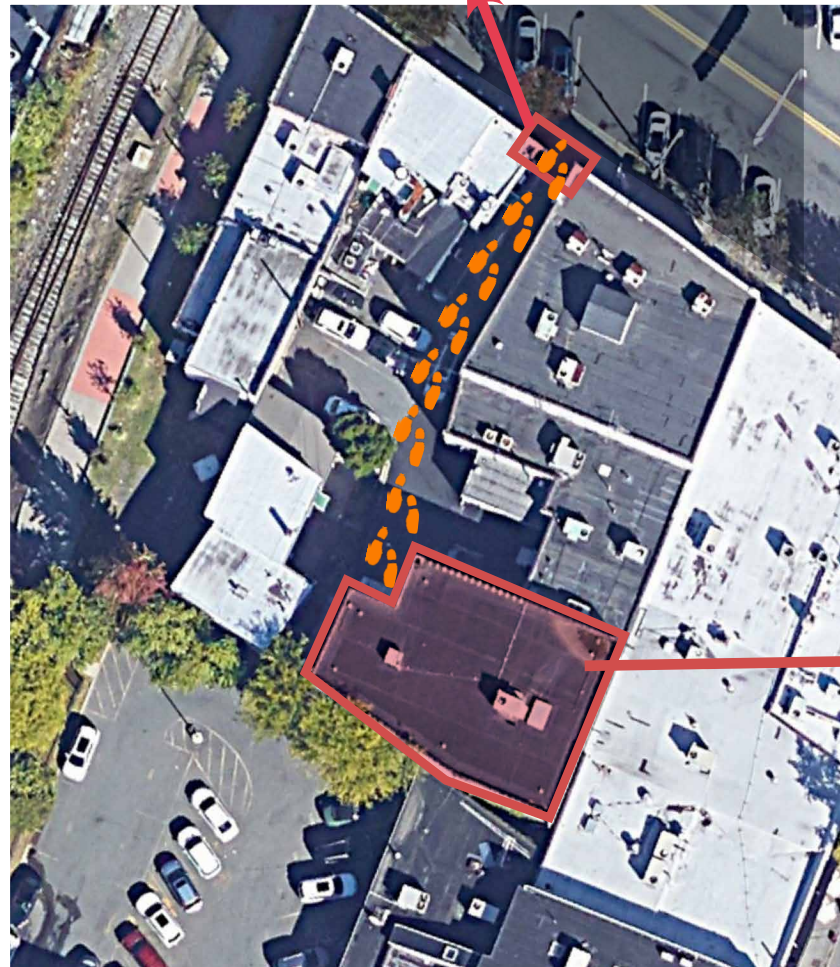


OFFICE/MEDICAL SPACE

8 EAST PALISADE AVENUE

In the Heart of Downtown Englewood

8 EAST PALISADE AVENUE
ENGLEWOOD | NEW JERSEY



SITE PLAN AND SPACE DETAILS

SIZE

2,500 SF loft Office space

POSSESSION

Immediate

RENT

Gross over base year

TERM

5 years minimum

PARKING

Street and municipal parking

CEILING HEIGHTS

11 feet

NEIGHBORS

ShopRite, Starbucks, Chipotle, Amazing Lash, Wells Fargo, Starbucks, Y2 Collection, Verizon, Gito, Poke Crew, Blue Moon Restaurant, It's Greek to Me Restaurant, Ben & Jerry's

