

FOR LEASE

28 WEST GRAND AVENUE

Montvale, New Jersey



OVERVIEW

28 West Grand Avenue is a 44,300 SF, two-story office building, well suited to meet the changing needs of a Post-Covid workplace. The property is under new ownership and management. Ownership is committed to providing a healthy and safe environment for tenants and employees. The building lobby was recently renovated.

28 West Grand Avenue currently has small, flexible suites available immediately, with ample on-site parking, on-site fitness center and is located within walking distance to the Montvale Train Station and downtown amenities.

- **Small, Flexible Suites Available**

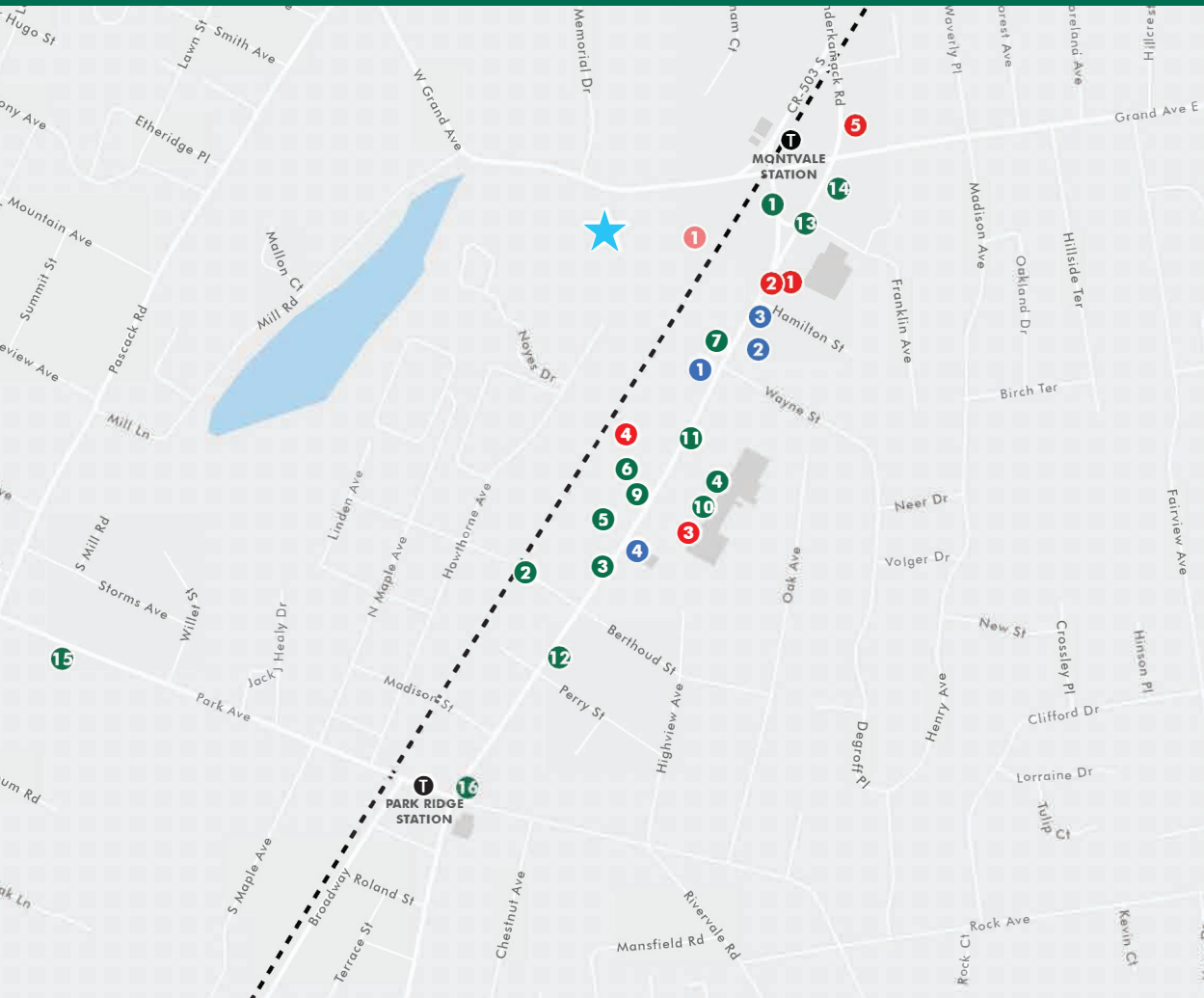
1,800-9,000 SF spaces available immediately.

- **Post-Covid Workplace with Private Exterior Balconies**

The property includes several private balconies, operable windows to allow for fresh air and open central staircase.

