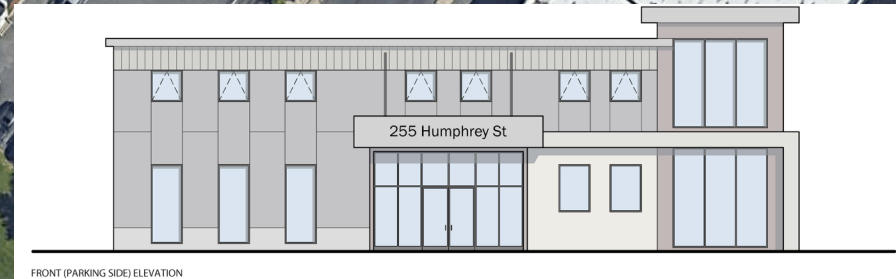
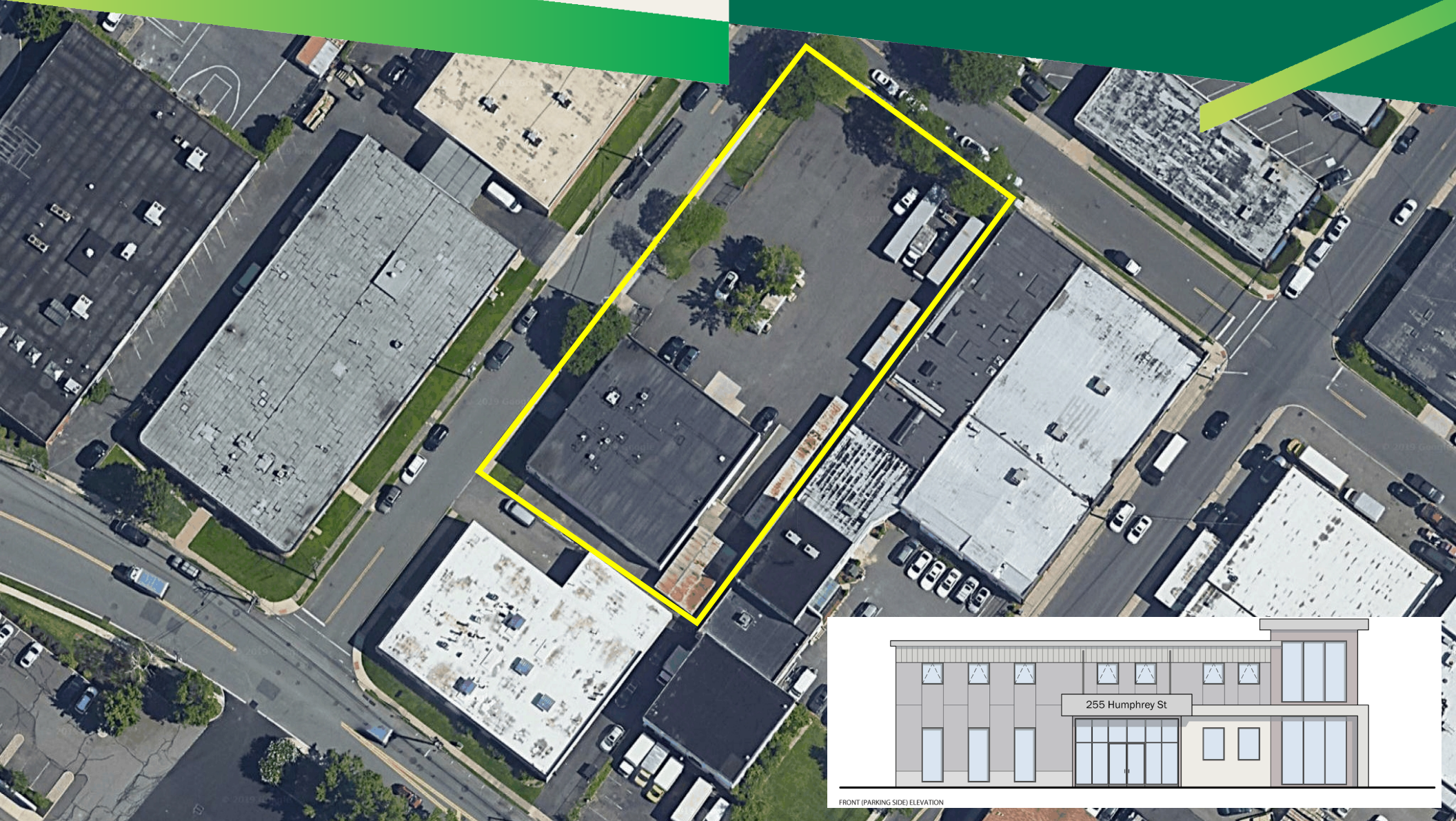


