



1000 SYLVAN AVENUE

ENGLEWOOD CLIFFS, NJ 07632



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Prominent Properties Commercial in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION

SECTION 1



PROPERTY DESCRIPTION

Presenting an outstanding commercial real estate opportunity in Englewood Cliffs, NJ: the 66,068 SF office building at 1000 Sylvan Avenue. This property boasts ample parking and a stunning atrium with skylights and abundant lighting. Most interior walls have been removed to maximize flexibility, while executive offices remain. Strategically located on the Billion Dollar Mile in Englewood Cliffs, this property offers easy access to major highways and the surrounding business community. Ideal for office building investors seeking a high-impact, versatile space with executive appeal.

PROPERTY HIGHLIGHTS

- 66,068 SF office building
- 5.39 Acre site
- Prime location in Englewood Cliffs - Billion Dollar mile
- Abundant parking available - surface and covered
- Stunning atrium with skylights
- Generous natural lighting throughout
- Flexible open floor plan
- Executive offices retained
- Modern and professional environment
- Easy access to major highways

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Prominent Properties Commercial | 457 Sylvan Ave, 2nd Floor, Englewood Cliffs, NJ 07632 |

OFFERING SUMMARY

Sale Price:	Please call for price guidance
Building Size:	66,068 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	264	934
Total Population	206	777	2,741
Average HH Income	\$299,772	\$299,764	\$290,434

1000 SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ 07632



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LOCATION DESCRIPTION

Englewood Cliffs, NJ, is a prime location for office investors, located just 4 miles from the George Washington Bridge and 9 miles from downtown New York City. It is home to many prestigious corporations and business institutions and offers easy access to major highways, including the Palisades Interstate Parkway and Routes 95, 4, 80, and 46. Nearby amenities include dining, shopping, entertainment options, and parks. The area's bustling business environment and proximity to a vibrant suburban lifestyle makes it an excellent choice for discerning office building investors.



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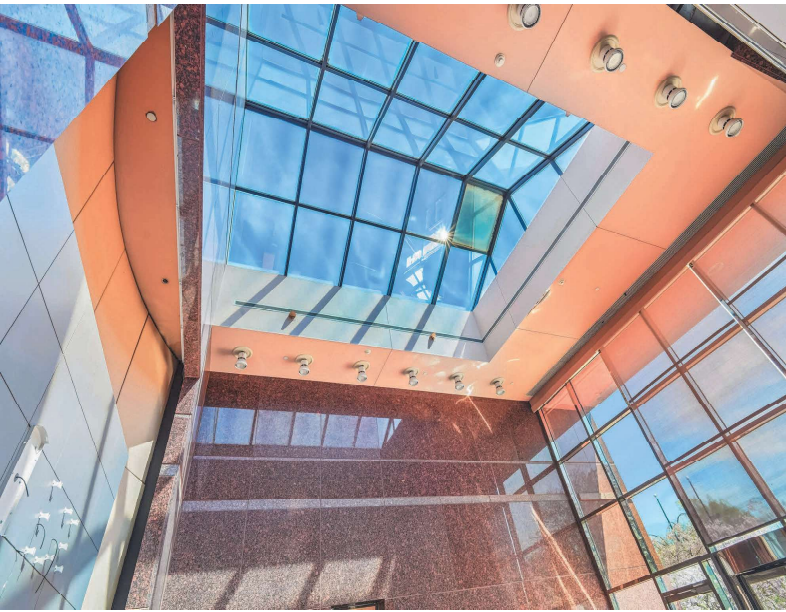


1000 SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ 07632



PROPERTY HIGHLIGHTS

- 66,068 SF office building
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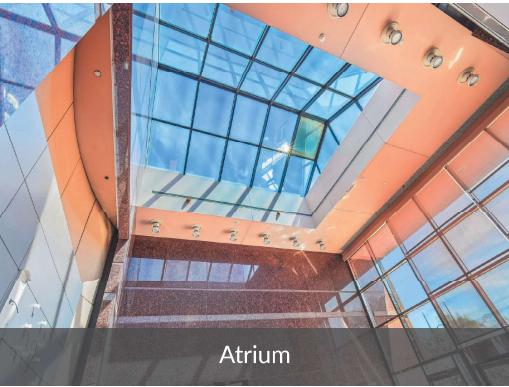