- **Downtown Location with Walking Distance to Amenities**

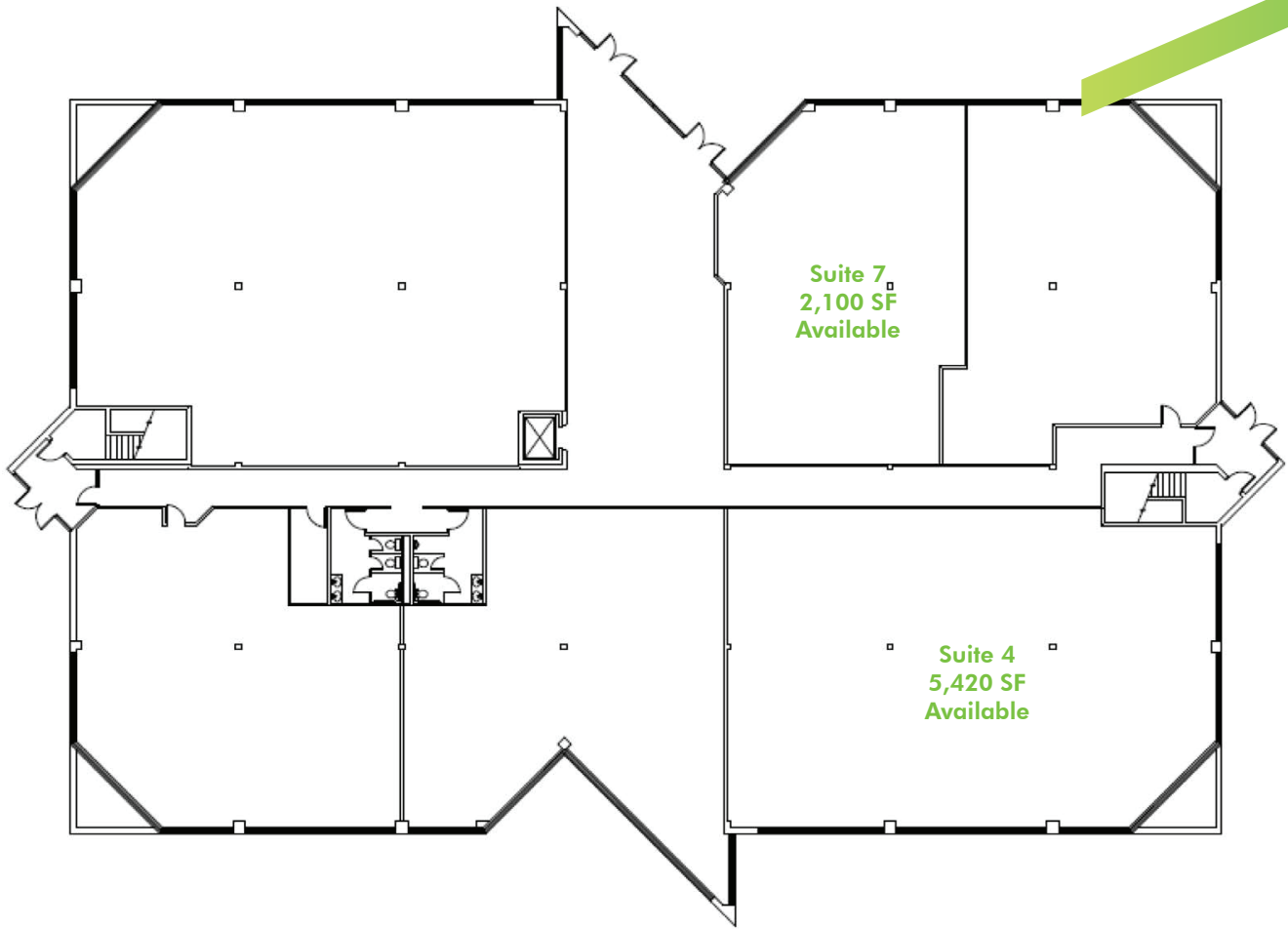
The building is located one block from downtown Montvale with abundant retailing, dining and transportation options within walking distance.



