	Available	1,302 SF	Plus \$2 TE	\$19.25 SF/yr	Office
Suite 501	Available	6,884 SF	Plus \$2 TE	\$19.25 SF/yr	Office
Suite 501	Available	3,332 SF	Plus \$2 TE	\$19.25 SF/yr	Office
Suite 501	Available	2,681 SF	Plus \$2 TE	\$19.25 SF/yr	Office

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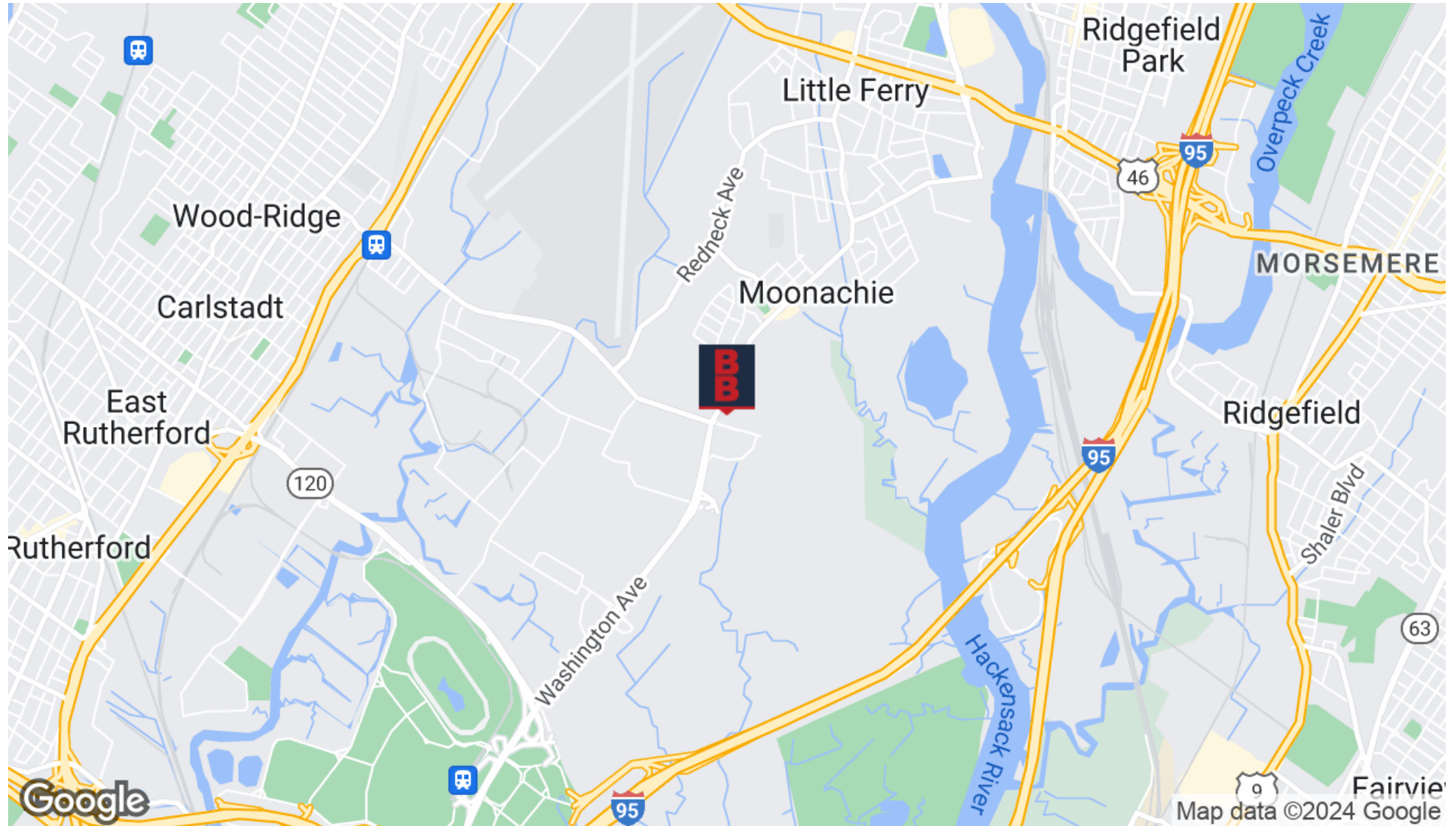
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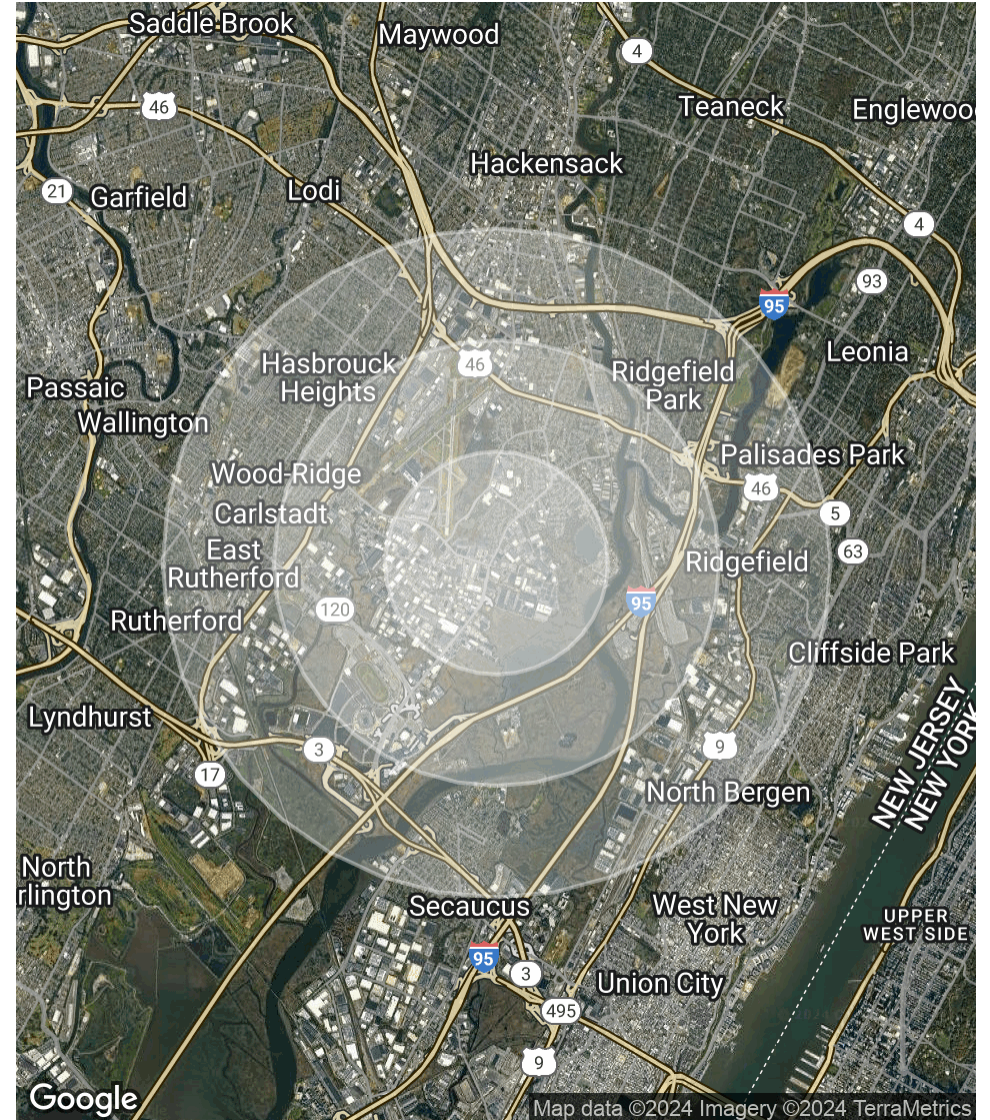
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,680	26,939	134,023
Average Age	38.8	41.6	40.1
Average Age (Male)	40.4	40.8	38.9
Average Age (Female)	38.4	41.9	41.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,676	10,811	51,769
# of Persons per HH	2.8	2.5	2.6
Average HH Income	\$84,920	\$91,493	\$99,294
Average House Value	\$358,445	\$365,944	\$387,174

2020 American Community Survey (ACS)



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