



OFFICE BUILDING

FOR LEASE

# ±8,000 SF PROFESSIONAL OFFICE SPACE

1500 Cardinal Drive, Little Falls, NJ 07424

*For More Information, Contact the Exclusive Brokers*

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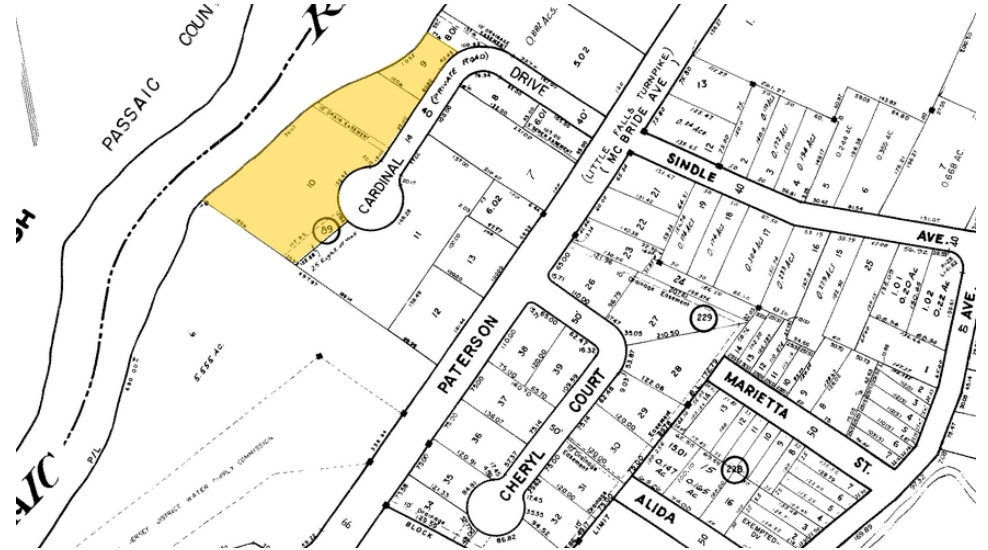


830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

[www.blauberg.com](http://www.blauberg.com)

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## LOCATION DESCRIPTION

Conveniently Located Minutes to Routes 3, 23, 46 and I-78, 80, 280, 287, NJ Turnpike  
15 Miles from Manhattan  
Approx. 22 Miles to Newark Liberty International Airport

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	±8,000 SF
Lot Size:	±1.7 Acres
Building Size:	±24,000 SF

## PROPERTY HIGHLIGHTS

- ±24,000 SF Total Building
- ±8,000 SF Available
- Delivered Fully Furnished
- Phone and Ethernet Cables Wired to Every Desk
- Computer Room Capable of Handling High Level Computing for ECommerce or Bloomberg Terminals