FOR LEASE
MEDICAL OFFICES

255 HUMPHREY STREET

255 Humphrey Street / Englewood, NJ



PROPERTY HIGHLIGHTS

MEDICAL OFFICES FOR LEASE

- + **Availability:** Two-story building with elevator - 7,600 sq. ft. per floor, totaling 15,200 sq. ft.
- + **Parking:** 61 parking spaces
- + **Lot Size:** ±0.84 acres
- + **Taxes:** \$19,054 per year (\$2.51 PSF)
- + **Year Built:** 1953
- + **Zoning:** LI – Light Industrial
- + **Asking Lease Rate:** Call for Quote

- **Renovations Underway**

Delivery 3Q2020

- **Strong Demographics**

Above average Median Household Income and exceptional Daytime Population

- **Neighborhood Tenancy**

CVS, New York Sports Club, Starbucks, T-Mobile, It's Greek to Me, Baumgart's, GNC, Wells Fargo, GameStop, Club Pilates, New York & Company, European Wax Center, Hand & Stone, Dunkin and many more

2019 ESTIMATED DEMOGRAPHICS

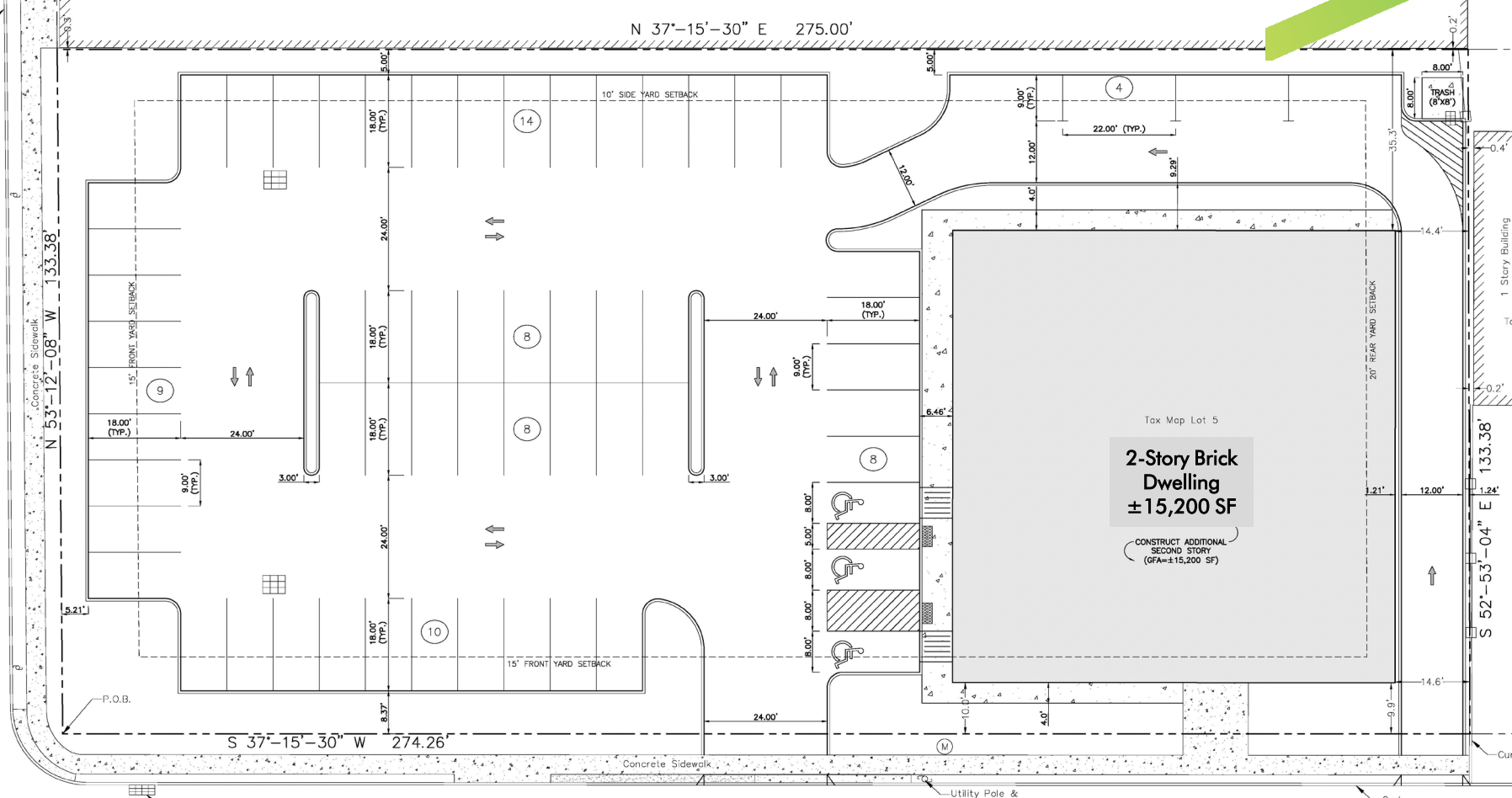
	1 Mile	2 Miles	5 - Polygon
Population	21,582	75,221	455,445
Households	7,808	27,256	169,328
Median Household Income	\$85,840	\$96,217	\$88,595
Daytime Population	13,311	47,590	232,155

