

PROPERTY DESCRIPTION REPORT

FORMER DR KATZ/VALLEY NATIONAL BANK

31-00 BROADWAY
FAIR LAWN, NJ

PHYSICAL DESCRIPTION

SF Available: **Divisible** 4,418
Total SF: 35,839
Office Space: 4,418
Ceiling Height: 9.0
Lot Size: 2.26 Acres
Heat: GAS
AC Office: Yes
Parking Spaces: 4.1000
Zoning: Office (No Medical)

FINANCIAL INFORMATION

For Sale: No
Sale Price: N/A
Lease Price: **\$18.50**
Taxes/CAM/Other: +TE \$2.00



3RD FLOOR UNIT MOSTLY OPEN FLOOR PLAN, OWNERS WILL REDO TO SUIT. EXCELLENT BROADWAY/ROUTE 4 LOCATION. BUS 1 BLOCK AWAY. WALK TO SHOPS AND DINING. FULL SERVICE VALLEY NATIONAL BANK BRANCH ON SITE. BRIGHT SUNNY CORNER UNIT WITH EXCELLENT VIEWS. 5 OFFICES + 1 CORNER. CONFERENCE ROOM, KITCHEN, 2 INTERIOR STORAGE OFFICE. REST WIDE OPEN.

NIA National Realty, Inc.

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Please visit our web site at www.nianationalrealty.com

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