

Lease Availability Report

70 Hilltop Rd - Ramsey Investments

Ramsey, NJ 07446 - North 17 Corridor Submarket



BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	1984
RBA:	47,874 SF
Floors:	3
Typical Floor:	15,958 SF

AVAILABILITY

Min Divisible:	1,858 SF
Max Contig:	4,032 SF
Total Available:	7,750 SF
Asking Rent:	\$22.00/+ELEC

EXPENSES PER SF

Taxes:	\$2.92 (2019)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1001	Office	Direct	4,032	4,032	4,032	\$22.00/+ELEC	Vacant	Negotiable
P 3rd	3000	Office	Direct	1,860	1,860	1,860	\$22.00/+ELEC	Vacant	Negotiable
P 3rd	3020	Office	Direct	1,858	1,858	1,858	\$22.00/+ELEC	Vacant	Negotiable

TRANSPORTATION

Parking:	230 Surface Spaces are available; Ratio of 4.80/1,000 SF
Commuter Rail:	4 minute drive to Ramsey Route 17 Commuter Rail (Bergen County/Port Jervis, Main/Port Jervis Lines)
Airport:	44 minute drive to La Guardia Airport
Walk Score ®:	Car-Dependent (42)
Transit Score ®:	Minimal Transit (0)

KEY TENANTS

Jensen Research	5,506 SF	American Bureau Of Shipping	5,345 SF
TechnoMetrica Market Intelligence	4,000 SF	Decusoft	3,941 SF
Heart & Vascular Assoc	3,717 SF	Durkin & GHP Agencies	3,467 SF