



Each office independently owned and operated

PATRICK VARELAS RE/MAX COMMERCIAL

392 Ramapo Valley Rd
Oakland, NJ 07436

FOR LEASE

OFFICE BUILDING

410 RAMAPO VALLEY ROAD

OAKLAND, NJ 07436



PRESENTED BY:

PATRICK VARELAS
201.400.5344

TABLE OF CONTENTS

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
LOCATION MAP	9
AERIAL MAP	10
DEMOGRAPHICS	11
DEMOGRAPHICS MAP & REPORT	12

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Patrick Varelas RE/MAX Commercial and it should not be made available to any other person or entity without the written consent of Patrick Varelas RE/MAX Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Patrick Varelas RE/MAX Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Patrick Varelas RE/MAX Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Patrick Varelas RE/MAX Commercial has not verified, and will not verify, any of the information contained herein, nor has Patrick Varelas RE/MAX Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

FOR LEASE

OFFICE BUILDING

PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

392 Ramapo Valley Rd
Oakland, NJ 07436

1

PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Three individual professional office suites available in one highly visible Oakland location. Ideal for a business that is downsizing, just starting out, or expanding into a satellite space. Positioned right off Route 287 with exposure to over 14,000 vehicles per day on Ramapo Valley Road and located in the heart of Oakland's active downtown district. Each suite offers a different size and layout to accommodate a variety of professional uses. All units include gas, electric, and heat. Simply bring your computer and set up your internet service. A shared reception area provides a welcoming first impression for clients and customers. Ample parking and strong street visibility make this a practical and convenient location for both staff and visitors. Excellent opportunity for attorneys, accountants, consultants, therapists, real estate professionals, and other office users seeking flexibility and value in Oakland, New Jersey.

PROPERTY HIGHLIGHTS

- -small spaces
- -flexible terms
- -utilities included except internet!

FOR LEASE

OFFICE BUILDING

PATRICK VARELAS RE/MAX COMMERCIAL
 Each office independently owned and operated

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	120 - 190 SF
Building Size:	4,424 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	217	813	2,316
Total Population	548	2,076	6,277
Average HH Income	\$143,026	\$145,291	\$164,976

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Three individual professional office suites available in one highly visible Oakland location. Ideal for a business that is downsizing, just starting out, or expanding into a satellite space. Positioned right off Route 287 with exposure to over 14,000 vehicles per day on Ramapo Valley Road and located in the heart of Oakland's active downtown district. Each suite offers a different size and layout to accommodate a variety of professional uses. All units include gas, electric, and heat. Simply bring your computer and set up your internet service. A shared reception area provides a welcoming first impression for clients and customers. Ample parking and strong street visibility make this a practical and convenient location for both staff and visitors. Excellent opportunity for attorneys, accountants, consultants, therapists, real estate professionals, and other office users seeking flexibility and value in Oakland, New Jersey.

LOCATION DESCRIPTION

Corner location steps from I-287/RT 208 Entrance ramp. Central Business District location!

FOR LEASE
OFFICE BUILDING

PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- -small spaces
- -flexible terms
- -utilities included except internet!
- -many uses available