(Columbus Street-Deed)
COLUMBUS AVENUE
(50' Wide)

Tax Map Lot 1.01

1 Story Building

N 37°-15'-30" E 275.00'



Tax Map Lot 5

2-Story Brick Dwelling
±15,200 SF

CONSTRUCT ADDITIONAL
SECOND STORY
(GFA=±15,200 SF)

HUMPHREY STREET
(50' Wide)

ZONING REQUIREMENTS

ZONE: RIM - RESEARCH, INDUSTRY AND MEDICAL DISTRICT	REQUIRED	EXISTING	PROPOSED	VARIANCE REQUIRED
MINIMUM LOT AREA (Sq. Ft.)	20,000 Sq. Ft.	36,630 Sq. Ft.	36,630 Sq. Ft.	NO
MINIMUM LOT WIDTH (Ft.)	200 Ft.	133.38 Ft.	133.38 Ft.	NO
MINIMUM LOT DEPTH (Ft.)	100 Ft.	274.26 Ft.	274.26 Ft.	NO
MINIMUM FRONT YARD SETBACK (Ft.)	15 Ft.	9.90 Ft.	9.90 Ft.	YES
MINIMUM SIDE YARD SETBACK (Ft.)	10 Ft.	35.30 Ft.	35.30 Ft.	NO
MINIMUM REAR YARD SETBACK (Ft.)	20 Ft.	14.40 Ft.	14.40 Ft.	YES
MINIMUM SETBACK TO RESIDENTIAL ZONE (Ft.)	N/A	N/A	N/A	NO
MAXIMUM BUILDING HEIGHT (Ft.)	75 Ft.	<75 Ft.	<75 Ft.	NO
MINIMUM OPEN SPACE (%)	10 %	10.00 %	15.45 %	NO

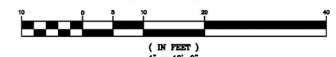
- SECTION 250.81(B)(1): SURFACE PARKING LOTS SHALL BE LOCATED TO THE SIDE OR REAR OF THE PRINCIPAL STRUCTURE ON THE LOT. (VARIANCE FOR FRONT YARD)
- SECTION 250.81(B)(6): NO PARKING SHALL BE PERMITTED WITHIN ANY REQUIRED FRONT YARD IN ANY DIRECTION. (VARIANCE FOR FRONT YARD)
- SECTION 250.82(E): THE MINIMUM LENGTH FOR ANGLE & HANDICAPPED PARKING SPACES SHALL BE 19 FEET. (VARIANCE FOR PROPOSED 18 FEET LENGTH)
- SECTION 250.84(C): ANY OFF-STREET SURFACE PARKING FACILITY DESIGNED TO ACCOMMODATE FIVE OR MORE VEHICLES SHALL BE SCREENED FROM THE STREET AND FROM ADJACENT PROPERTIES WITH LANDSCAPING MATERIALS AT LEAST FIVE FEET IN HEIGHT IN SIDE YARDS AND REAR YARDS AND, OTHERWISE LIMITED BY THIS ARTICLE, THREE FEET IN HEIGHT IN FRONT YARDS. (VARIANCE FOR REAR YARD)

