



Prominent
Properties

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INTERNATIONAL REALTY

616 E. Palisade Avenue

— ENGLEWOOD CLIFFS, NJ 07632 —

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EXECUTIVE SUMMARY

PRIME LOCATION | HIGH VISIBILITY | STRONG INVESTMENT FUNDAMENTALS

616 E. Palisade Avenue presents a rare opportunity to acquire a strategically located office building in one of Bergen County's most prestigious corporate and professional office markets. Situated on a highly visible parcel in Englewood Cliffs, the property offers exceptional accessibility, institutional-quality fundamentals, and the flexibility to accommodate a broad range of investment and occupancy strategies.

The asset is ideally positioned for investors seeking a well-located office property with long-term appreciation potential, as well as owner-users looking to establish a corporate headquarters while preserving future leasing flexibility. Its premier location, abundant parking, and proximity to New York City create a compelling investment opportunity in a market characterized by limited ownership opportunities and strong underlying demographics.





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INVESTMENT HIGHLIGHTS

EXCEPTIONAL INVESTMENT OPPORTUNITY

Premier Bergen County Location

Located along East Palisade Avenue, one of Englewood Cliffs' primary commercial corridors, the property benefits from excellent visibility within one of Northern New Jersey's most established office submarkets. The surrounding area is home to corporate headquarters, professional service firms, medical offices, luxury residential neighborhoods, and a highly educated workforce.

Exceptional Regional Accessibility

The property provides immediate connectivity to the George Washington Bridge, Palisades Interstate Parkway, Routes 4 and 9W, and Interstate 95, offering convenient access throughout Northern New Jersey and New York City. This strategic location supports both tenant demand and long-term asset value.

Outstanding Parking Ratio

The property features 38 on-site parking spaces, a significant competitive advantage in today's office market. The generous parking capacity enhances tenant convenience, supports a variety of office users, and improves leasing competitiveness relative to comparable properties.

Flexible Occupancy Strategy

The building can accommodate owner-users, multi-tenant occupancy, or a combination of both, providing operational flexibility while creating opportunities to generate rental income and maximize long-term value.

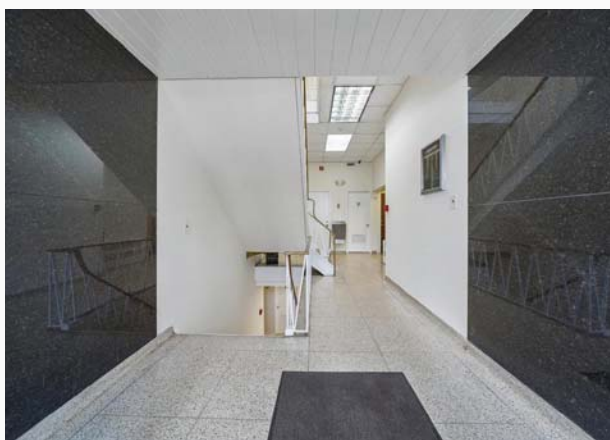
Institutional-Quality Asset

The combination of a highly desirable location, prominent visibility, ample parking, and flexible office layouts positions the property as a compelling acquisition opportunity for investors seeking durable real estate fundamentals.



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OWNER-USER OPPORTUNITY

616 E. Palisade Avenue offers an ideal solution for businesses seeking to control occupancy costs while building long-term equity through ownership.

An owner-user has the flexibility to occupy all or a portion of the building while leasing any remaining space to complementary professional tenants. This approach provides the opportunity to offset operating expenses through rental income while maintaining flexibility for future business expansion.

Professional firms, medical practices, legal offices, financial services companies, technology firms, and family offices will benefit from the property's prestigious location, strong corporate identity, and convenient accessibility for both employees and clients.



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VALUE-ADD POTENTIAL

The property's flexible layout and strategic location create multiple avenues for future value enhancement.