COMMENTS

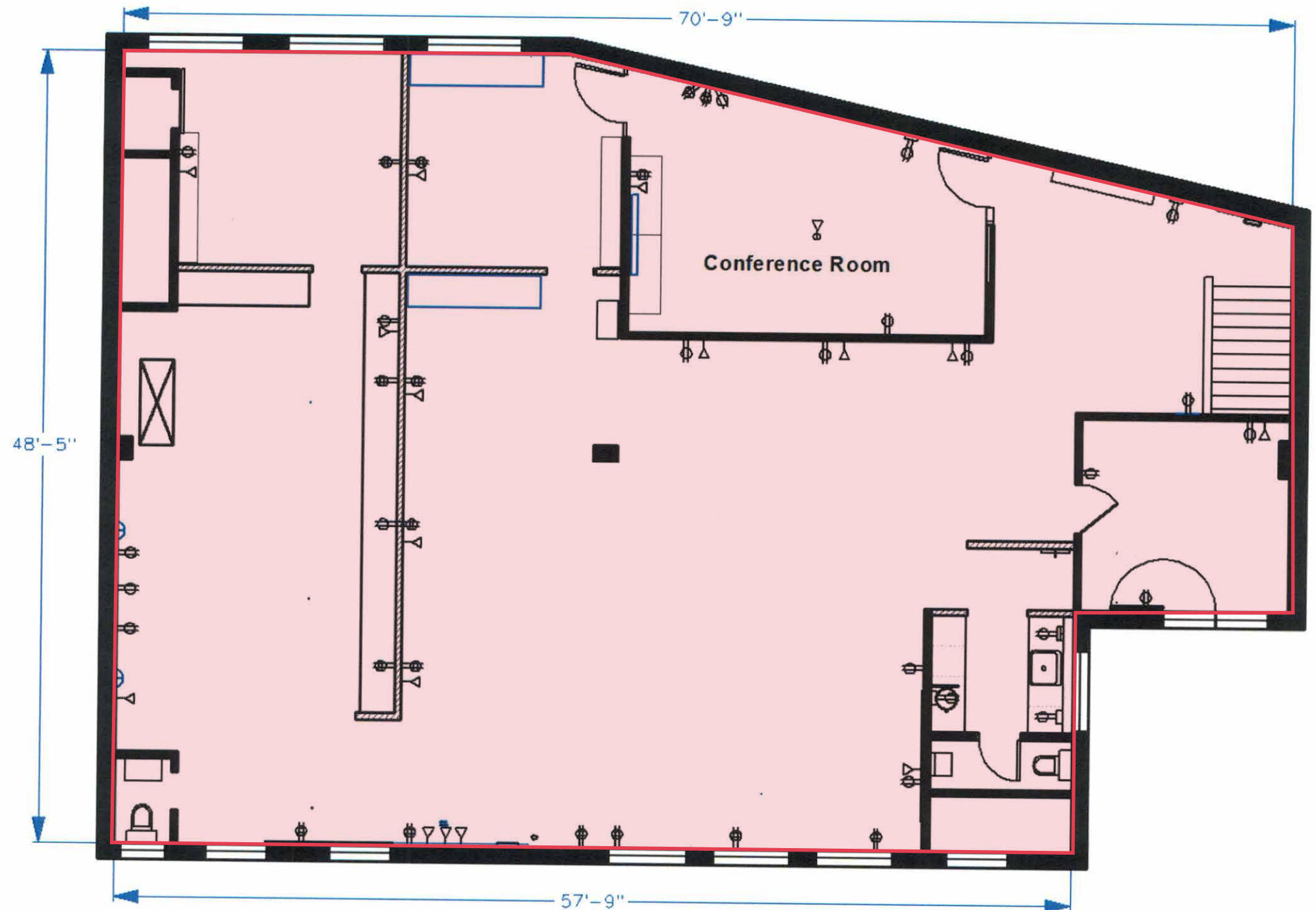
Two bathrooms

Separate electric

Pro-rata share for water

Open floor plan

Conference room



OFFICE LOFT INTERIOR PHOTOS



MARKET AERIAL



.5 miles
ENGLEWOOD HEALTH
3,785 Employees
17,000+ Admissions (2020)
2,800+ babies delivered (2020)
1.5 million outpatient visits & Tests (2020)

EVO at Monument Circle
220 residential units

Palisades Plaza
apartment rentals

Unilever & LG Electronics
United States Headquarters
Located on Sylvan Avenue
2.5 miles



