



OFFICE BUILDING

FOR LEASE

# ±900 - 3,375 RSF OFFICE SPACE

241 Molnar Drive, Elmwood Park, NJ 07407

*For More Information, Contact*

**MICHAEL F. SCHIPPER**

*Senior Director*

mschipper@blauberg.com

973.379.6644 x146



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

[www.blauberg.com](http://www.blauberg.com)

# ±900 - 3,375 RSF OFFICE SPACE

241 Molnar Drive, Elmwood Park, NJ 07407



## PROPERTY DESCRIPTION

900-3,375 Rentable Square Feet Office Space Available

## PROPERTY HIGHLIGHTS

- 900-3,375 RSF Available
- Elevator Served Building
- 3:1000 Parking Ratio
- 24 Hour Access
- Back Up Generator
- Immediate Access to Route 80

## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (MG)
Available SF:	900 , 975 & 1,500 RSF
Building Size:	16,400 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,350	34,973	91,266
Total Population	20,459	97,111	270,857
Average HH Income	\$81,727	\$79,258	\$69,743

For More Information, Contact

**MICHAEL F. SCHIPPER**

Senior Director

mschipper@blauberg.com

973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

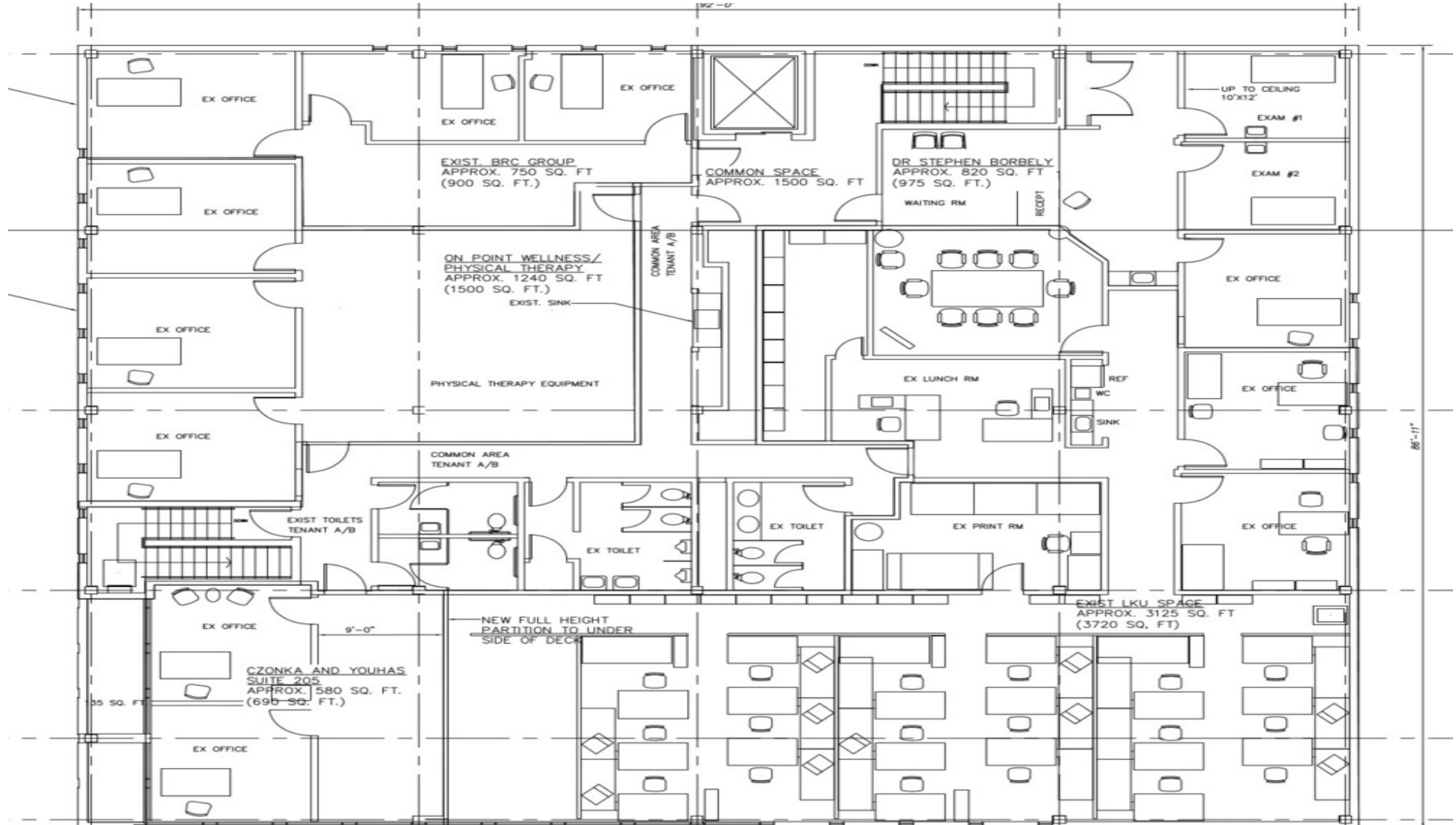
[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±900 - 3,375 RSF OFFICE SPACE