FOR LEASE
OFFICE BUILDING

PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

2

LOCATION INFORMATION

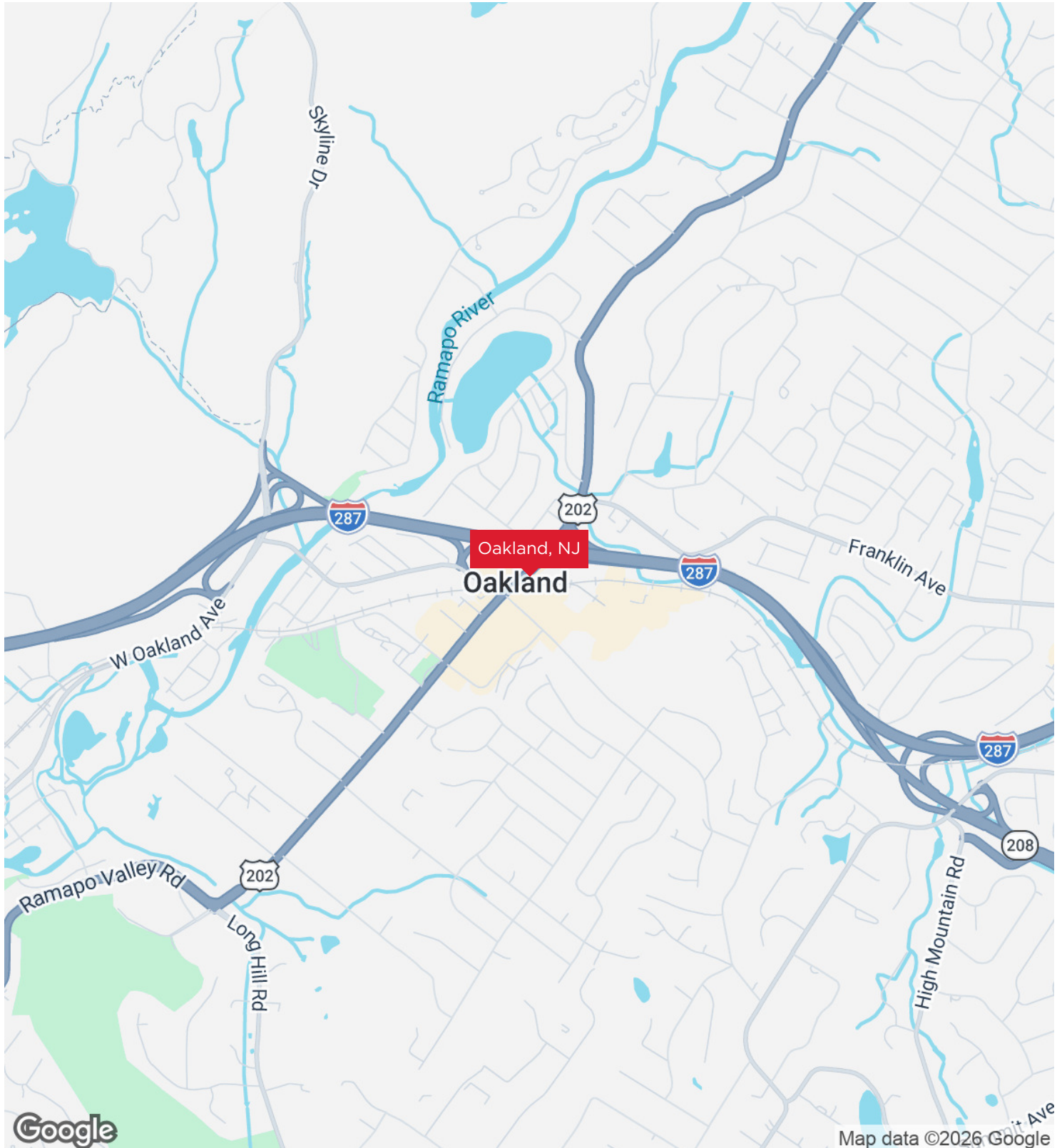
IN THIS SECTION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

