

**FOR  
LEASE**



# 456 SYLVAN AVE. ENGLEWOOD CLIFFS, NJ

- 8,000 SF Building
- 4,000 SF Available for Lease
- Divisible to:  
1,400 SF & 2,600 SF suites  
15 On Site Parking Spaces
- Corner Lot
- Signage on monument  
out front
- Available for immediate  
occupancy
- Located on the corner of 9W  
and Sherwood Ave.
- 16,000+ vehicles daily
- \$130,000+ median household  
income within one mile radius
- Minutes from George  
Washington Bridge & Manhattan



**Darren McGowen**  
VICE PRESIDENT  
dmcgowen@equity3re.com



**Brian Roth**  
SALES ASSOCIATE  
broth@equity3re.com

**201-261-4300**  
**marketing@equity3re.com**

All information furnished regarding property for sale, rental, or financing is from sources deemed reliable. No representation is made as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. No representations are made nor are any to be implied, with respect to the condition of construction of any property to be leased or purchased including any patent or latent conditions including asbestos.