241 Molnar Drive, Elmwood Park, NJ 07407



For More Information, Contact

**MICHAEL F. SCHIPPER**

Senior Director

mschipper@blauberg.com

973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

OFFICE BUILDING

FOR LEASE

# ±900 - 3,375 RSF OFFICE SPACE

241 Molnar Drive, Elmwood Park, NJ 07407



For More Information, Contact

**MICHAEL F. SCHIPPER**

Senior Director

[mschipper@blauberg.com](mailto:mschipper@blauberg.com)

973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

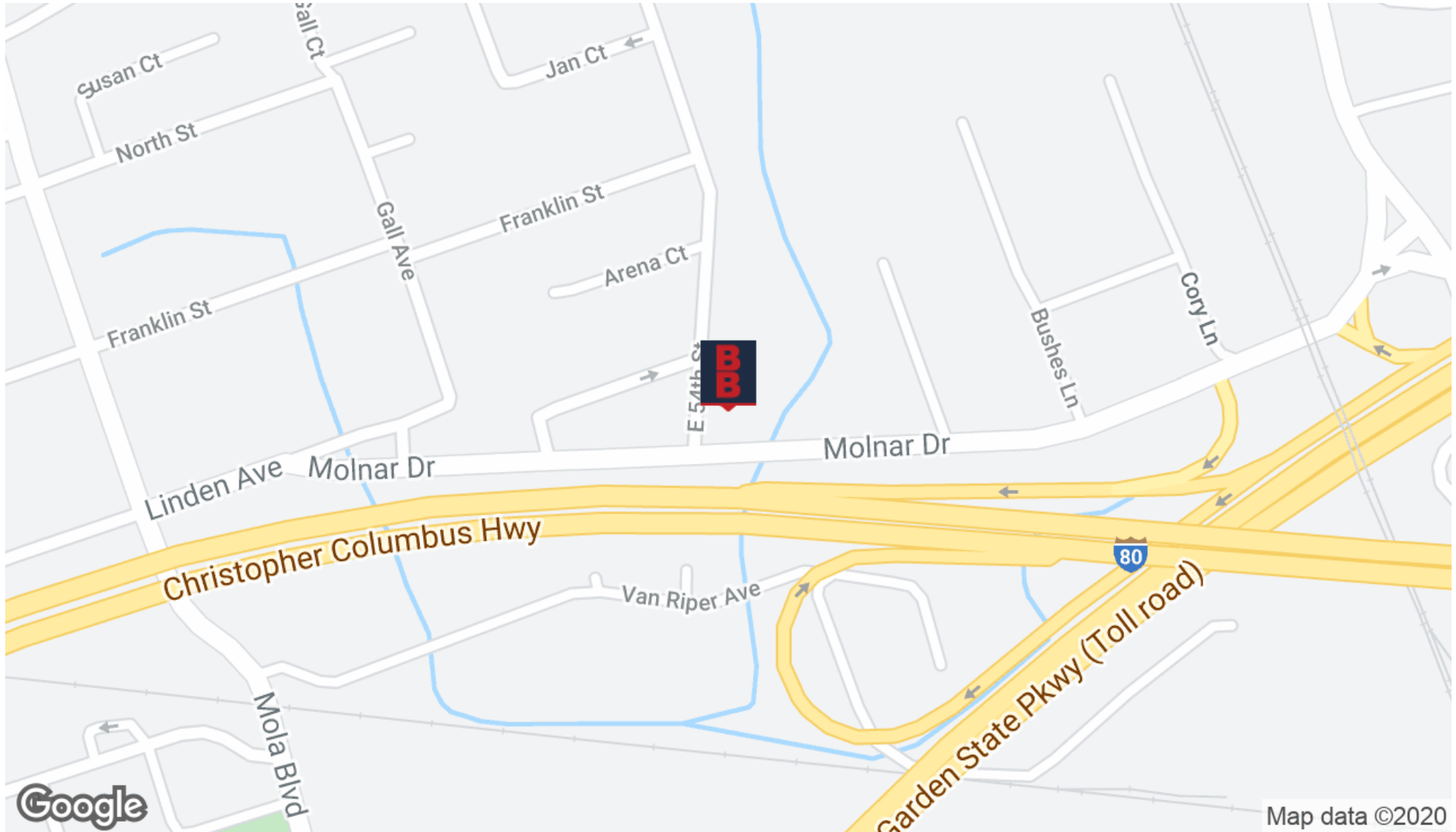
[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±900 - 3,375 RSF OFFICE SPACE

