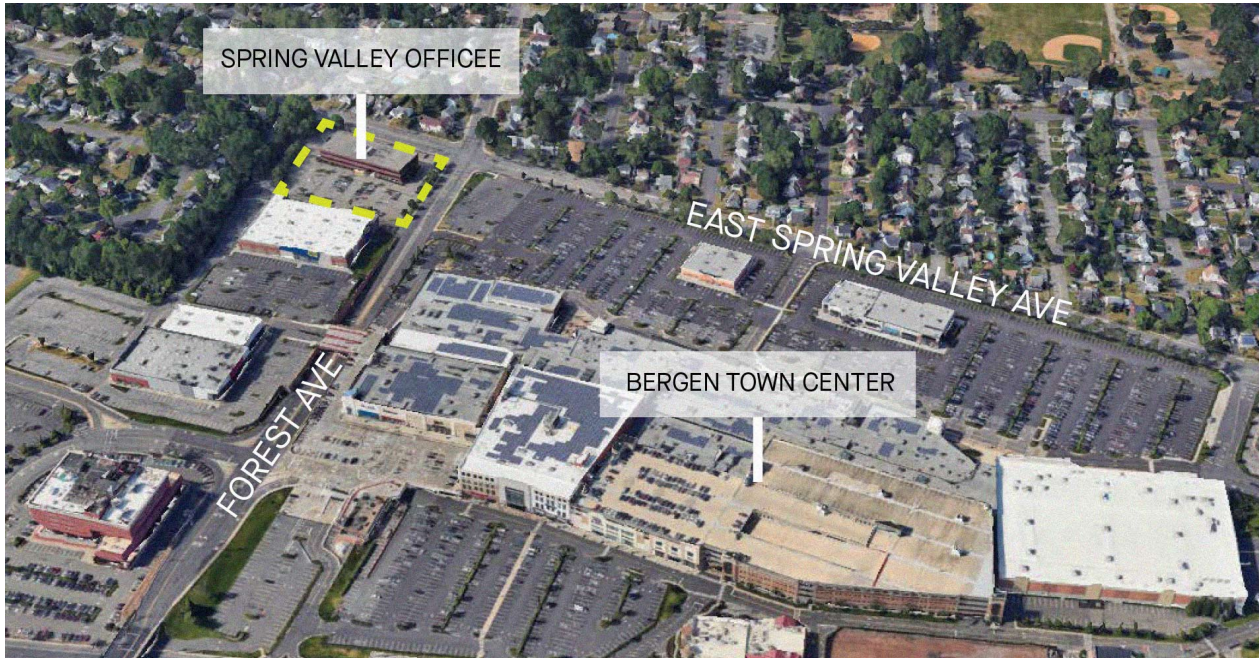


SPRING VALLEY OFFICE

25 EAST SPRING VALLEY AVE, MAYWOOD, NJ 07607



PROPERTY HIGHLIGHTS

METRO AREA: NY/NJ

COUNTY: Bergen

Spring Valley Office is a three-story, multi-tenant office building located on approximately 2 acres adjacent to the southeast corner of Bergen Town Center and Best Buy. The property features 176 parking spaces and 22 office suites.

