



## Office Space for Lease

310 Main Street

FORT LEE, NJ 07024

**Available Space:** +/-3,000 SF

**Location:** Centrally located in the heart of Fort Lee with convenient access to many amenities and major roadways

**Lease Rate:** \$27.00 PSF + Utilities

- Features:**
- Second-floor walk-up office space located in the C-1 Central Business District with many permitted uses
  - Current build-out consists of eight private offices, a large bull pen/open workspace area, spacious conference room
  - Bright, window-lined space with abundant natural light

**Team Williams**

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Exclusive Broker

**Weichert** Commercial  
Brokerage, Inc.

1625 Route 10 • Morris Plains, NJ • 973-267-7778 • weichertcommercial.com

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

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## Photos



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## Permitted Uses

### FORT LEE CODE

#### Zoning Schedule IV-1 Use Regulations Borough of Fort Lee, Bergen County, New Jersey

Zone District	Permitted Principal Use	Permitted Accessory Use	Conditional Use
R-11 High-Rise Apartment	Any R-10 permitted principal use under the same conditions as prescribed therein.	Any R-10 permitted accessory use under the same conditions as prescribed therein.	Any R-10 conditional use under the same conditions as prescribed therein.
R-12 High-Rise Apartment Residential	See §§ 410-21 through 410-24	See §§ 410-21 through 410-24	See §§ 410-21 through 410-24
C-1 Central Business District	<p>Automobile sales and showrooms. Appliance store. Art gallery and antique shops. Bakery shop. Banks and other financial institutions. Barbershop. Beauty parlor. Book and stationery store. Butcher. Candy and confectionery store. Delicatessen store. Department store. Drugstore. Dry goods and variety store. Dry-cleaning and laundry establishments. Eating and/or drinking establishments. Electronic repairs and sales stores. Florist and/or garden supply shops. Food and grocery store. Furniture store. Hardware and/or building supply stores. Hobby stores. Hospitals, public or private. Movie theater, bowling alley and other indoor amusement facilities. Municipal buildings.</p>	<ol style="list-style-type: none"> <li>Off-street parking and loading facilities subject to Article X.</li> <li>Business signs.</li> <li>Landscaping, subject to § 410-32.</li> <li>Accessory storage within a wholly enclosed permanent structure of materials, goods and supplies intended for use on the premises.</li> </ol>	<p>Planned commercial development group as provided in § 410-34B. Hotels, subject to §§ 410-35E and 410-35A(7). Churches and other places of worship, including parish houses and Sunday school buildings as provided in § 410-35C. Restaurants, subject to § 410-35H. Clubs and social recreational buildings as provided in § 410-36C. Essential services subject to § 410-36D. Gasoline stations subject to § 410-36E. Outdoor storage, subject to § 410-36G. Taxi stands and service, bus stations.</p>
C-1 Central Business District (Cont'd)	<p>Offices, business and professional. Office equipment establishment. Package liquor stores. Painting, plumbing and wallpaper stores. Pet shops. Photographic equipment and supply stores. Post offices. Public or private parking garage. Public school, park, playground, firehouse, library. Radio and television repair shops. Real estate office. Restaurant, take-out <b>[Added 9-28-2000 by Ord. No. 2000-35]</b> Shoe repair shops. Supermarkets. Tailors and dressmakers. Travel agency or office. Undertakers and funeral parlors. Wearing apparel shops.</p>		
C-1A Central Business District <b>[Added 10-25-2001 by Ord. No. 2001-56]</b>	See § 410-37	See § 410-37	See § 410-37
C-1B Mixed-use <b>[Added 7-21-2005 by Ord. No. 2005-24]</b>	See § 410-85	See § 410-85	See § 410-85

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## Key Facts