241 Molnar Drive, Elmwood Park, NJ 07407



For More Information, Contact  
**MICHAEL F. SCHIPPER**  
Senior Director  
mschipper@blauberg.com  
973.379.6644 x146

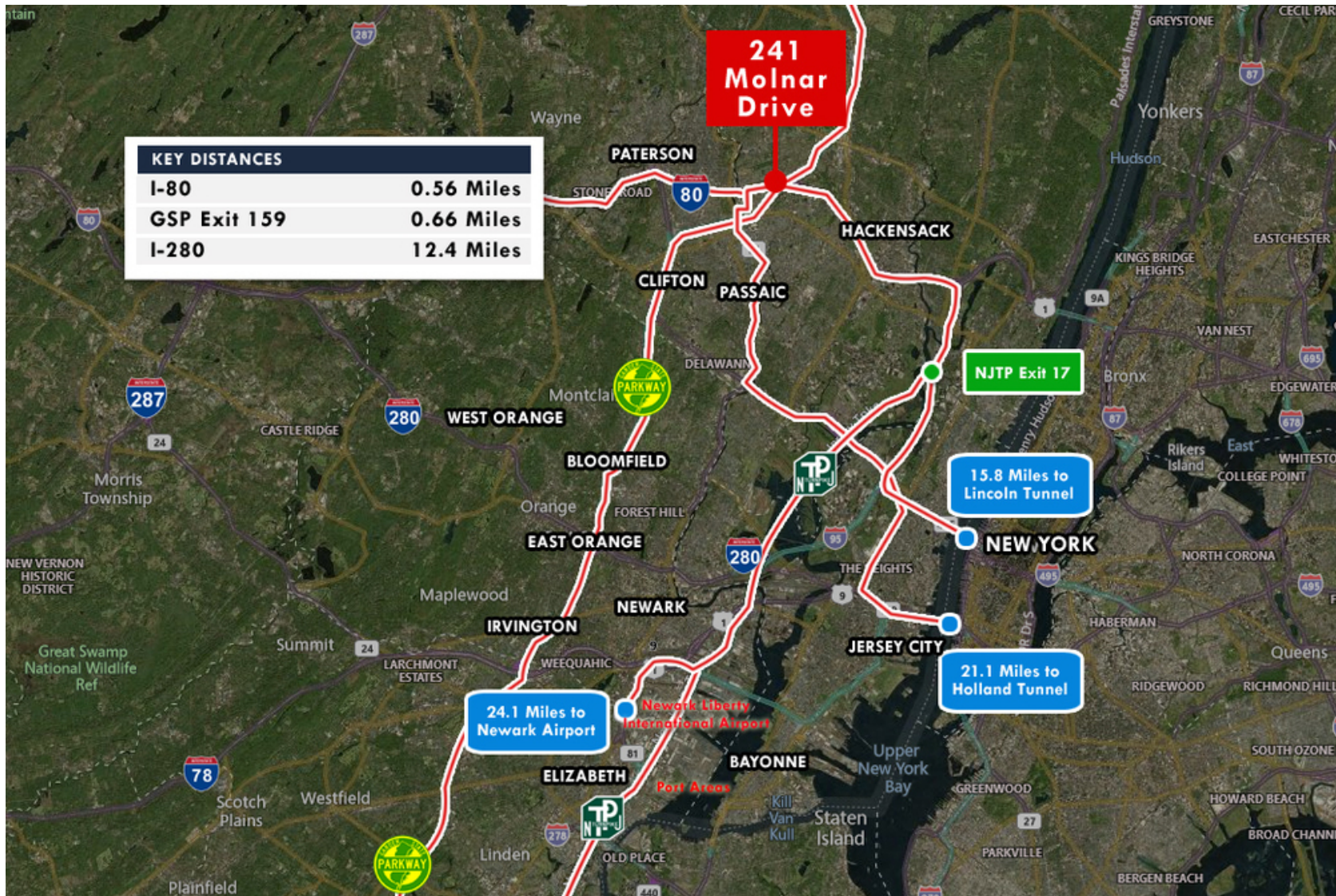
830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078  
[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±900 - 3,375 RSF OFFICE SPACE

