



Opportunity Summary

50 East Ridgewood Avenue

Fashion Center Paramus
Paramus, New Jersey



Executive Summary

PROPERTY HIGHLIGHTS

- **High Visibility Signage** Opportunities
- Beautiful, New 10'x15' **Energy Efficient Exterior Windows**
- Three-Level Structure: **153,953 Total Square Feet**
 - Level 1: 48,776 SF
 - Level 2: 52,967 SF
 - Level 3: 52,210 SF
- **Generous Ceiling Heights:**
 - Level 1: 17'-0"
 - Level 2: 18'-0"
 - Level 3: 18'-0"
- **Ample Surface Parking** Featuring 600+ Stalls
- Total Acreage: 11.15 Acres
- **Direct Access** to Fashion Center Paramus Mall
- Two Existing, Dedicated Loading Bays

50 East Ridgewood Avenue is a highly visible, three-tiered building adjacent to Fashion Center Mall, a shopping destination located in Paramus, NJ.

Conveniently situated adjacent to the highly trafficked mall, future tenants will have direct access to dining, entertainment, and retail stores steps from their workplace. This accessible, walkable environment is the perfect location for multi-level retail, healthcare, or office use.

Market Demographics

The site boasts 153,953 square feet of potential office or retail space directly connected to Fashion Center Paramus, a destination shopping center with over 500,000 square feet of stores and restaurant options to service possible tenants. Conveniently located at the intersection of Route 17 North and Ridgewood Avenue, this site is located 15 miles from Manhattan and boasts easy access to the city via NJ Transit, as well as seamless connectivity to the surrounding neighborhoods of North Bergen County.

within a 5-mile radius:



TOTAL POPULATION
339,422



AVERAGE HOUSEHOLD INCOME
\$155,498



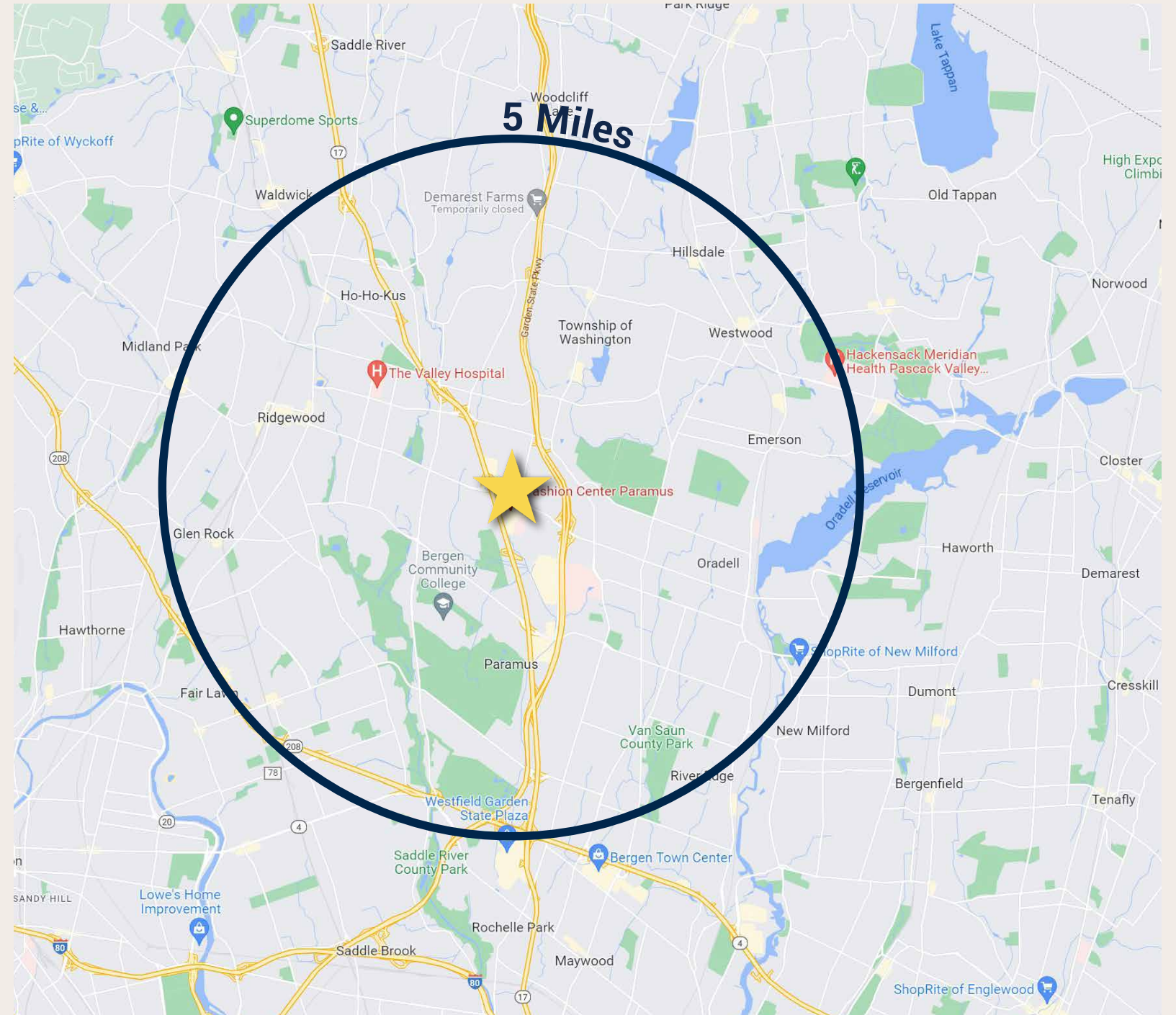
MEDIAN HOME VALUE
\$518,299



MEDIAN AGE
43.8



BACHELOR'S DEGREE OR HIGHER
58.1%



Source: Costar / ESRI Net Worth Profile – 5 mile radius report

A Built-In Walkable Environment

The site is directly connected to Fashion Center Paramus shopping center and Route 17, a prime thoroughfare with a myriad of food & beverage, service retail, entertainment and wellness/fitness options.

SERVICES & RETAIL



Valley Health Hospital, Trader Joes, Retro Fitness, Home Depot, Enterprise Rent-a-Car, Citi Bank, Barnes & Noble, Stop & Shop, TJ Maxx, BuyBuy Baby, Best Buy, Go Fresh Produce Market, Home Goods, Burlington Store, Pet Goods, Big Lots, JoAnne Fabrics, Tesla, Mercedes Benz, Ashley Home Furniture, Staples, Crate & Barrel, Capital One Bank, Avis Car Rental, AT&T

FOOD & BEVERAGE



Shake Shack, McDonald's, Paramus Bagels & Deli, Popeye's, Panera Bread, The Fireplace, Dunkin' Donuts, Applebee's Grill & Bar, Wendy's, 7-Eleven, Smashburger, Mangiamo Pizza, EONS Greek Food for Life, Phat Platters, WHO's Gluten Free, Nonna's Pizza & Ristorante, Starbucks, Kiku Japanese Sushi & Steakhouse