Potential opportunities include:

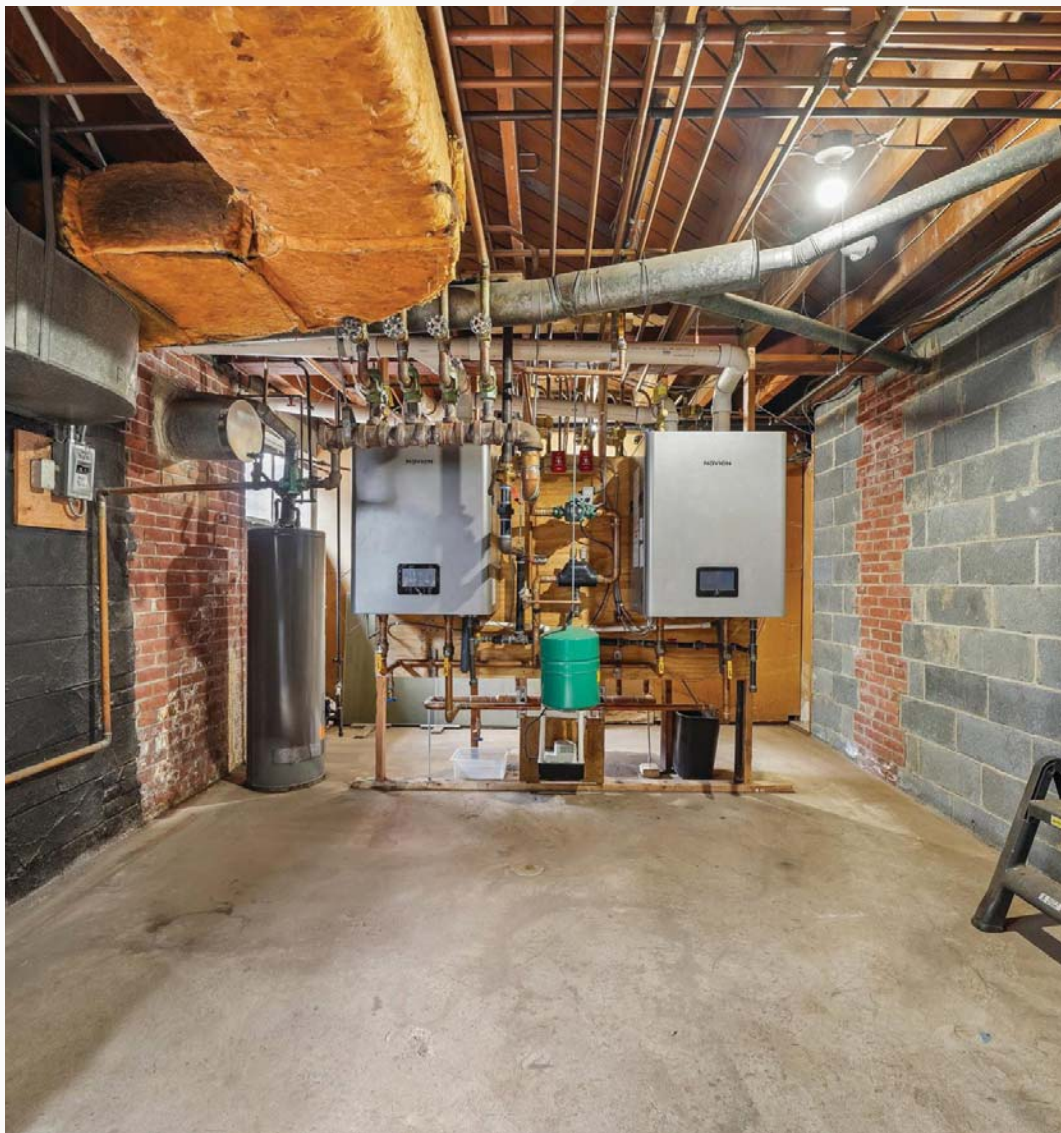
- ♦ Leasing available space to increase occupancy and stabilize cash flow.
- ♦ Modernizing common areas and office suites to meet evolving tenant preferences.
- ♦ Repositioning the property as a boutique professional office building targeting high-credit tenants.
- ♦ Implementing capital improvements that enhance rental rates and overall asset value.
- ♦ Utilizing the property's visibility and accessibility to attract professional service firms seeking a premier Bergen County address.