TOTAL SF
43,541

ACRES
2.5

PARKING SPACES
176

PARKING RATIO
4.04:1,000 SF

CENTER TYPE
Office

DEMOGRAPHICS 3-MILE RADIUS

 **184,884**
POPULATION

 **41.6**
MEDIAN AGE

 **\$130,167**
AVERAGE HHI

 **47.2%**
COLLEGE
EDUCATED

LEASING AGENTS

LEIGH LYONS | llyons@uedge.com | 201-571-3508

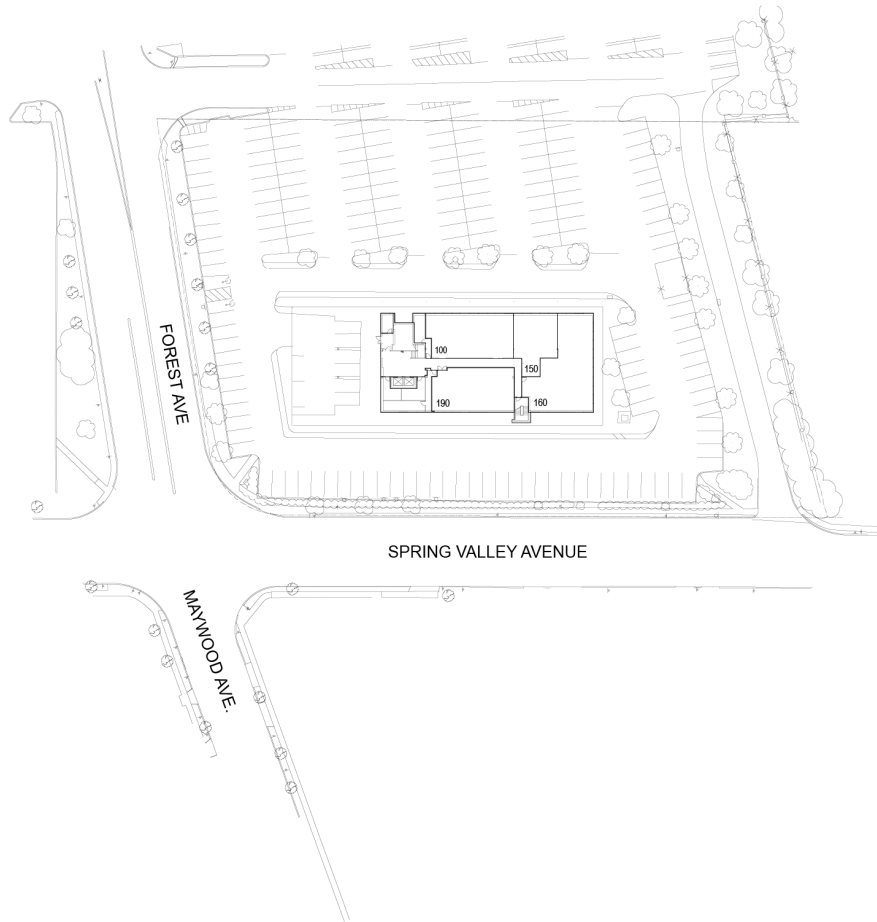
SPRING VALLEY OFFICE

25 EAST SPRING VALLEY AVE, MAYWOOD, NJ 07607



FLOOR 01

FS1



#	TENANTS	SQFT
100	Constantine Rossakis, M.D, F.A.C.C.	2,165
150	Available	1,321
160	Available	2,868
190	Available	2,050

THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

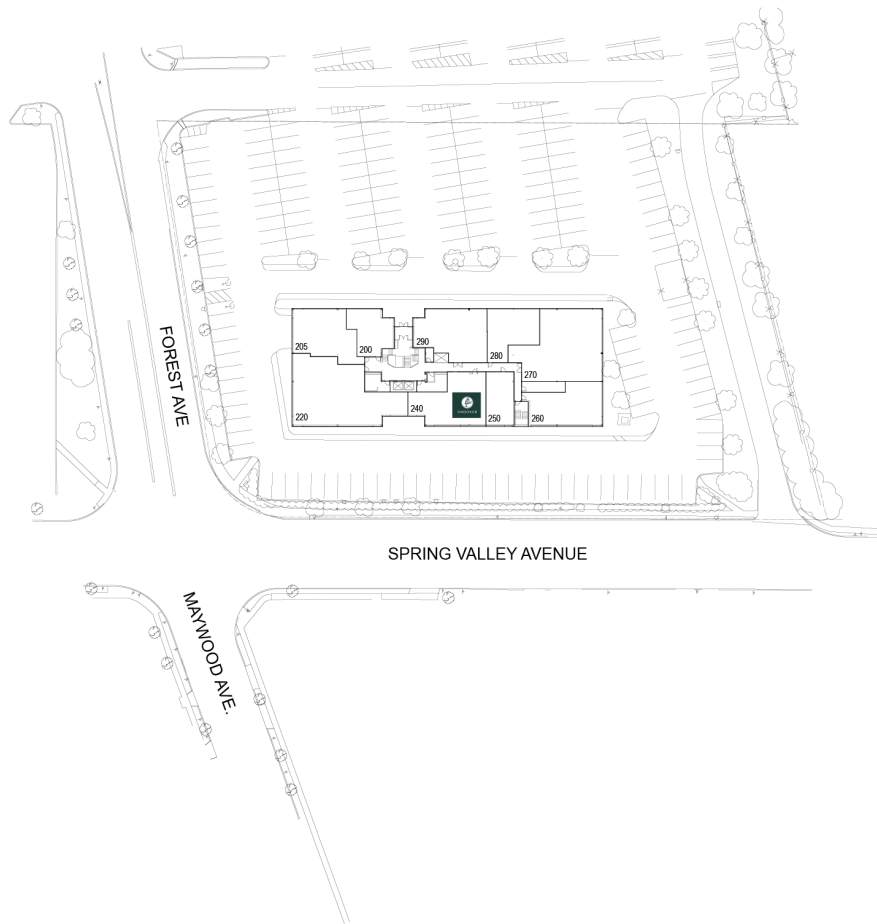
LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