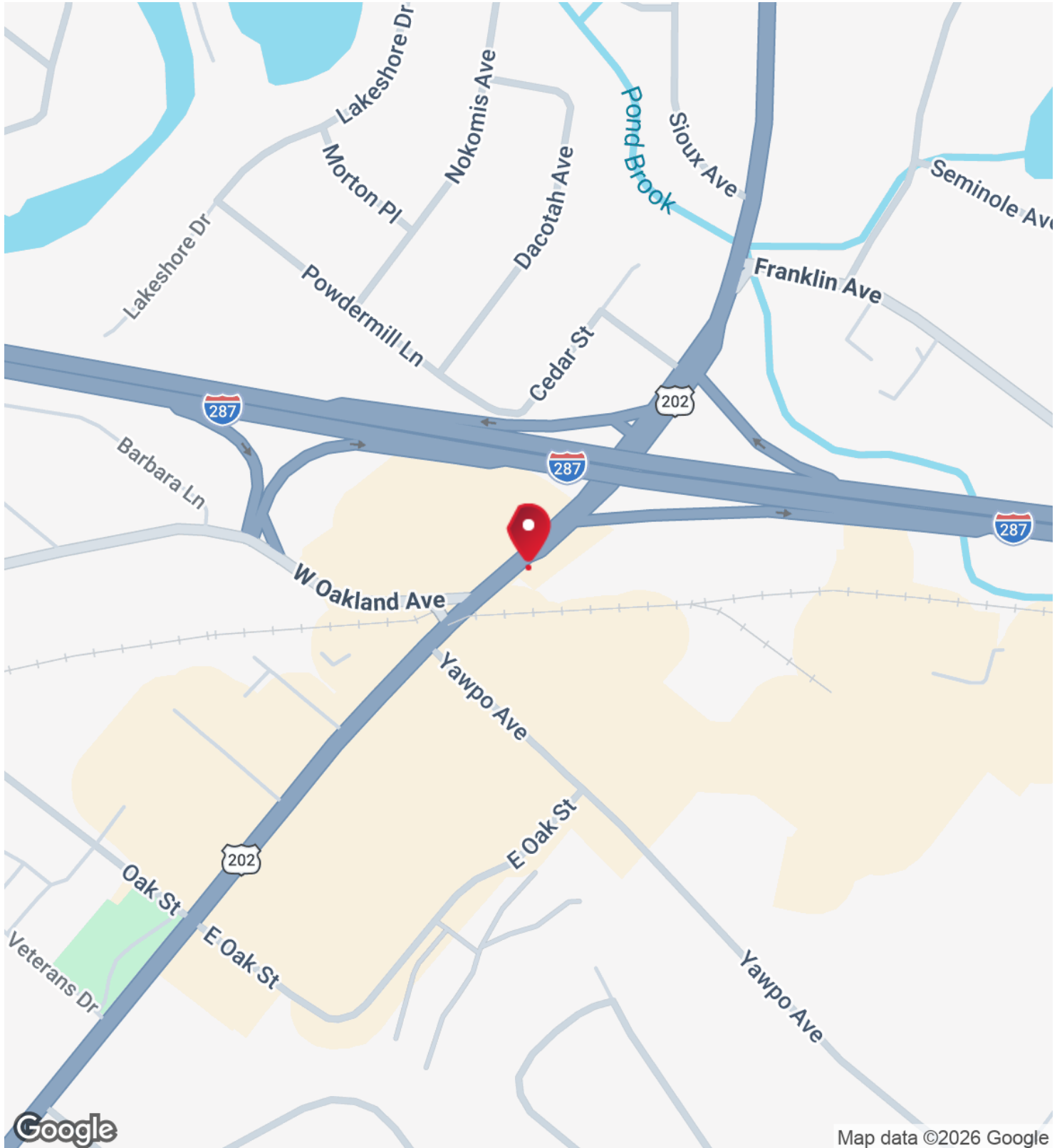
REGIONAL MAP



FOR LEASE
OFFICE BUILDING

PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

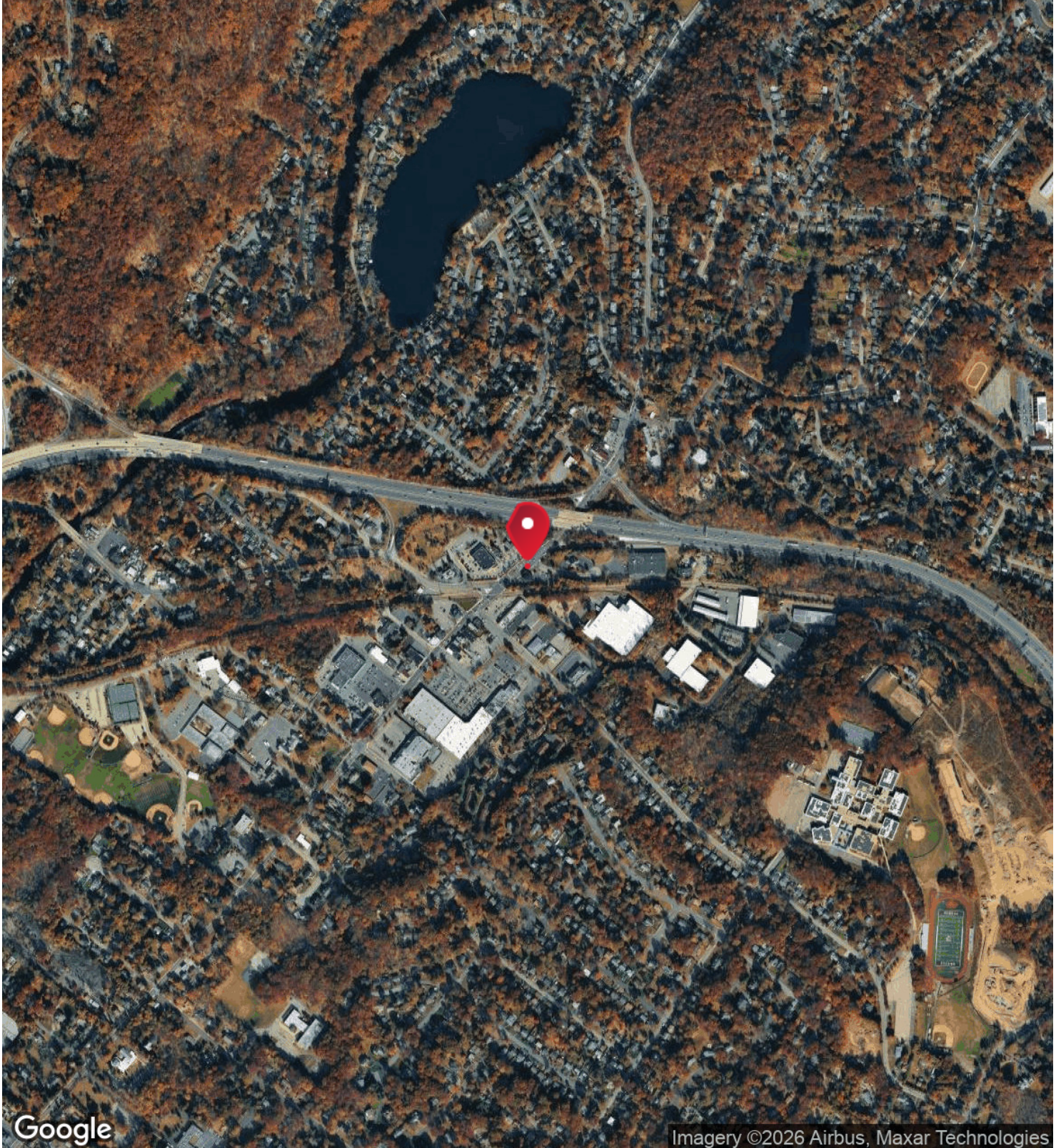
LOCATION MAP



FOR LEASE
OFFICE BUILDING

PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

AERIAL MAP



FOR LEASE
