



FOR SALE

ORADELL OFFICE PARK

700 & 800 KINDERKAMACK ROAD, ORADELL, NJ 07649

CBRE



EXECUTIVE SUMMARY

CBRE, Inc. (“CBRE”) has been retained as the exclusive advisor for 100% of the fee interest sale of 700 and 800 Kinderkamack Road in Oradell, New Jersey (the “Property”). The offering consists of two municipal tax lots, occupied by ±175,057 SF of office and amenity space within two independent office buildings. The buildings have a combined occupancy of 57% to a stable and diverse professional office and medical service tenant base. The weighted average of remaining lease term is ±3.3 years with renewals and new leases currently under review. The Property is shown by appointment only and all access and communications are to be through the listing team. Please refrain from driving the site or attempting access to the secure buildings without prior approval.

The Property consists of two buildings sharing resources and amenities while providing unique and independent occupancy within each. 700 Kinderkamack is approximately ±55,689 SF and 800 Kinderkamack is approximately ±119,368 SF for a total of approximately 175,057 SF of steel and concrete building with shared café, independent security and lobby areas, plenty of off-street parking on its combined 14.06± acres of improved land with mature landscaping abutting Emerson Golf Club.

This offering provides an investor the opportunity to execute on a value-add strategy for these well located Bergen County buildings. The strategy contemplates repositioning the Property through rebranding along with an aggressive marketing and capital improvement program to attract additional medical users for one or both of the buildings. The Property’s location – within an established market with hospitals, medical providers, ample parking and its high vacancy – provide for the potential conversion in the very near term or possible rezoning and redevelopment should approvals be sought and granted.

700 KINDERKAMACK ROAD



The Property has historically attracted professional services and medical tenants seeking space within close proximity to Northern Bergen County’s affluent population and broad amenities. Located at a signalized intersection on Kinderkamack Road, a main Bergen County artery, the buildings are minutes off the Garden State Parkway, Routes 4 and 17. Ideally located within 2 miles of Hackensack University Medical Center in Westwood, 3.5 miles from the new \$800 million – 372 bed facility being constructed for Valley Hospital in Paramus and 5 miles from Valley Hospital in Ridgewood.

800 KINDERKAMACK ROAD



Building 800, with its high vacancy, is a perfect medical conversion opportunity. It is envisioned converting one or both wings of the 800 building to medical office use, while consolidating the remaining professional tenants to the other wing or Building 700.

- 800 NORTH - Cafeteria & building storage area
- 800 SOUTH - Professional services or medical user
- SHARED - Lobby, atrium plantings and waiting area

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