These characteristics provide investors with multiple strategies to enhance income while preserving long-term appreciation potential.

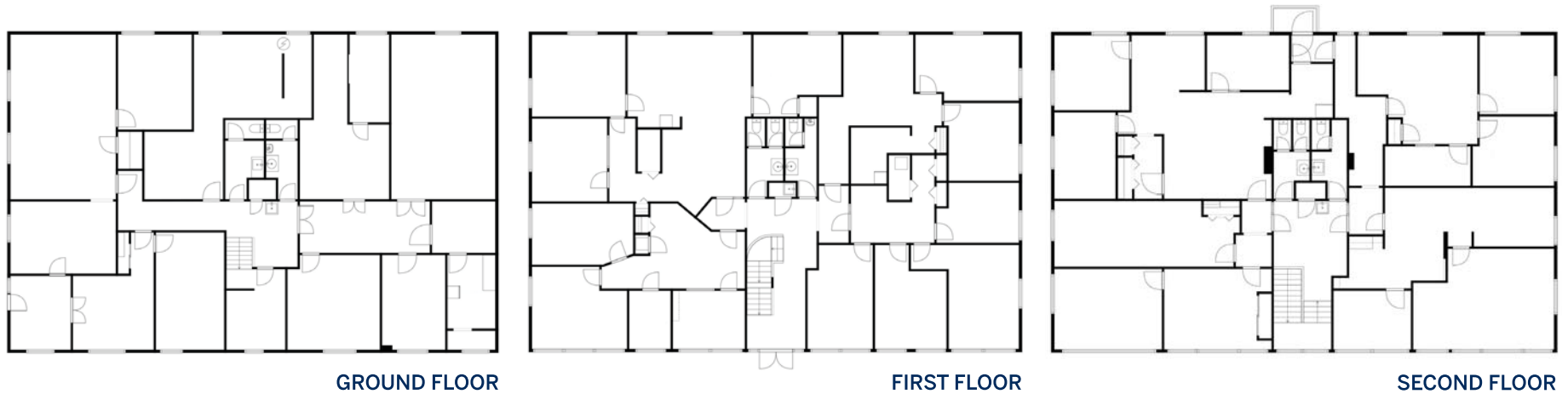


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FLOOR PLANS



** NOT TO SCALE – This floor plan is provided by illustration purposes only. Room positions and dimensions are approximate and should be independently measured for accuracy.*