OFFICE BUILDING

PATRICK VARELAS RE/MAX COMMERCIAL
Each office independently owned and operated

P. 10

392 Ramapo Valley Rd
Oakland, NJ 07436

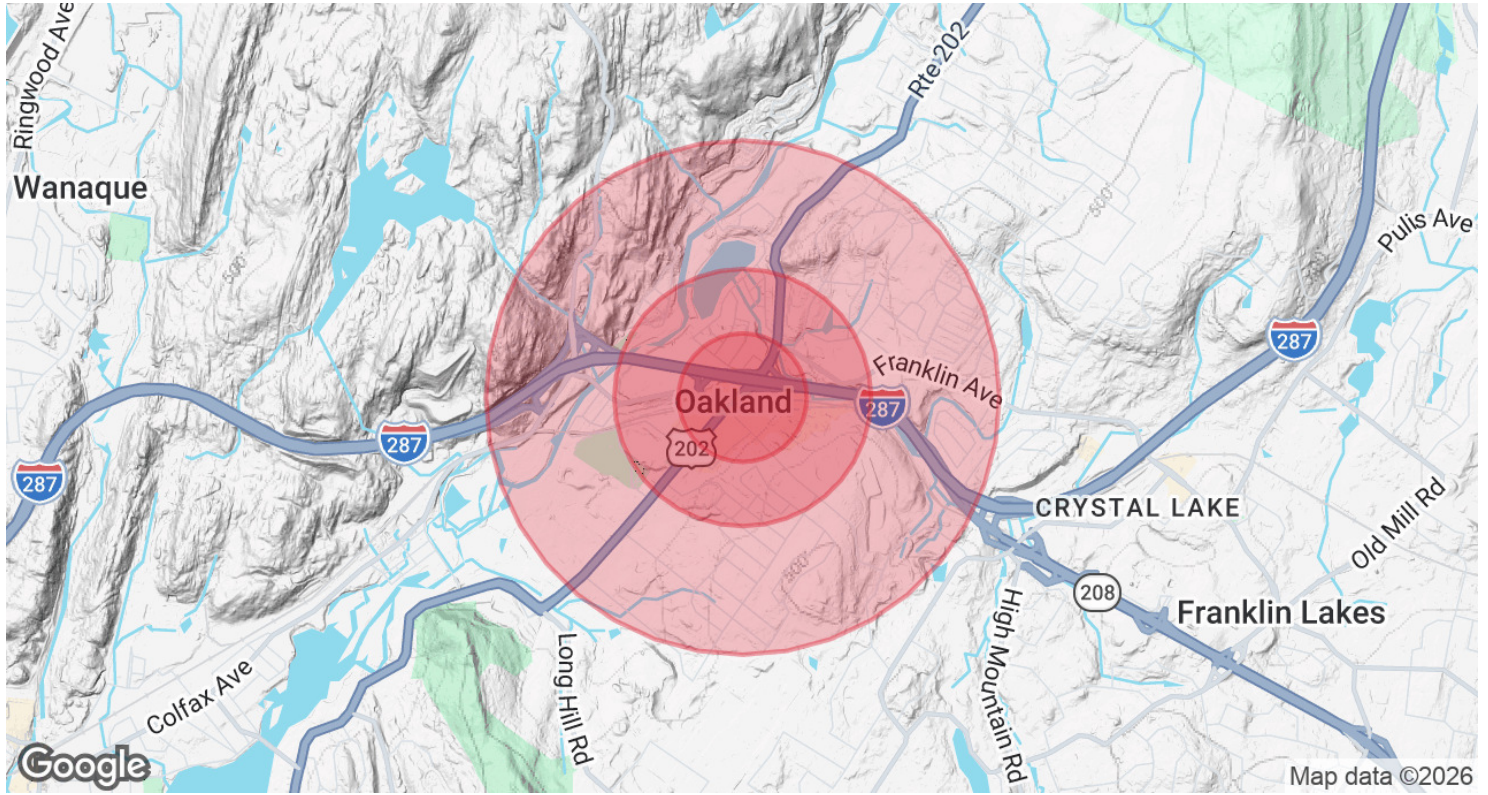
3

DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	548	2,076	6,277
Average Age	44.0	44.3	43.5
Average Age (Male)	34.9	35.9	38.9
Average Age (Female)	47.1	47.0	45.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	217	813	2,316
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$143,026	\$145,291	\$164,976
Average House Value	\$467,876	\$476,887	\$537,380

2023 American Community Survey (ACS)

FOR LEASE
OFFICE BUILDING

P. 12