

# FOR LEASE

41 Grand Avenue  
River Edge, NJ

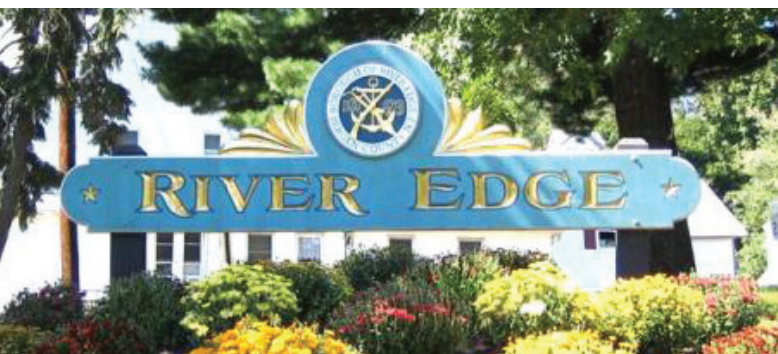
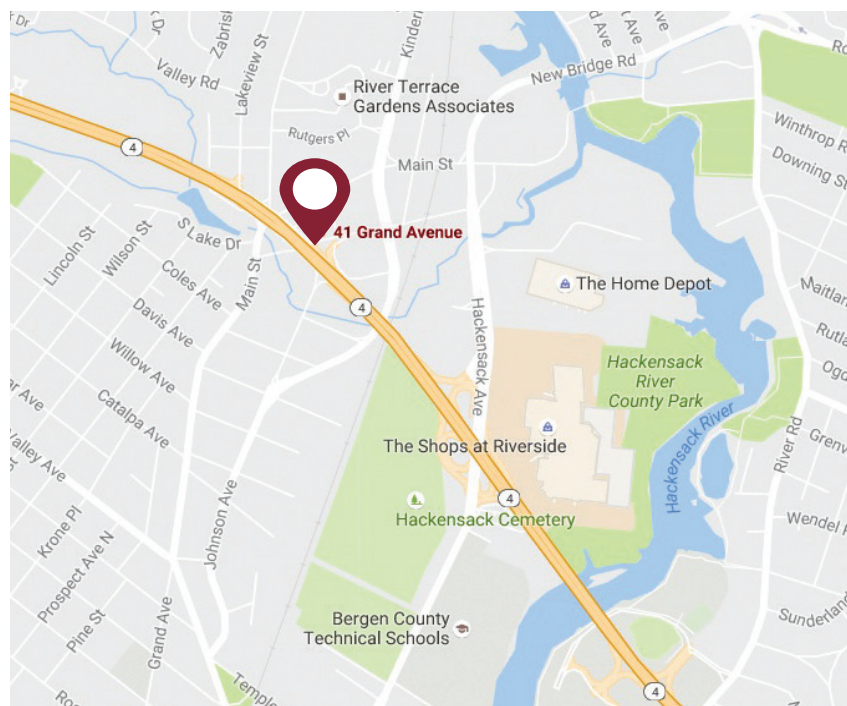
## Exterior Renovation Underway Now



## OFFICE SPACE AVAILABLE IMMEDIATELY

### FEATURES:

- **1st Floor:** 3,308 SF  
Divisible to 2,133 SF & 1,175 SF
- **2nd Floor:** 3,312 SF
- **Rental Rate:** Negotiable
- **Parking:** Covered Parking Available
- **Building Access:** 24/7 Key Card Access
- **Location:** Excellent Shopping and Dining nearby, Total Wine, CVS & Gourmet Food
- **15 Minutes** from GW Bridge with Easy Access to Routes 4 and 17
- **New Bridge Landing** (Pascack Vally Line)  
2 Min Drive Time/.4 Miles



**EXCLUSIVE** ▶  
**BROKER**

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### LICENSED REAL ESTATE BROKER

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