

Office Space For Lease

Three Story Office Building

1000 Wyckoff Avenue, Mahwah
Bergen County, New Jersey 07430

PROPERTY DESCRIPTION

Prominent three story, 33,000 square foot office building, renovated in 2022. Renovations include new lobby, common area upgrades, bathrooms along with a state-of-the-art gym on the second floor. Exterior improvements including landscaping and new monument sign. Existing tenants; IWG- Regus & Paladino Enterprises.

AVAILABLE SPACE

Ground Floor

11,000 Rentable SF (Divisible +/- 6,000 SF)

Second Floor

7,000 Rentable SF

ZONING

General Industry (See Features & Comments)

RENTAL RATES

Upon request, subject to use and creditworthiness

Traffic Count

ADT 17,420 VPD along Wyckoff Avenue

Parking

125 On-Site Parking Spaces

Comments

- Situated within existing office park, including recreation facilities and childcare and directly opposite former Cigna, 96-acre mixed use redevelopment.
- Approximately 1 mile north of Shoprite & Stop & Shop



Visit Our Website: WWW.SilbertRealEstate.com

FOR ADDITIONAL INFORMATION CONTACT EXCLUSIVE LEASING AGENT

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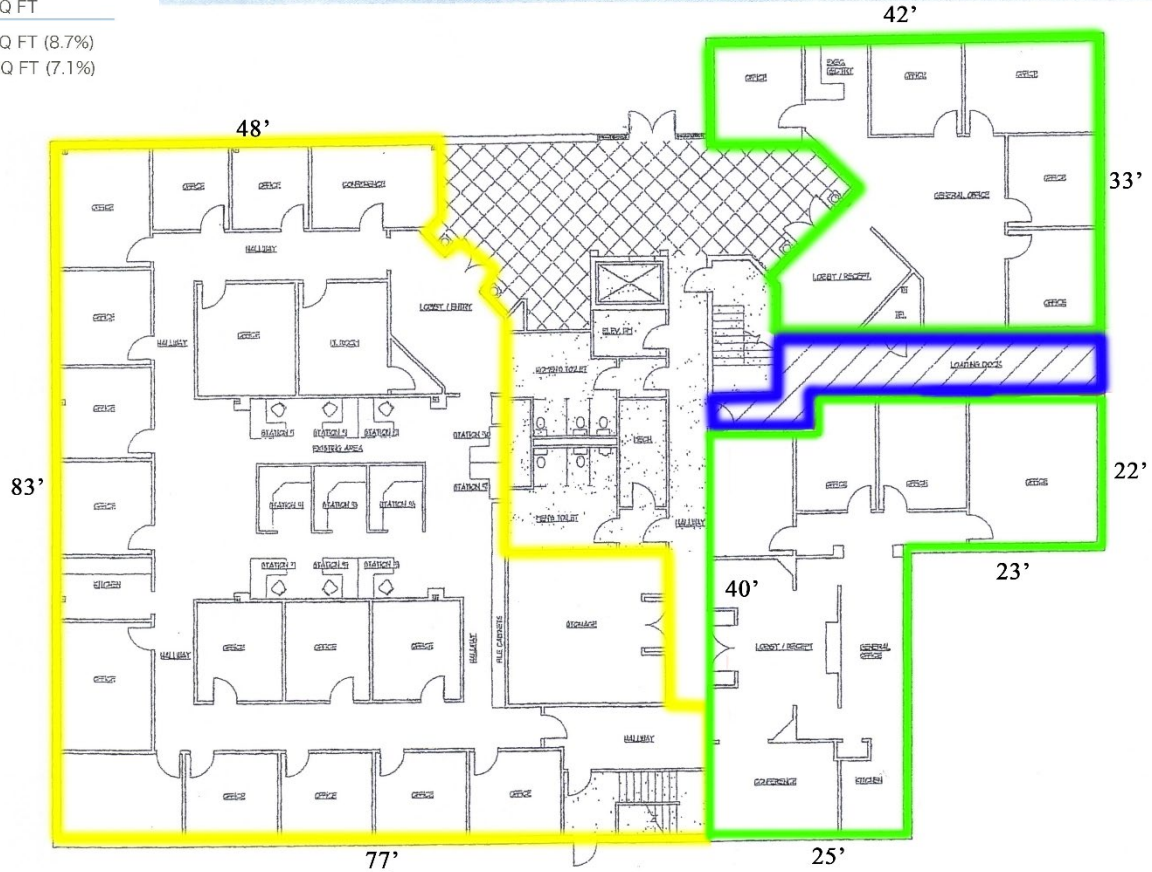
REALTY & MANAGEMENT COMPANY, INC.




GROUND LEVEL LEASING PLAN

FLOOR PLANS

Existing First Floor Plan








FIRST FLOOR GROSS AREA	11,700 SQ FT
 Core	1,023 SQ FT (8.7%)
 Lobby/Reception	830 SQ FT (7.1%)



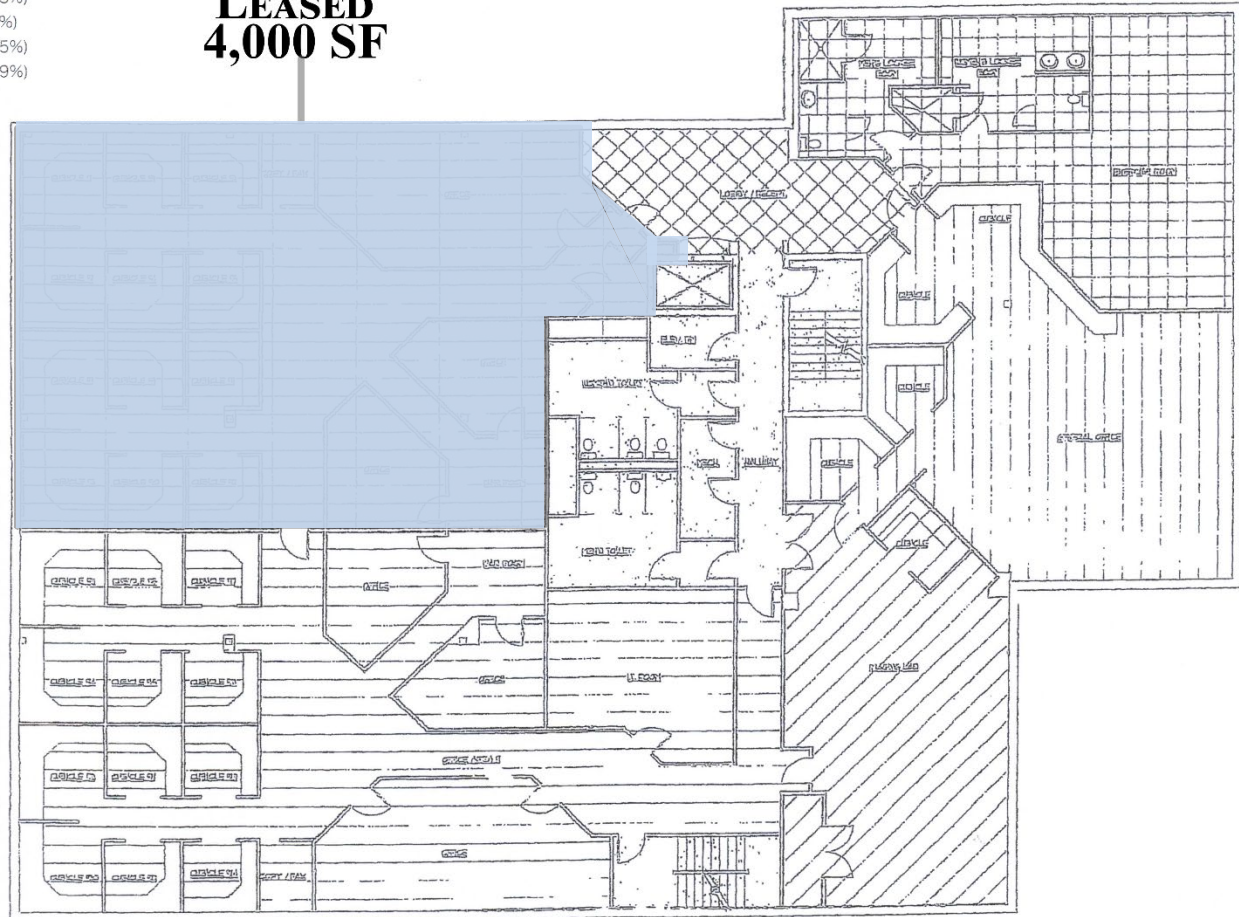
-  +/- 8,000 SF RENTABLE IMMEDIATE OCCUPANCY
-  +/- 3,300 SF RENTABLE AVAILABLE
-  LANDLORD RETAINED LOADING DOCK AND INTERIOR STORAGE

SECOND FLOOR LEASING PLAN

Existing Second Floor Plan

SECOND FLOOR GROSS AREA		11,700 SQ FT
	Core	1,023 SQ FT (8.8%)
	Lobby/Reception	411 SQ FT (3.5%)
NET AREA		10,261 SQ FT
	Exercise/Lockers	1,150 SQ FT (9.8%)
	General Office	1,440 SQ FT (12.3%)
	Imaging Lab	1,046 SQ FT (8.9%)
	Office Area	3,215 SQ FT (27.5%)
	Office Area	2,683 SQ FT (22.9%)

**LEASED
4,000 SF**



PROPERTY PHOTOS



INTERIOR COMMON AREA PHOTOS



First Floor Entrance



First Floor Entrance



Second Floor Gym



First Floor Entrance

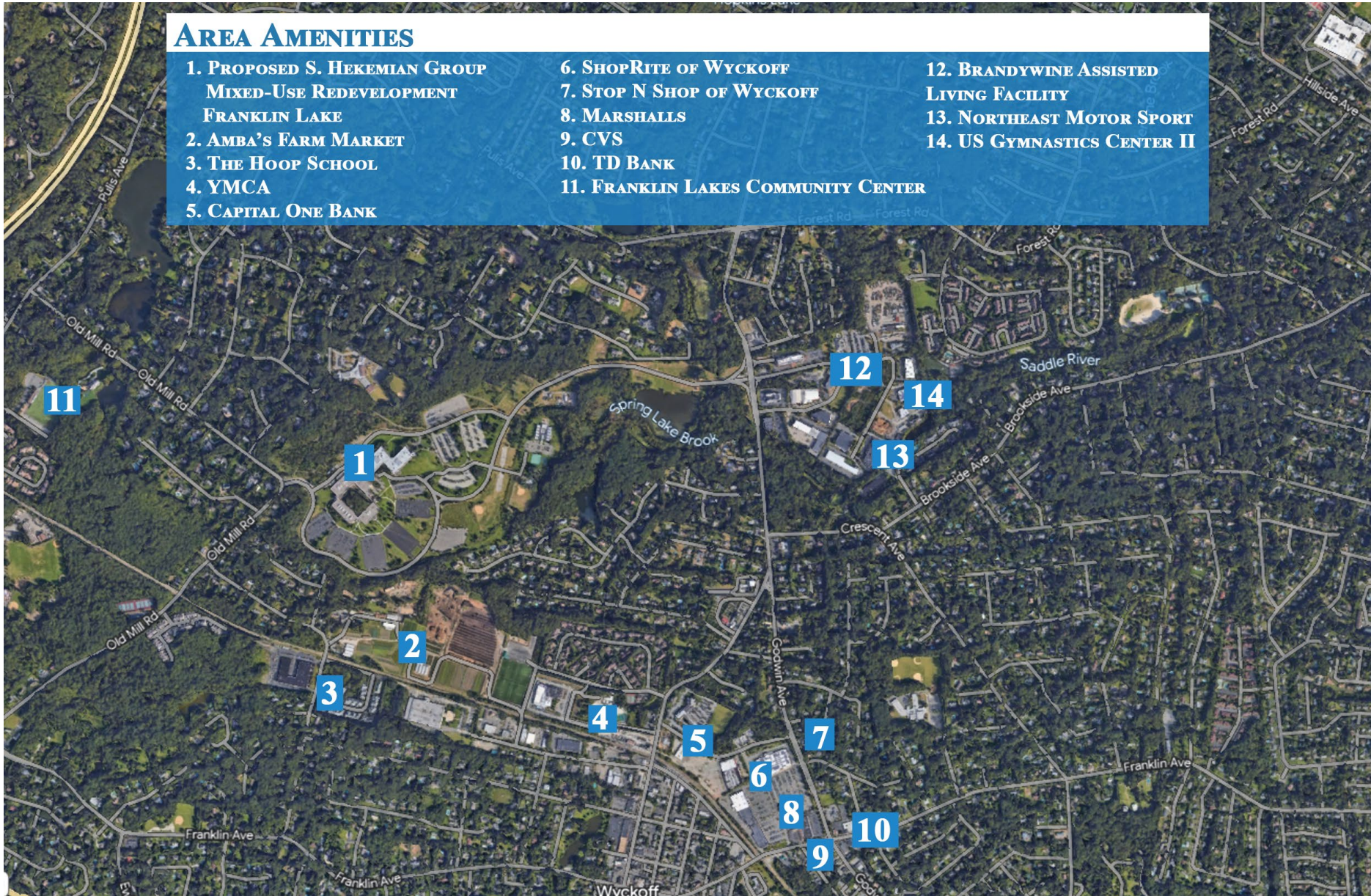
PROPERTY AERIAL



IMMEDIATE TRADE AREA AERIAL

AREA AMENITIES

1. PROPOSED S. HEKEMIAN GROUP MIXED-USE REDEVELOPMENT FRANKLIN LAKE
2. AMBA'S FARM MARKET
3. THE HOOP SCHOOL
4. YMCA
5. CAPITAL ONE BANK
6. SHOPRITE OF WYCKOFF
7. STOP N SHOP OF WYCKOFF
8. MARSHALLS
9. CVS
10. TD BANK
11. FRANKLIN LAKES COMMUNITY CENTER
12. BRANDYWINE ASSISTED LIVING FACILITY
13. NORTHEAST MOTOR SPORT
14. US GYMNASTICS CENTER II



AREA DEMOGRAPHICS

1 Mile Radius

Population	6,221
Median HH Income	\$160,051
Average HH Income	\$237,242
Median Age	46.8
Total Households	2,200
Daytime Population	6,515

2 Mile Radius

Population	26,503
Median HH Income	\$154,458
Average HH Income	\$222,803
Median Age	43.5
Total Households	9,314
Daytime Population	18,315

3 Mile Radius

Population	62,855
Median HH Income	\$158,426
Average HH Income	\$217,330
Median Age	44.2
Total Households	21,820
Daytime Population	47,570