YVONNE CHUNG

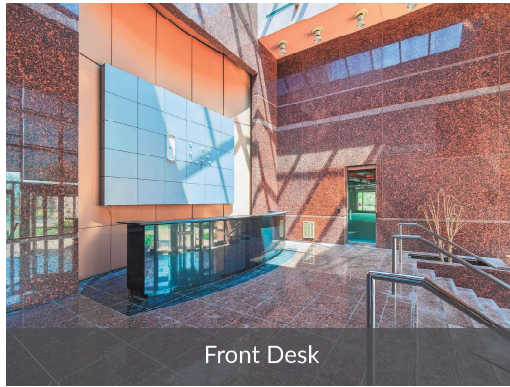
201.220.2207 | yvonnechungrealtor@gmail.com

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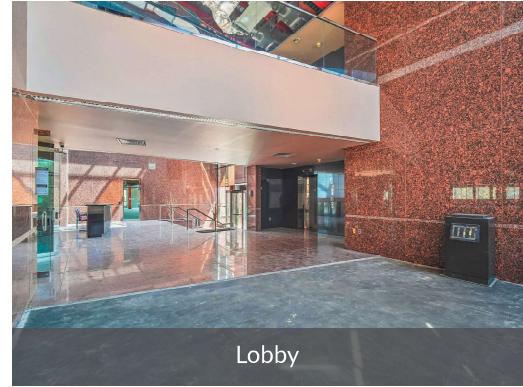




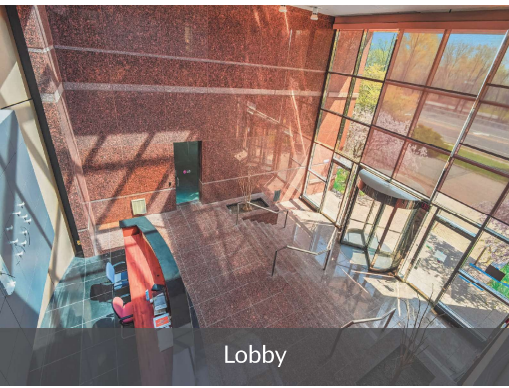
Atrium



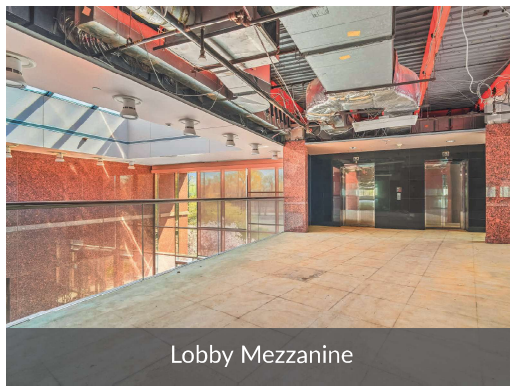
Front Desk



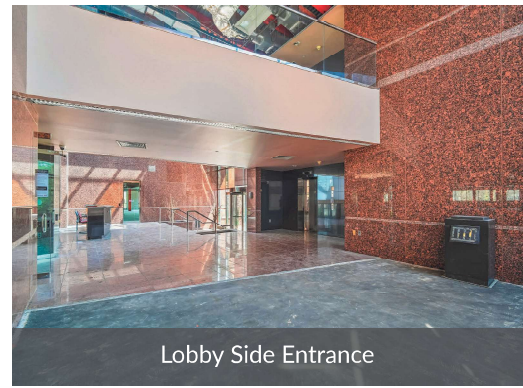
Lobby



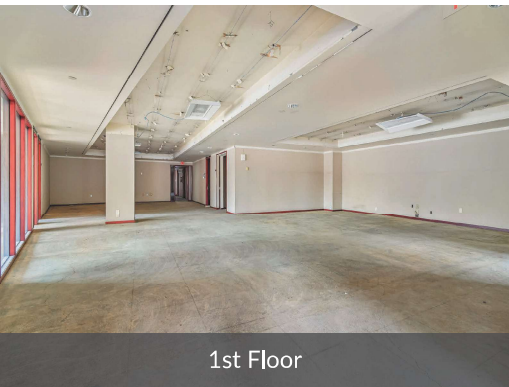
Lobby



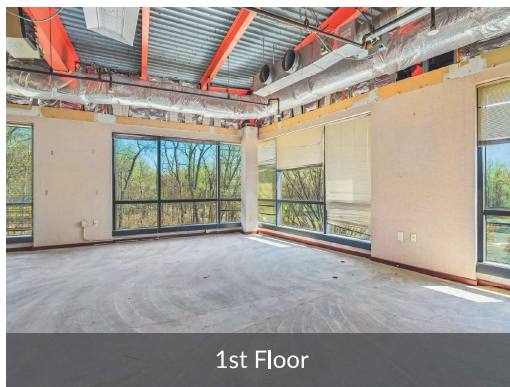
Lobby Mezzanine



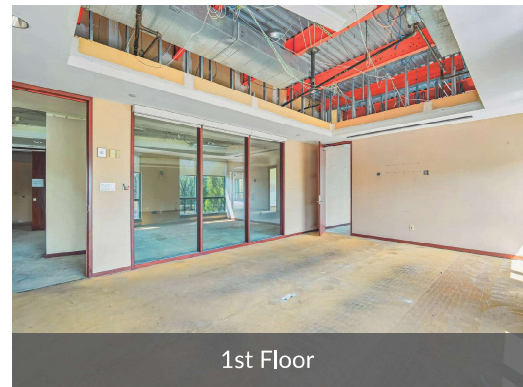
Lobby Side Entrance



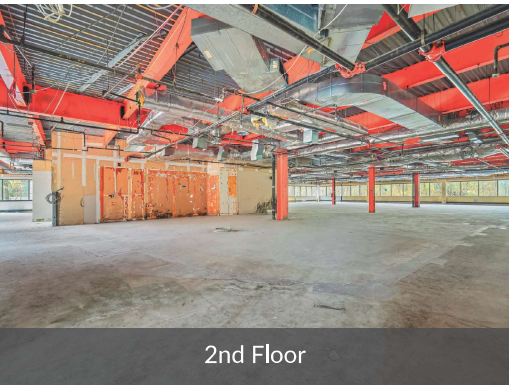
1st Floor



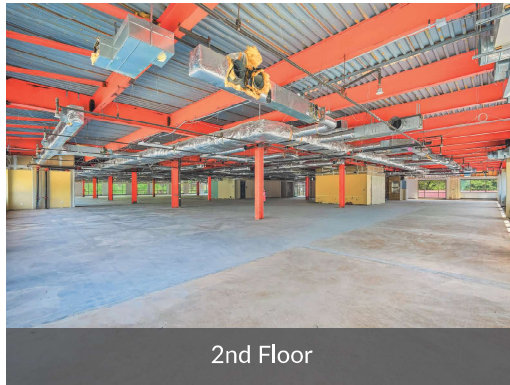
1st Floor



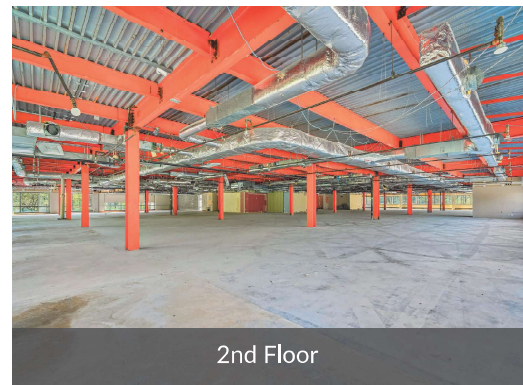
1st Floor



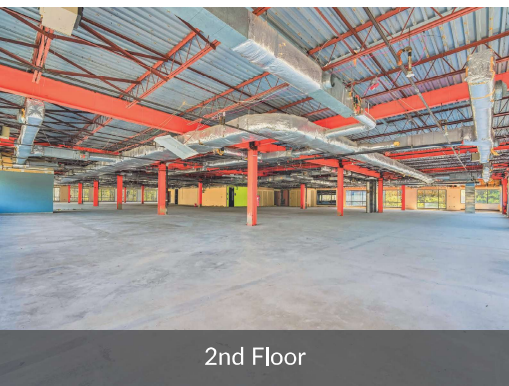
2nd Floor



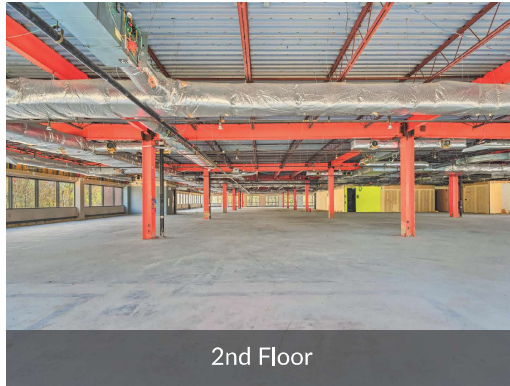
2nd Floor



