

# PROPERTY DESCRIPTION REPORT

## JOIN DUNKIN DONUTS/ ANDERSON WINDOWS / FIDELITY DIAMONDS

193 ROUTE 17  
PARAMUS, NEW JERSEY 07652

### PHYSICAL DESCRIPTION

SF Available: 1,450 and 2,400  
Total SF: 17,500  
Office Space: 1,450 and 2,400  
Ceiling Height: 10'  
Lot Size: 1.0  
Heat: Gas  
AC Warehouse / Office: NA / Yes  
Parking Spaces: 5/1000  
TG / Int TG / DI: 1 / 0 / 0  
Zoning: Retail / Office

### FINANCIAL INFORMATION

Sale Price: Not for Sale  
Lease Price: \$25.00 + 5% Annual Increase  
TAX & CAM: Included  
Utilities: Included  
**2<sup>nd</sup> Floor Offices with Store Signage!**



**SECOND FLOOR UNIT, EXCELLENT VISIBILITY, SIGNAGE & ACCESS ON ROUTE 17 SOUTH JUST SOUTH OF THE GARDEN STATE PARKWAY. JOIN DUNKIN DONUTS. WELL KNOWN VISIBLE BUILDING.**

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