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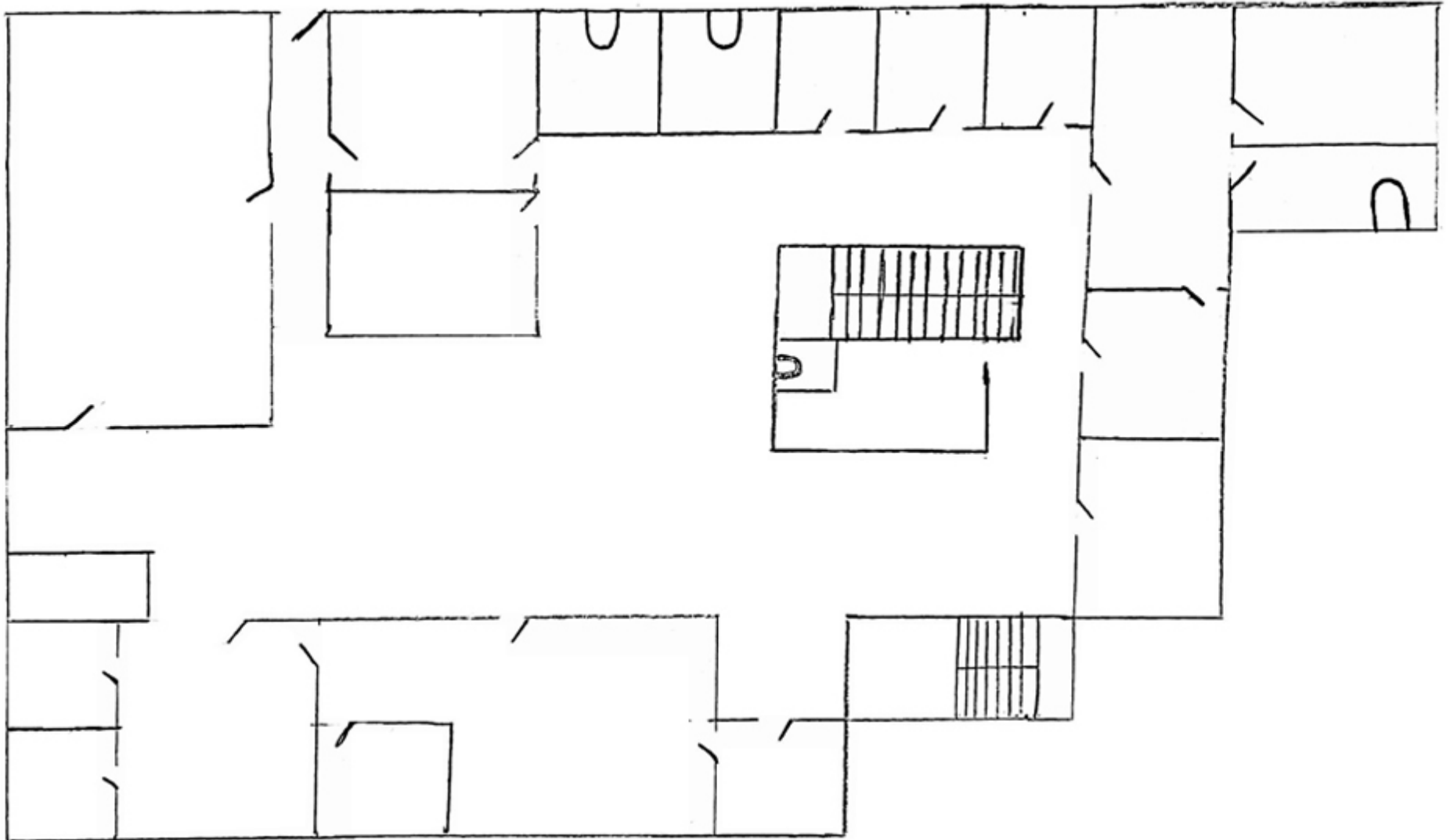
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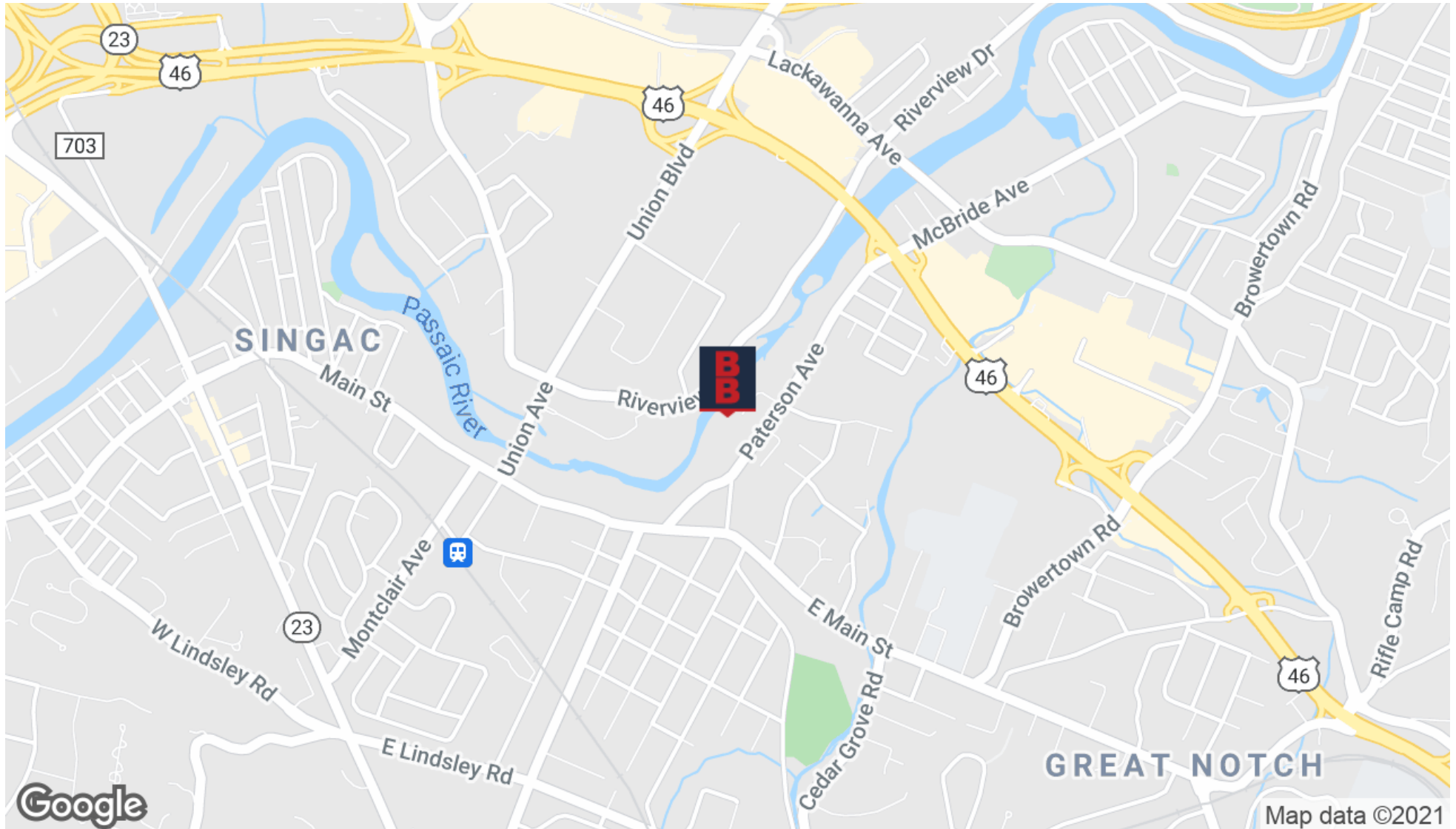
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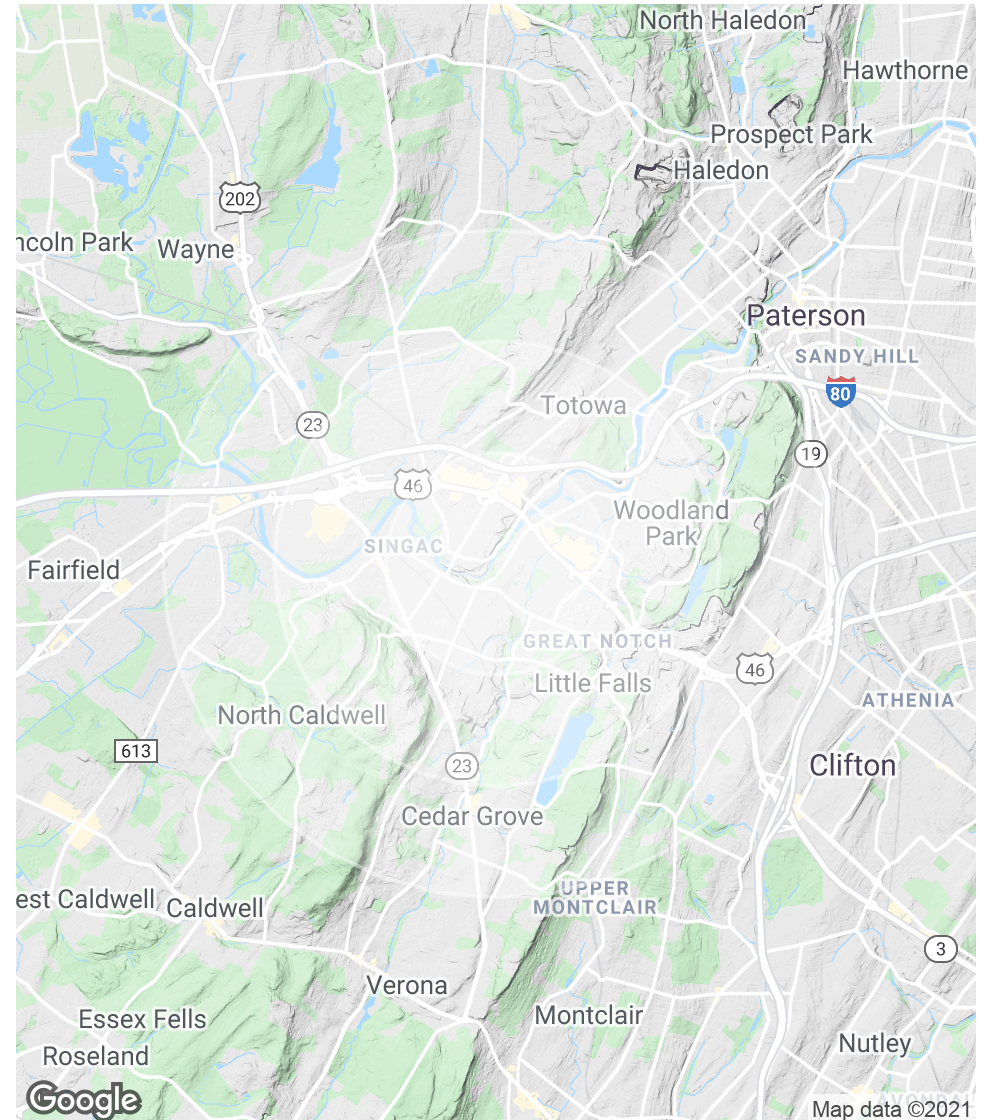
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	12,028	39,558	90,191
Average age	41.6	42.3	42.2
Average age (Male)	40.1	40.7	41.0
Average age (Female)	42.2	43.3	43.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	4,640	14,287	31,974
# of persons per HH	2.6	2.8	2.8
Average HH income	\$91,605	\$98,653	\$105,423
Average house value	\$393,470	\$422,403	\$447,087

\* Demographic data derived from 2010 US Census



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