Fashion Center Paramus



Illustrative Rendering



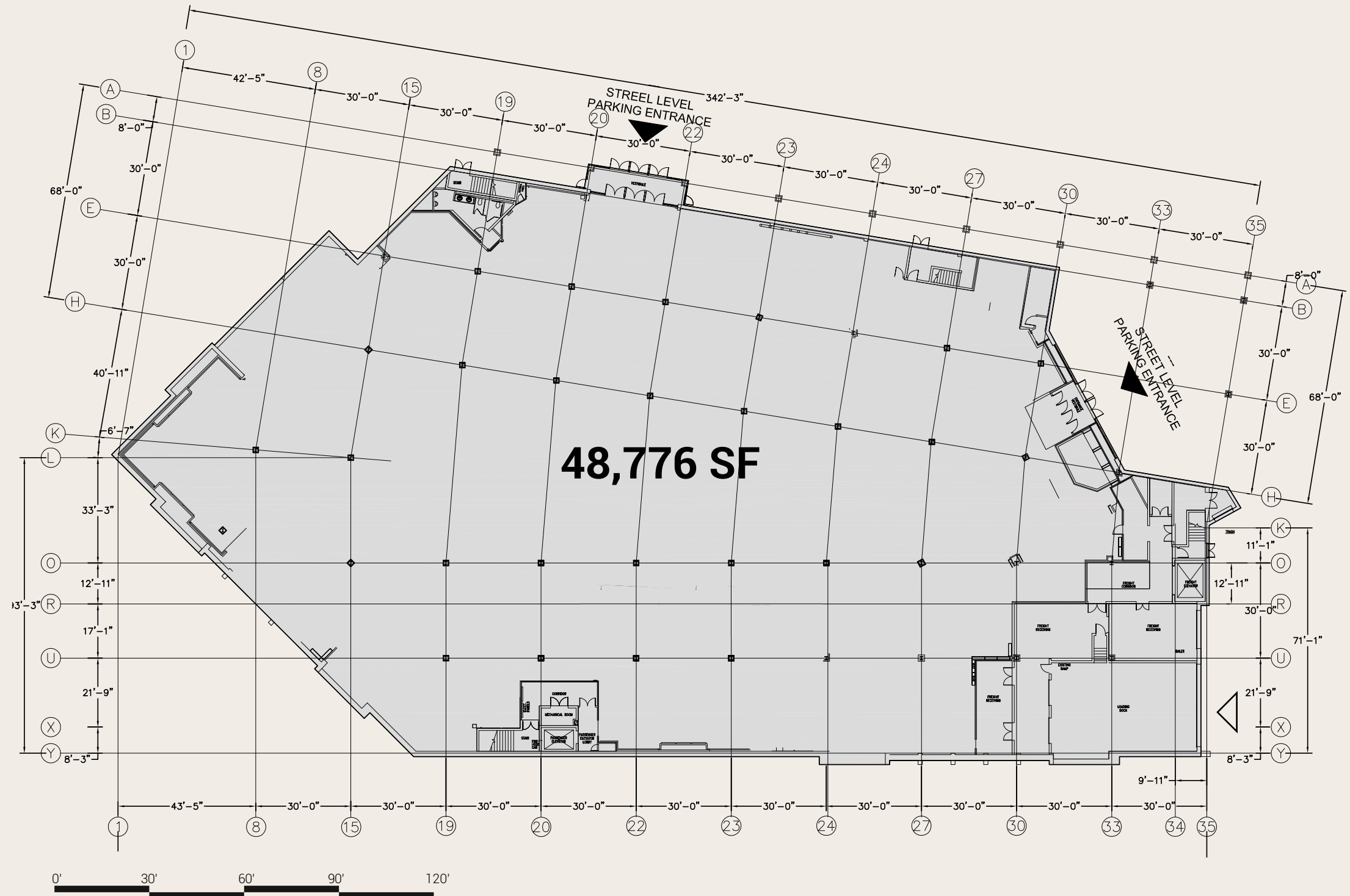
Aerial View of Site





Existing Conditions

LEVEL 1
48,776 SF*

CEILING HEIGHT: 17'-0"
 COLUMN SPANS OVER 30'-0"



