

700 Kinderkamack Road, Oradell, NJ



FOR LEASE (DIVISIBLE) – 3,628 SF – Suite #300

Conference/Training Room

Generous Parking

Close to Bus Stop

Full Service Café @ “800”

Outdoor Patio Seating

and Train Stations

Nina Bianco, Agent | O 201.336.1211 | M 201.615.5102 | NBianco@NIANationalRealty.com

NIA National Realty | 66 Route 17 North, Suite 900 | Paramus, NJ 07652 | 201.845.6606 | www.NIANationalRealty.com

Subject to errors, omissions, changes, prior sale or withdrawal, all without notice.

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LOCATED – Easy access on the west side of Kinderkamack Road; just north of Soldier Hill Road in Oradell. Situated between Hackensack Golf Club and Soldier Hill Golf Course.

ADJACENT TO – Oritani Bank, Dairy Queen, Liberty Subaru, medical facilities, and office buildings.

ACROSS – The Hiram Blauvelt Art Museum, Hackensack Golf Course, Bus stop to NYC and Train Station (North or South).

STATISTICS: 3 MILE RADIUS

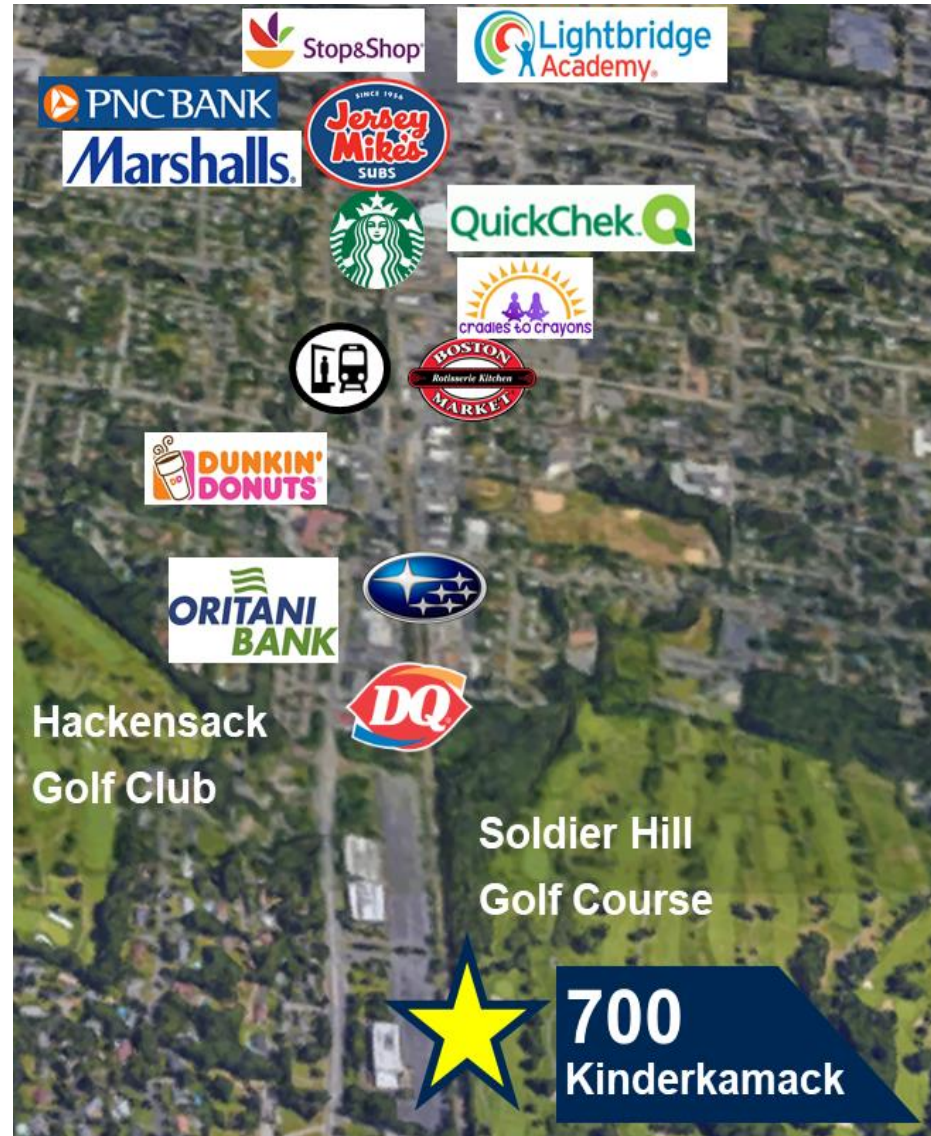
Population = 111,599

Average HHI = \$140,019

Daytime Business Employment = 49,450 people

TRANSIT – Walking distance to both the Oradell and Emerson Train Stations; NJ Transit bus stop. 22 – 27 miles to LGA and EWR.

ATTRACTIONS – Childcare, golf courses, restaurants, shopping, and banking (e.g. M&T, Oritani, PNC, Valley National, Wells Fargo).



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A **shaded outdoor patio area** for lunch or short meetings complements a shared conference/training room with wifi (for use at an “in house” rate) and a **full-service café** next door at “800”. Other amenities include a vending room, a **comfortable lobby** with seating, **nightly cleaning**, a welcoming receptionist, and **easy access** to nearby businesses and attractions.

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|------------------|-----------|
| <u>Available</u> | <u>SF</u> |
| Suite 300 | 3,628 |
| Total SF | 55,000 |
| Ceiling Height | 9.0 |
| Lot Size | 3.90 |
| Heat | Gas |
| Parking Spaces | 5/1,000 |
| Zoning | Off |
| Lease/SF | \$22.50 |
| TE | \$1.75 |

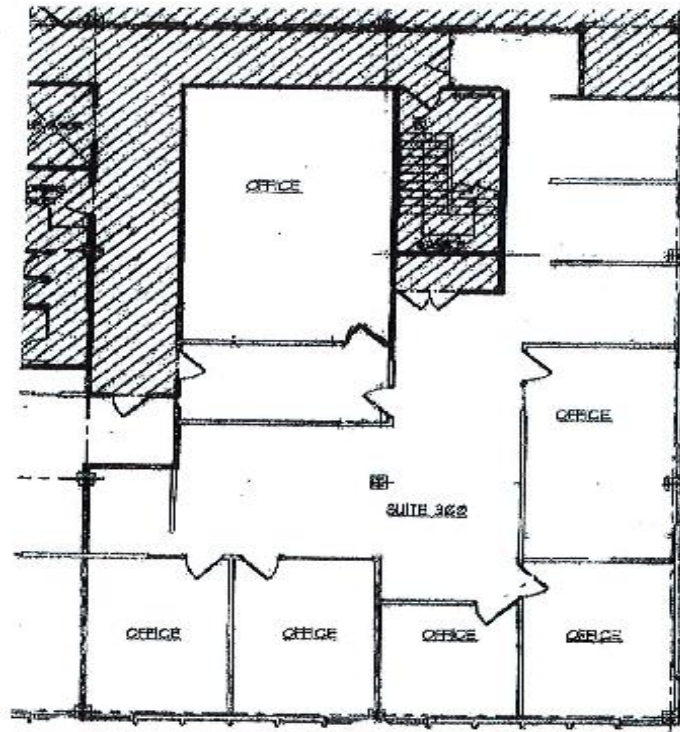


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Suite #300



**EXHIBIT "A"
FLOOR PLAN**

Suite 300



700 Kinderkamack Rd, Oradell
4,3628 RSF