SPRING VALLEY OFFICE

25 EAST SPRING VALLEY AVE, MAYWOOD, NJ 07607



FLOOR 02



#	TENANTS	SQFT
200	Edward D. Jones & Company	760
205	Jaclyn Bonnie International LLC	2,055
220	Classic Mortgage, LLC	3,538
240	Andover Capital Corporation	1,622
250	Glushanok & Associates LLC	1,099
260	Heal By Nature Acupuncture, P.C.	1,676
270	Available	3,089
280	Prime Rebar, LLC	1,287
290	Worldwide Facilities, LLC	1,927

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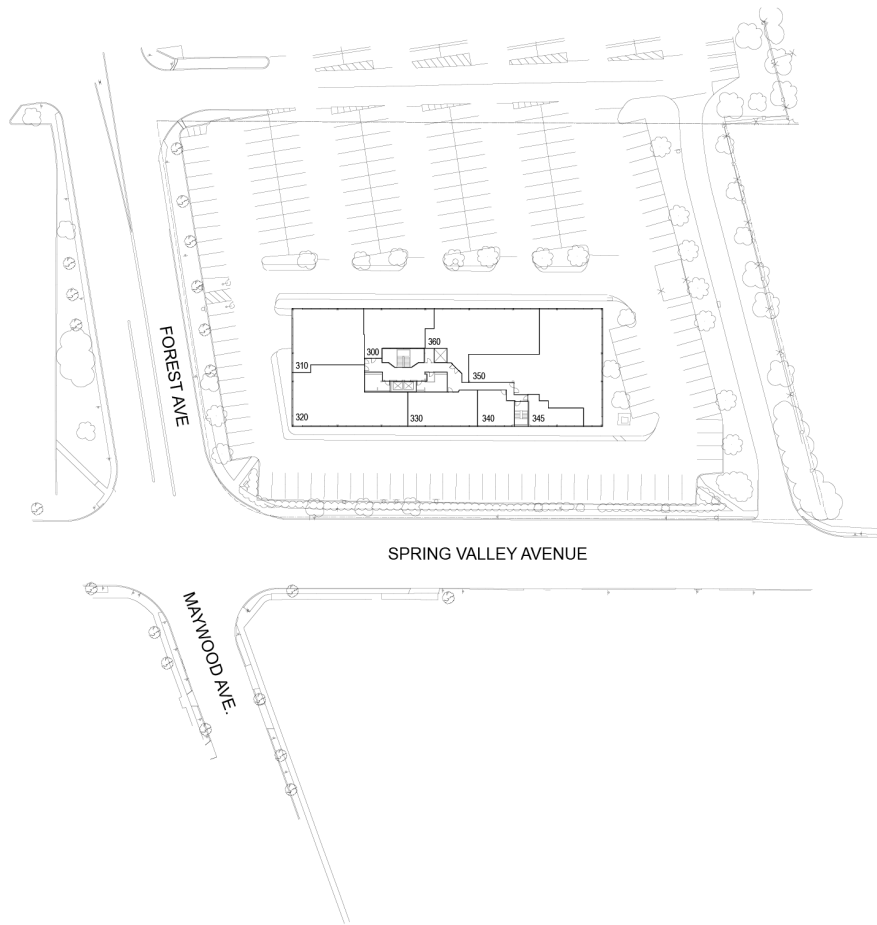
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SPRING VALLEY OFFICE

25 EAST SPRING VALLEY AVE, MAYWOOD, NJ 07607



FLOOR 03



#	TENANTS	SQFT
300	Available	1,632
310	Available	2,400
320	Marotta & Tuchman LLC	3,302
330	Gilberto M. Garcia, Esq.	1,387
340	Robert L. Weinstein, CPA	700
345	Garden State Engineering, Surveying & Planning	750
350	Garden State Engineering, Surveying & Planning	4,942
360	The Assurance Group, LLC	2,971

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