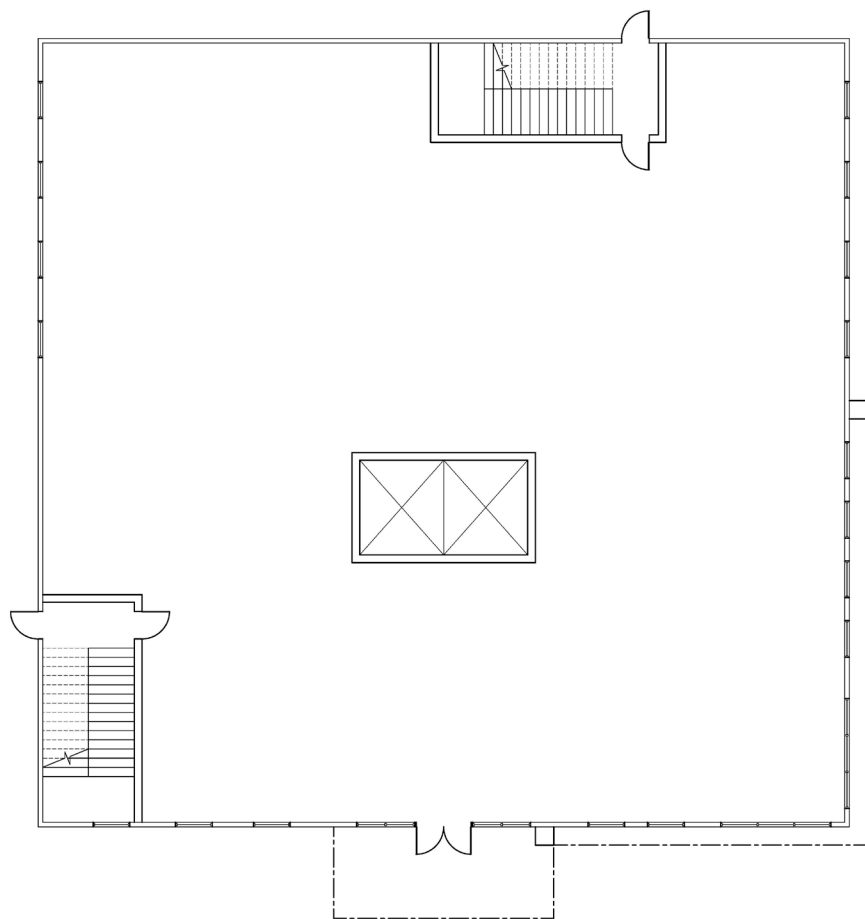
PARKING TABLE

USE	REQUIRED PARKING	PROPOSED PARKING	VARIANCE REQUIRED
MEDICAL OFFICES 1 SPACE PER 250 Sq. Ft.	15,200 Sq. Ft. / 250 Sq. Ft. = (60.80 SPACES) 61 SPACES	61 SPACES	NO

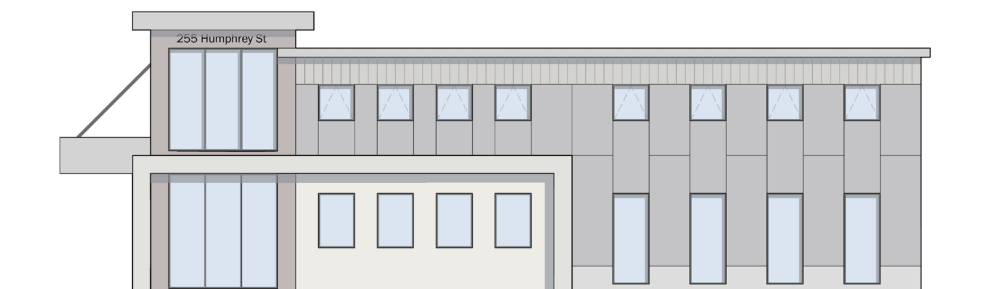
- SECTION 250.83: ALL PROPERTY USED FOR MANUFACTURING, WAREHOUSING, INDUSTRIAL OR FUNERAL HOME PURPOSES SHALL INCLUDE ON-SITE FACILITIES FOR LOADING AND DELIVERY. (COMPLIES, NONE REQUIRED FOR MEDICAL OFFICE USE)

GRAPHIC SCALE





FRONT (PARKING SIDE) ELEVATION



RIGHT (STREET SIDE) ELEVATION

WILLIAM G. BROWN ARCHITECTS
241 MADISON AVE WYCKOFF NJ
201-891-3285

255 HUMPHREY STREET

255 Humphrey Street / Englewood, NJ

PLEASE CONTACT:

SAMUEL BERNHAUT

First Vice President
+1 201 712 5884
samuel.bernhaut@cbre.com

NICOLE NANNOLA

Senior Associate
+1 201 712 5821
nicole.nannola@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.