241 Molnar Drive, Elmwood Park, NJ 07407



For More Information, Contact  
**MICHAEL F. SCHIPPER**

Senior Director

mschipper@blauberg.com

973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



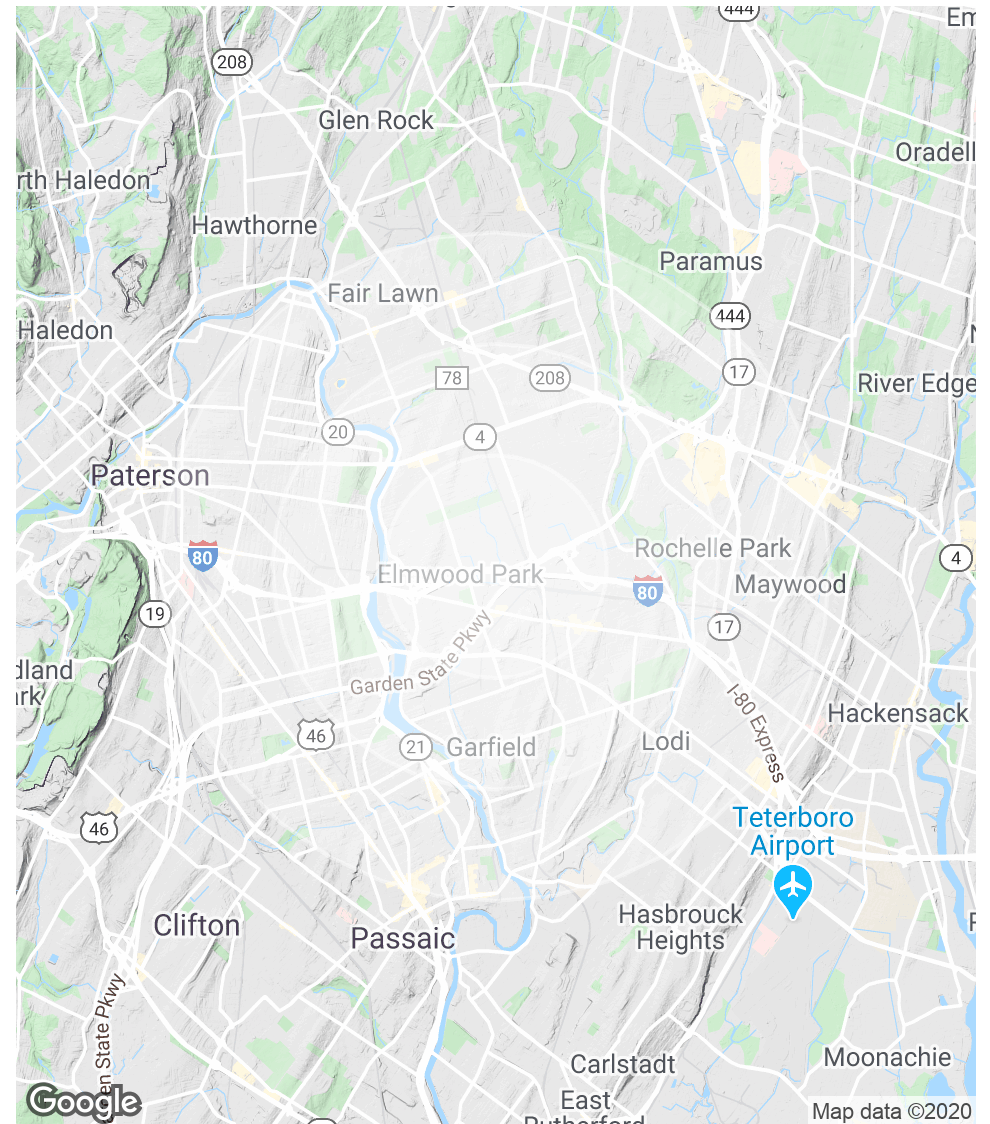
The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±900 - 3,375 RSF OFFICE SPACE

241 Molnar Drive, Elmwood Park, NJ 07407

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,459	97,111	270,857
Average age	40.2	39.5	36.4
Average age (Male)	38.8	38.2	35.5
Average age (Female)	40.4	40.5	37.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,350	34,973	91,266
# of persons per HH	2.8	2.8	3.0
Average HH income	\$81,727	\$79,258	\$69,743
Average house value	\$436,798	\$433,183	\$424,422

\* Demographic data derived from 2010 US Census



For More Information, Contact  
**MICHAEL F. SCHIPPER**

Senior Director

mschipper@blauberg.com

973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

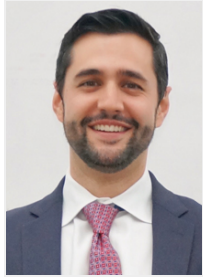
[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.

# ±900 - 3,375 RSF OFFICE SPACE

241 Molnar Drive, Elmwood Park, NJ 07407



**MICHAEL F. SCHIPPER**

Senior Director

973.936.4173

[mschipper@blauberg.com](mailto:mschipper@blauberg.com)

*For More Information, Contact*

**MICHAEL F. SCHIPPER**

*Senior Director*

[mschipper@blauberg.com](mailto:mschipper@blauberg.com)

973.379.6644 x146

830 Morris Turnpike  
Suite 201  
Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)



The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by this company. In addition, no representation is made respecting zoning, condition of title, dimensions, or any matters of a legal or environmental nature. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. Subject to errors and omissions.