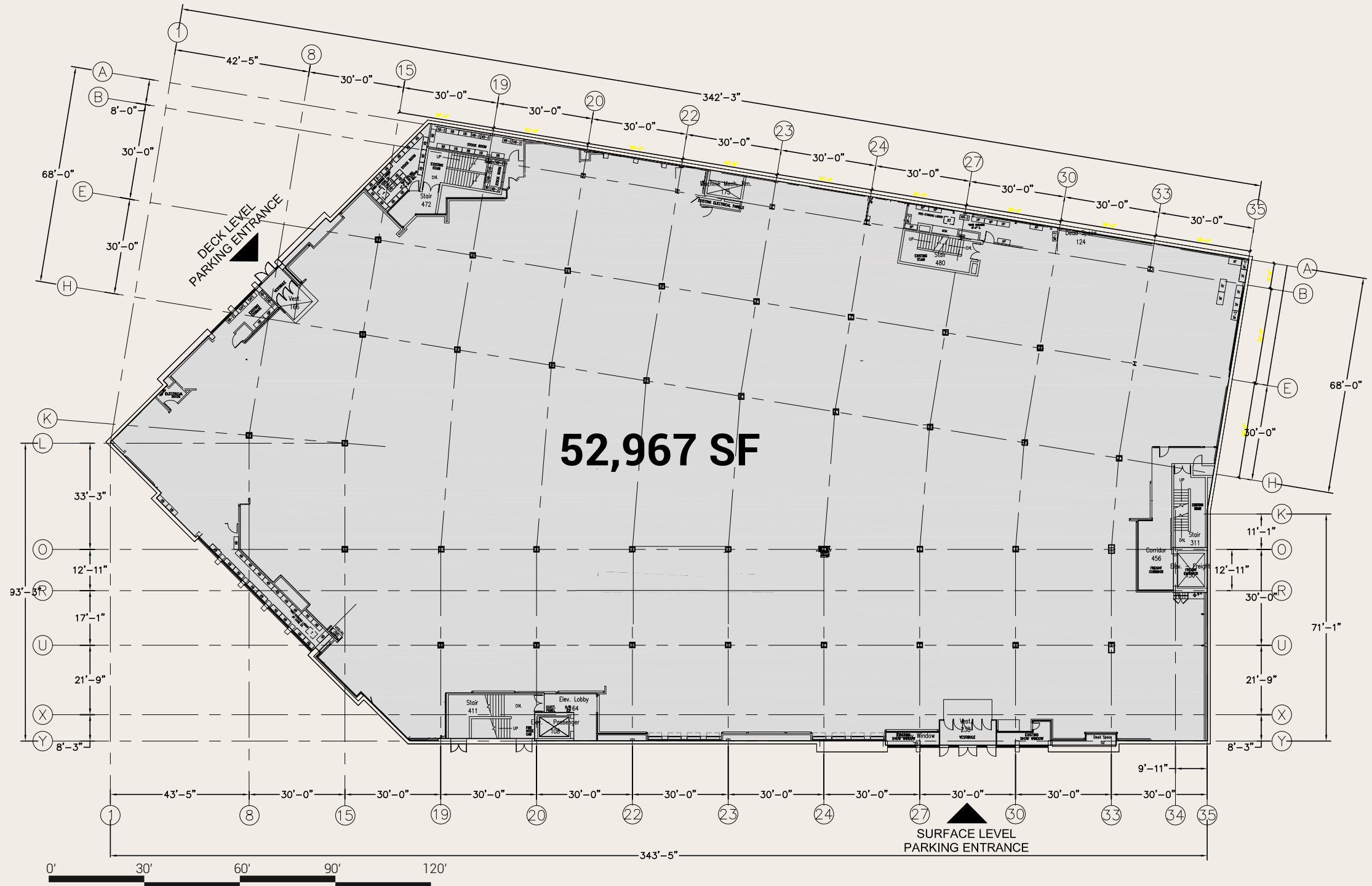
-  Key Entrance
-  Loading



*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements

Existing Conditions

LEVEL 2
52,967 SF*

CEILING HEIGHT: 18'-0"
 COLUMN SPANS OVER 30'-0"



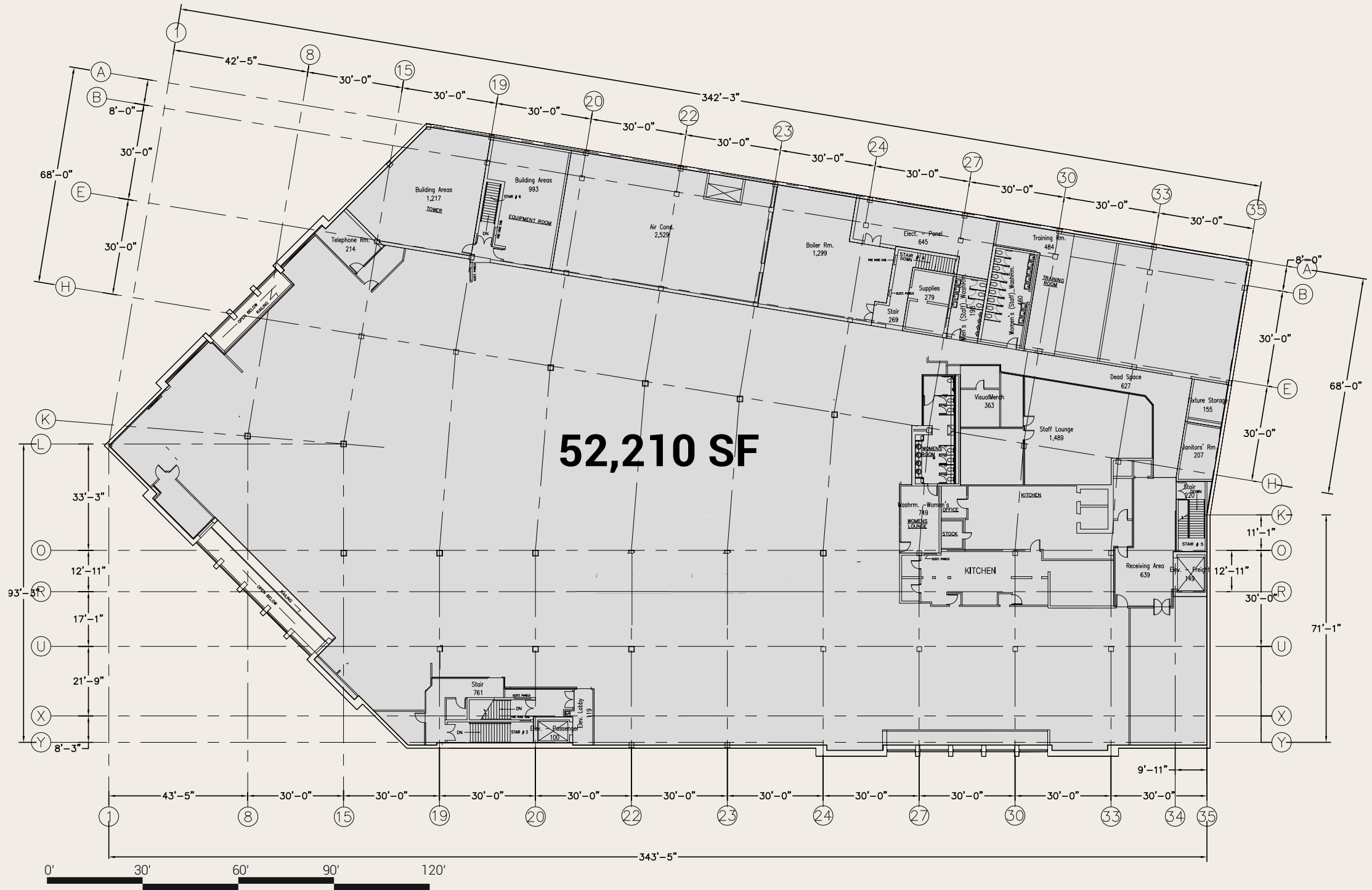
-  Key Entrance
-  Loading



*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements

Existing Conditions

LEVEL 3
52,210 SF*

CEILING HEIGHT: 18'-0"
 COLUMN SPANS OVER 30'-0"



-  Key Entrance
-  Loading

*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements

Delivery Conditions



Shell Condition

Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.



Exterior Walls/ Windows

New, large 10'x15' energy efficient windows installed along exterior walls.



Loading Dock

Tenants shall have access to common two (2) semi depressed truck wells.



HVAC System

Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.



Electrical System:

120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)



Floor Loading

75-100 psf



Leasing Contact

The data included in this document is based on estimates being provided on a preliminary basis and subject to change and further verification.

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