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FINANCIALS

INFORMATION UPON REQUEST

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AREA OVERVIEW

ENGLEWOOD CLIFFS, NJ | BERGEN COUNTY

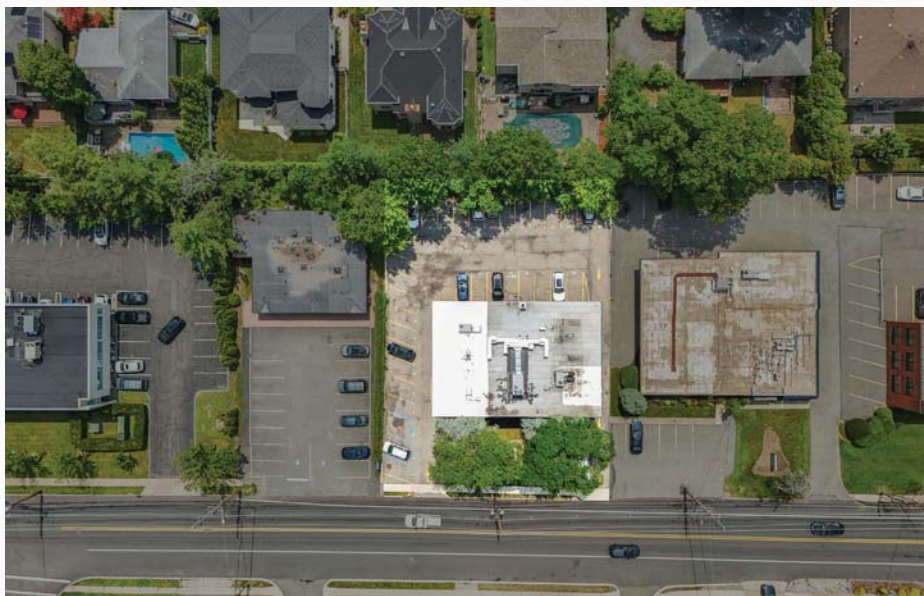
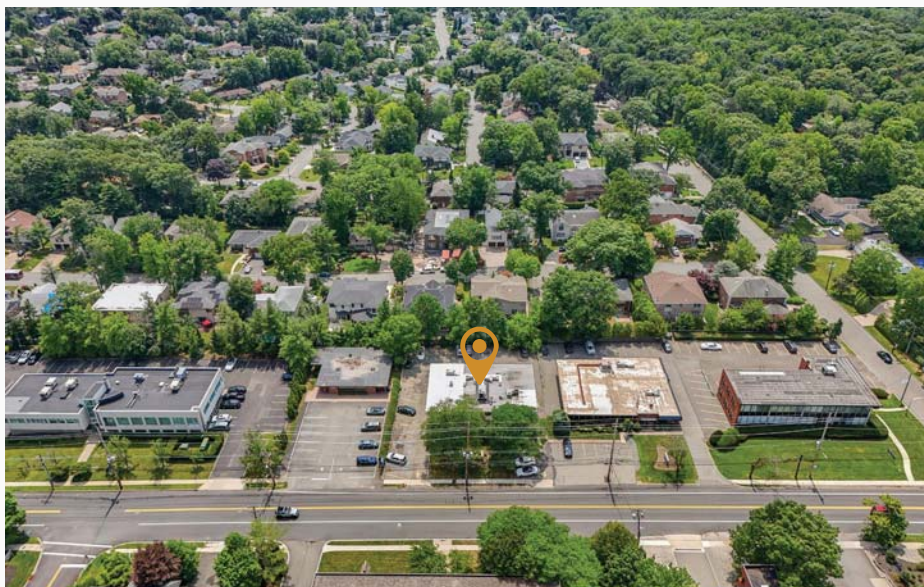
Englewood Cliffs has long been recognized as one of Northern New Jersey's premier business communities. The borough is home to numerous national and international corporations, executive office users, and affluent residential neighborhoods, creating a stable and desirable environment for commercial real estate investment.

The property's location places it within minutes of the George Washington Bridge, providing direct access to Manhattan while maintaining the advantages of New Jersey occupancy costs. Employees and visitors benefit from convenient access to major transportation corridors, nearby retail amenities, restaurants, hotels, and executive housing.

The combination of exceptional regional connectivity, strong demographics, and limited availability of for-sale office assets continues to support long-term demand within this highly sought-after submarket.

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INVESTMENT OPPORTUNITY

616 E. Palisade Avenue represents an opportunity to acquire a prominent office property in one of Bergen County's most desirable commercial locations. With exceptional accessibility, **38 on-site parking spaces**, flexible occupancy options, and significant owner-user and investment appeal, the property is well positioned to deliver long-term value through stable operations, future leasing opportunities, and continued market appreciation.

Whether pursued as an investment asset, corporate headquarters, or hybrid owner-user acquisition, 616 E. Palisade Avenue offers the location, flexibility, and institutional-quality characteristics sought by today's commercial real estate investors.



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*All measurements are approximate. Plans are provided for illustration purposes only and are not to scale. Room positions and measurements should be independently verified. All information is deemed reliable but not guaranteed. Select photography has been digitally enhanced using artificial intelligence. Actual conditions may vary. Original, unedited photos are available upon request. © 2026 Sotheby's International Realty. All Rights Reserved. Sotheby's International Realty® is a registered trademark and used with permission. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. This material is based upon information which we consider reliable but because it has been supplied by third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.