8 EAST PALISADE AVENUE
2,500 SF AVAILABLE

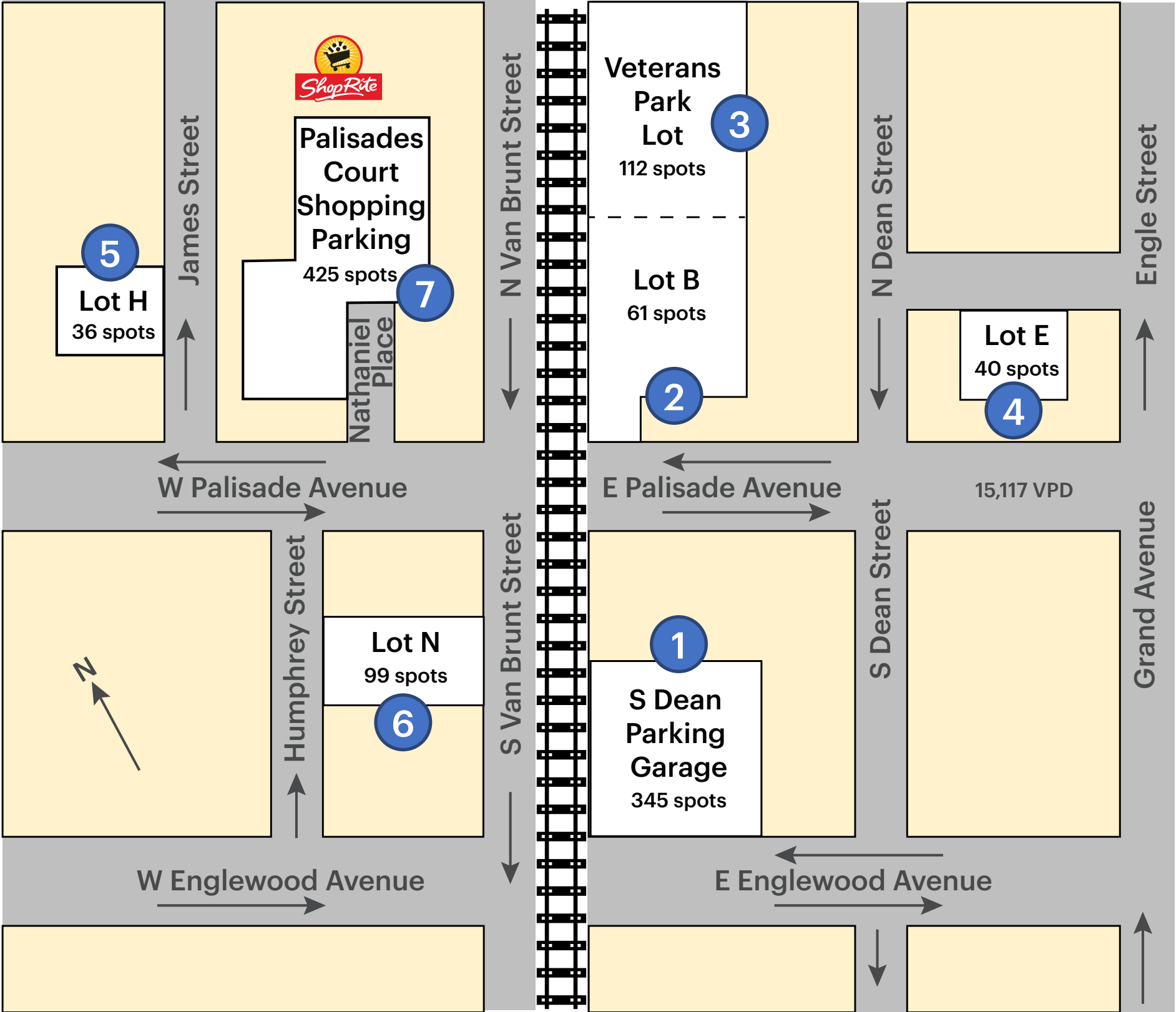
One William
185 Residential Units

Towne Centre at Englewood
188 residential units

Dwight-Englewood
Prep School
872 students
106 teachers
Less than 1 mile

Mitchell Simon Redevelopment
90 new residential units

ENGLEWOOD PARKING MAP



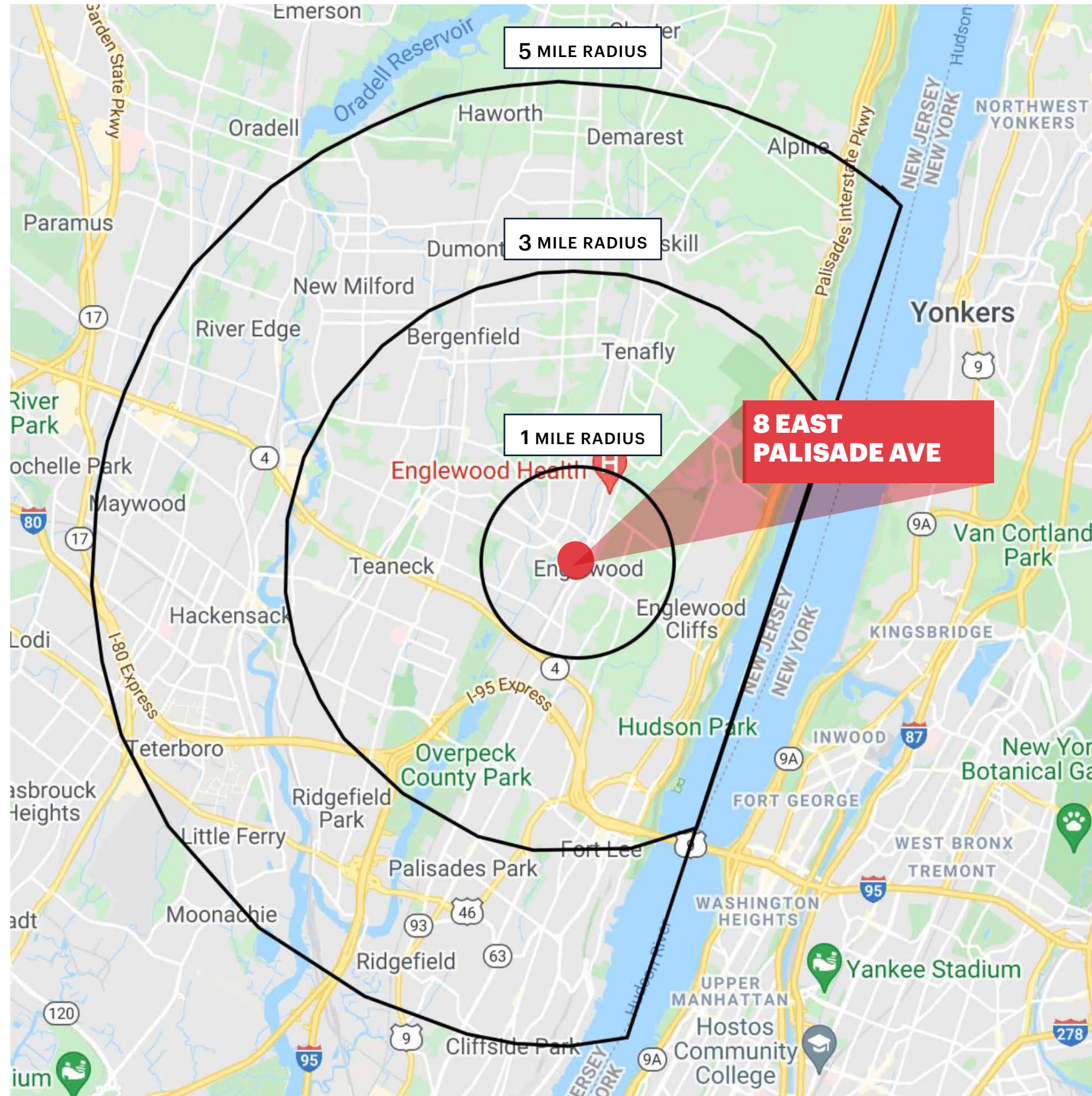
PARKING GUIDE

- 1** City Municipal Garage Metered Spaces
- 2** Parking Lot B Metered Spaces
- 3** Veterans Park Parking Lot Metered Spaces
- 4** Parking Lot E Metered Spaces
- 5** Parking Lot B Metered Spaces
- 6** Parking Lot N Metered Spaces
- 7** Palisades Ct Shopping Ctr Only for shops in Palisades Ct

HIGH LEVEL AERIAL (SHOWING SCHOOLS & LARGE EMPLOYERS)



DEMOGRAPHICS



1 MILE RADIUS

POPULATION
21,249

HOUSEHOLDS
7,463

MEDIAN AGE
39.5

COLLEGE GRADUATES (Bachelor's +)
6,026 - 40%

TOTAL BUSINESSES
1,280

TOTAL EMPLOYEES
13,009

TOTAL DAYTIME POPULATION
23,650

AVERAGE HOUSEHOLD INCOME
\$145,604

3 MILE RADIUS

POPULATION
155,623

HOUSEHOLDS
55,761

MEDIAN AGE
42.4

COLLEGE GRADUATES (Bachelor's +)
64,537 - 54%

TOTAL BUSINESSES
8,716

TOTAL EMPLOYEES
76,350

TOTAL DAYTIME POPULATION
132,043

AVERAGE HOUSEHOLD INCOME
\$168,217

5 MILE RADIUS

POPULATION
390,597

HOUSEHOLDS
45,995

MEDIAN AGE
42.7

COLLEGE GRADUATES (Bachelor's +)
151,011 - 54%

TOTAL BUSINESSES
16,286

TOTAL EMPLOYEES
173,814

TOTAL DAYTIME POPULATION
374,239

AVERAGE HOUSEHOLD INCOME
\$150,383

*2022 estimates

CONTACT EXCLUSIVE AGENT

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This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.