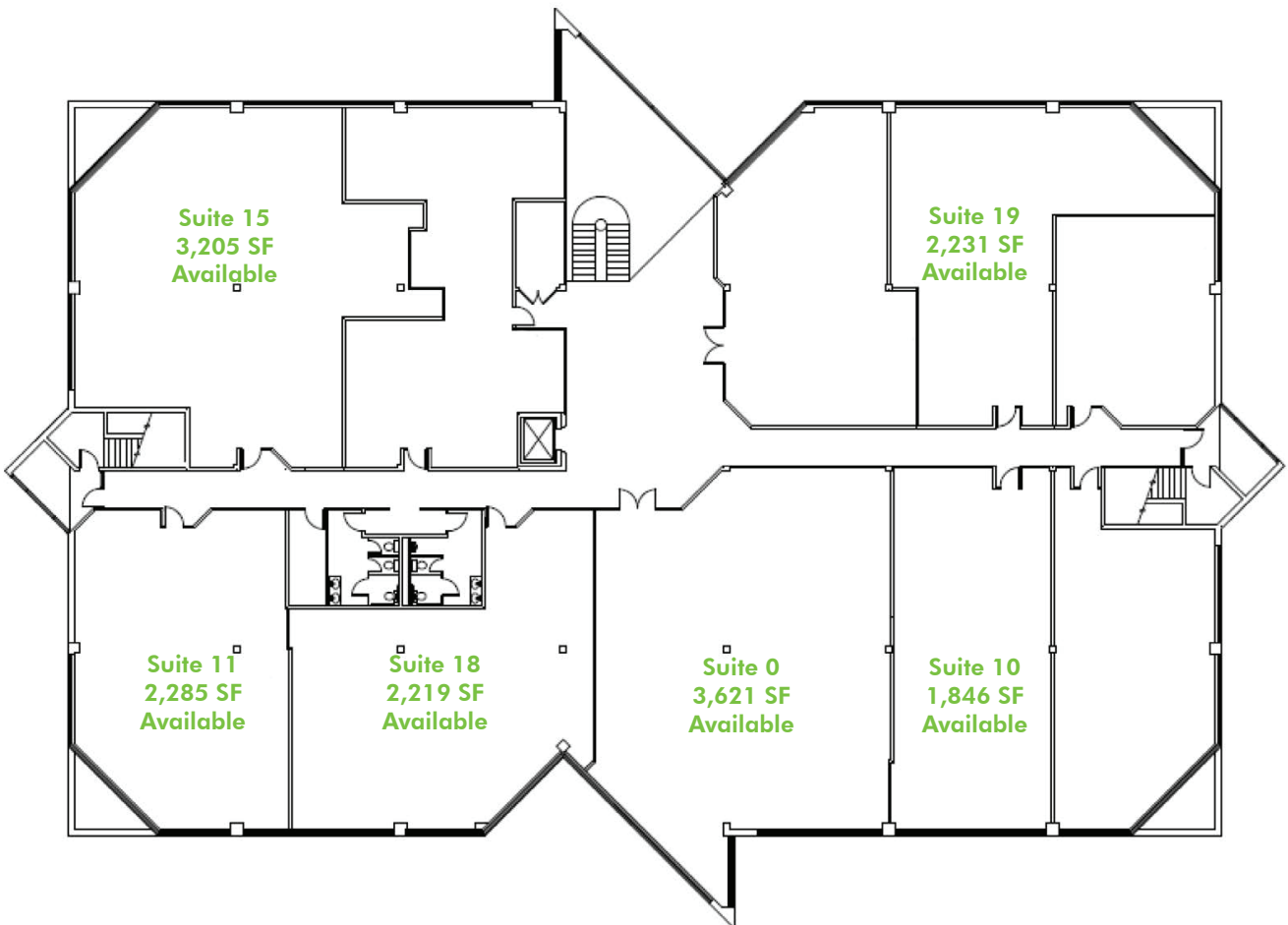
Amenity

- # Dining**
 1. Davey's Irish Pub
 2. Burger King
 3. Pesto
 4. Starbucks
 5. Dairy Queen
 6. Dunkin
 7. Taco Bell
 8. Ridgmont Pizza
 9. A Little Cake
 10. John's Famous Bagels
 11. Bento Sushi
 12. The Park Steakhouse
 13. Bellisimo
 14. Franco's Pizza
 15. Marc's Pizza
 16. The Ridge Diner
- # Banking**
 1. TD Bank
 2. PNC Bank
 3. Valley Bank
 4. Chase Bank
- # Recreation**
 1. Montvale Lanes
- # Retail**
 1. CVS
 2. Happy Nails & Spa
 3. Staples
 4. B&M Meat Market
 5. 7 Eleven
- ★ 28 W Grand Ave**

FIRST FLOOR PLAN



SECOND FLOOR PLAN



AVAILABILITIES

- + Total Building Size: 44,300 SF
- + Asking rent: \$20.00 per SF +TE
- + Available Space:
 - 1st floor: 2,100 SF - *Lobby presence*
 - 1st floor: 5,420 SF - *Private balcony*
 - 2nd floor: 3,621 SF
 - 2nd floor: 1,846 SF
 - 2nd floor: 2,219 SF
 - 2nd floor: 2,231 SF - *Private balcony*
 - 2nd floor: 3,205 SF - *Private balcony*
 - 2nd floor: 2,285 SF - *Private balcony*
- + On-site fitness center
- + Ample parking
- + Renovated lobby
- + 0.2 miles to the Montvale Train Station
- + Minutes to the Garden State Parkway and the NY Thruway
- + Desirable Montvale location with immediate access to highly skilled labor pool



PLEASE CONTACT:

ERIN WENZLER

Senior Associate
+1 201 712 5893
erin.wenzler@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE