

OFFICE FOR LEASE



139 Prospect Street, Ridgewood, NJ 07450



OFFERING SUMMARY

| | |
|-------------------------|-----------------------|
| NUMBER OF UNITS: | 2 |
| AVAILABLE SF: | 1,700 SF |
| LEASE RATE: | \$35.00 SF/yr (NN) |
| SPACE AVAILABLE: | 1st Floor, 1,700+/-SF |
| BUILDING SIZE: | 3,400 |
| RENOVATED: | 2016 |
| ZONING: | Professional Business |

PROPERTY OVERVIEW

Beautifully appointed and fully built out orthodontist space includes reception area, waiting room, billing office, open concept equipped for three chair operations, private exam room, lab, restroom ... updated and modern design in a charming Ridgewood office building. 4 dedicated parking spots in rear lot, plus on-street parking. Great opportunity to move your practice in easily and affordably or convert space to suit your needs for other dental, medical, or office space. Combines charm and modern fixtures and amenities. NOT your average office space. Great opportunity in the heart of Ridgewood.

PROPERTY HIGHLIGHTS

- Built-out Orthodontist space
- Modern Open Concept
- Charming Ridgewood building
- 4 dedicated onsite parking spaces
- Easy street parking
- Close to everything Ridgewood has to offer!

KW COMMERCIAL
123 Tice Blvd.
Woodcliff Lake, NJ 07677

GINA M. PALUMBO
Managing Director, Broker-Assoc NY-NJ
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Each Office Independently Owned and Operated kwcommercial.com

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LEASE RATE

\$35.00 SF/YR

LOCATION INFORMATION

| | |
|------------------|---------------------|
| Street Address | 139 Prospect Street |
| City, State, Zip | Ridgewood, NJ 07450 |
| County/Township | Bergen/Ridgewood |
| Nearest Highway | Rt 17 |
| Nearest Airport | Newark Int'l |

BUILDING INFORMATION

| | |
|--------------------|----------|
| Building Size | 3,400 SF |
| Building Class | C |
| Occupancy % | 50% |
| Tenancy | Multiple |
| Number Of Floors | 2 |
| Average Floor Size | 1,700 SF |
| Year Built | 1920 |
| Last Renovated | 2016 |
| Load Factor | Yes |
| Free Standing | Yes |

PROPERTY DETAILS

| | |
|------------------|-----------------------|
| Property Type | Office |
| Property Subtype | Medical |
| Zoning | Professional Business |
| Lot Size | 0.22 Acres |
| Corner Property | Yes |
| Waterfront | Yes |

PARKING & TRANSPORTATION

| | |
|----------------|-----|
| Street Parking | Yes |
|----------------|-----|

UTILITIES & AMENITIES

| | |
|------------------|-----|
| Security Guard | Yes |
| Handicap Access | Yes |
| Freight Elevator | Yes |
| Centrix Equipped | Yes |
| Leed Certified | Yes |

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| PROPERTY ADDRESS: | 139 Prospect Street, Ridgewood, NJ 07450 |
| PROPERTY TYPE: | Office |
| LOT SIZE: | 0.22 AC |
| BUILDING SIZE: | 3,400 SF |
| BUILDING CLASS: | C |
| ZONING: | Professional Business |
| RAIL ACCESS: | N/A |
| YEAR BUILT: | 1920 |
| NUMBER OF STORIES: | 2 |
| NUMBER OF UNITS: | 2 |

PROPERTY OVERVIEW

Beautifully appointed and fully built out orthodontist space includes reception area, waiting room, billing office, open concept equipped for three chair operations, private exam room ... updated and modern design in a charming Ridgewood office building. 4 dedicated parking spots in rear lot, plus on-street parking. Great opportunity to move your practice in easily and affordably.

LOCATION OVERVIEW

In the heart of Ridgewood's professional district within walking distance to train station and all that Ridgewood has to offer, with available street parking in addition to onsite parking lot. Ridgewood is Bergen County's most desirable little city, with NJ Transit providing regular and express transportation to NYC. Easy access to RT 17, Rt 4, Rt 80 and Garden State Parkway and close proximity to George Washington and Tappan Zee bridges.



LEASE HIGHLIGHTS

- 1,700+/- sq ft on 1st Floor
- Built-out Orthodontist space with modern Open Concept
- Charming Ridgewood building
- 4 dedicated onsite parking spaces, plus easy street parking
- \$35.00/sf modified net, lease terms negotiable

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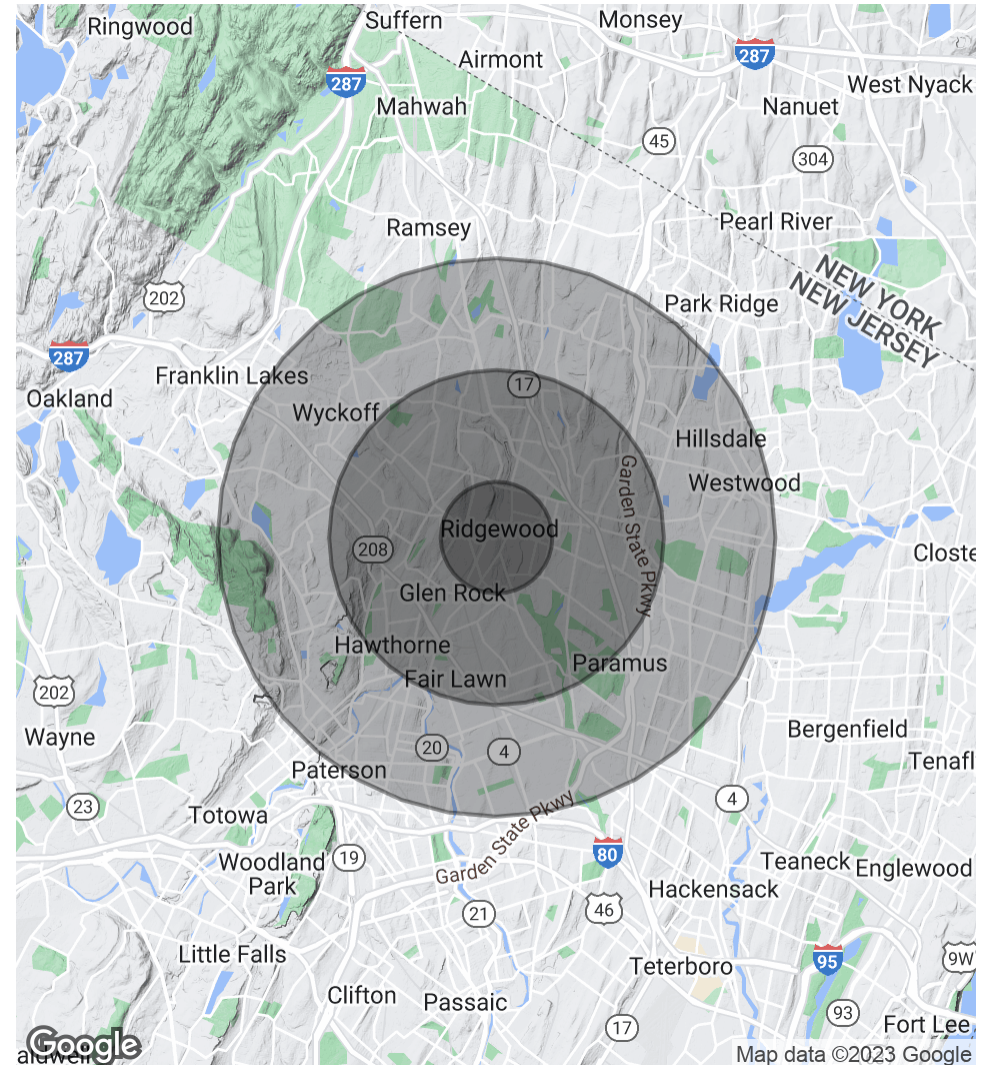


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 14,775 | 115,646 | 324,254 |
| Average Age | 39.8 | 41.7 | 39.8 |
| Average Age (Male) | 40.2 | 41.0 | 38.7 |
| Average Age (Female) | 39.4 | 42.2 | 40.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,272 | 40,401 | 109,284 |
| # of Persons per HH | 2.8 | 2.9 | 3.0 |
| Average HH Income | \$174,484 | \$150,458 | \$120,171 |
| Average House Value | \$727,285 | \$619,947 | \$568,824 |

* Demographic data derived from 2020 ACS - US Census



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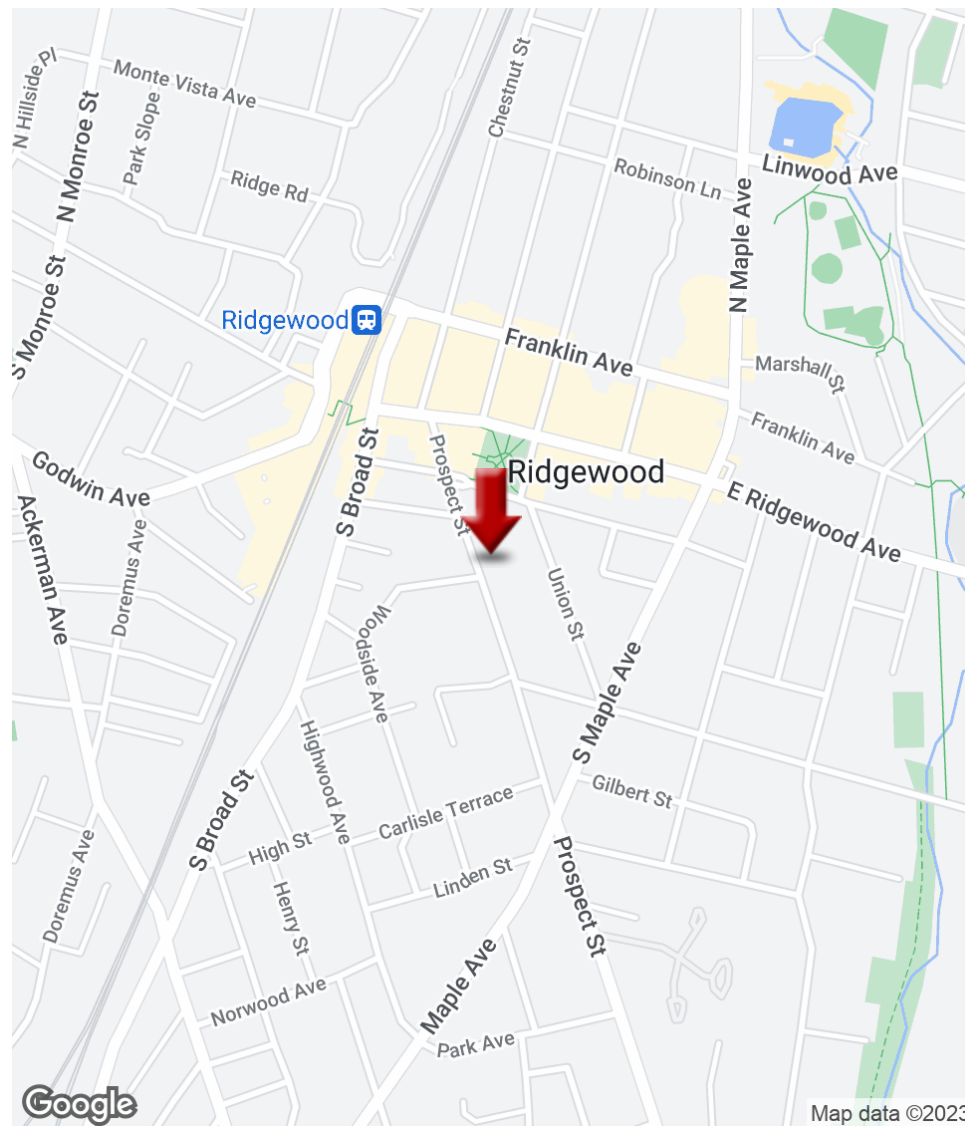
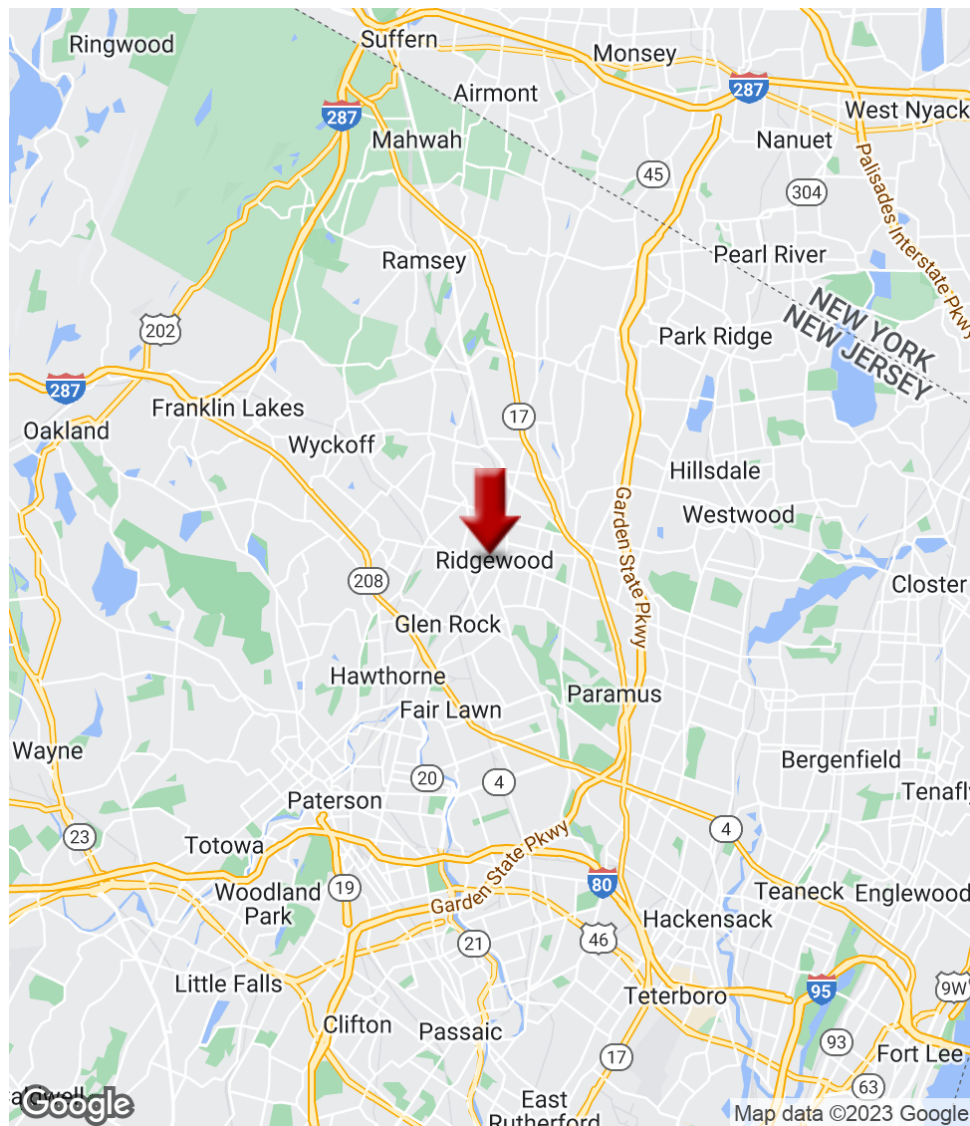
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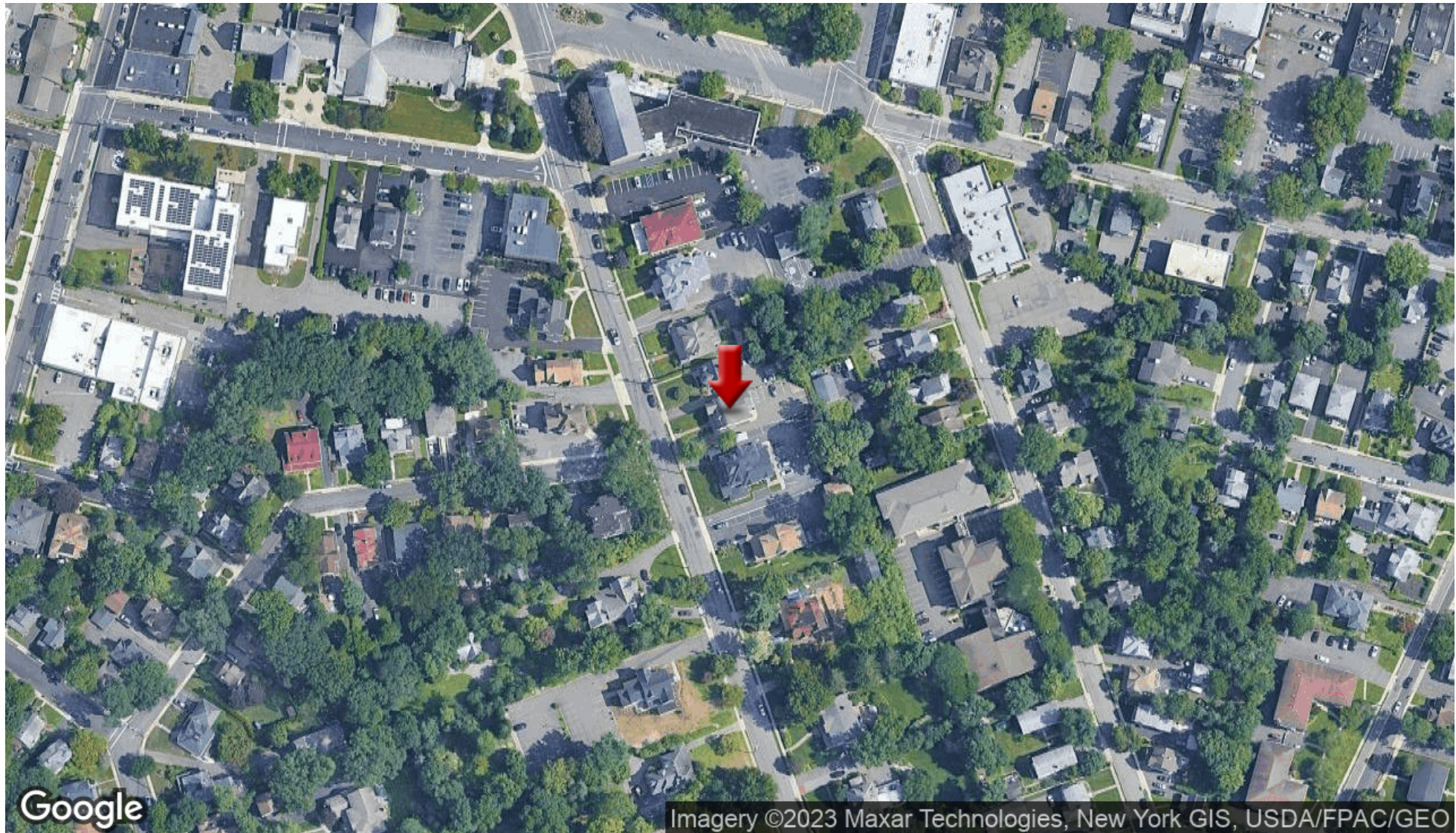
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