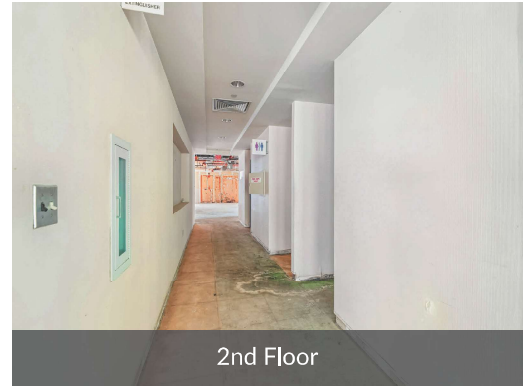
2nd Floor



2nd Floor



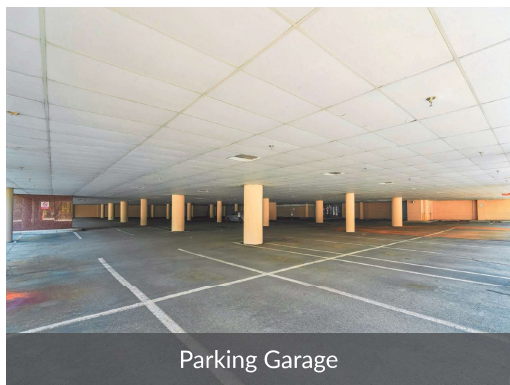
2nd Floor



2nd Floor



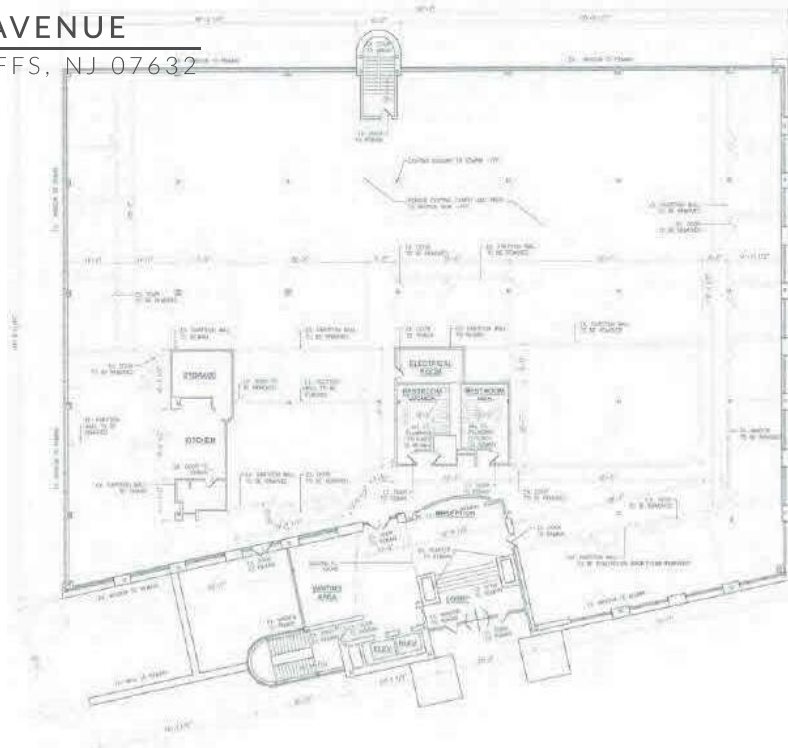
Covered Parking



Parking Garage



Outdoor Seating



1 FIRST FLOOR DEMO PLAN
 1/12/2021

LEGEND

1" = 10'-0" (Floor)
1" = 10'-0" (Wall)
1" = 10'-0" (Roof)
1" = 10'-0" (Section)

PROJECT
 1000 SYLVAN AVE
 ENGLEWOOD CLIFFS, NJ 07632

ARCHITECT

 J.S. ARCHITECTURE & DESIGN, LLC
 457 SYLVAN AVENUE, 2ND FLOOR
 ENGLEWOOD CLIFFS, NJ 07632
 TEL: 201.220.2207
 WWW.JSARCHITECTURE.COM



REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY
FIRST FLOOR DEMO PLAN

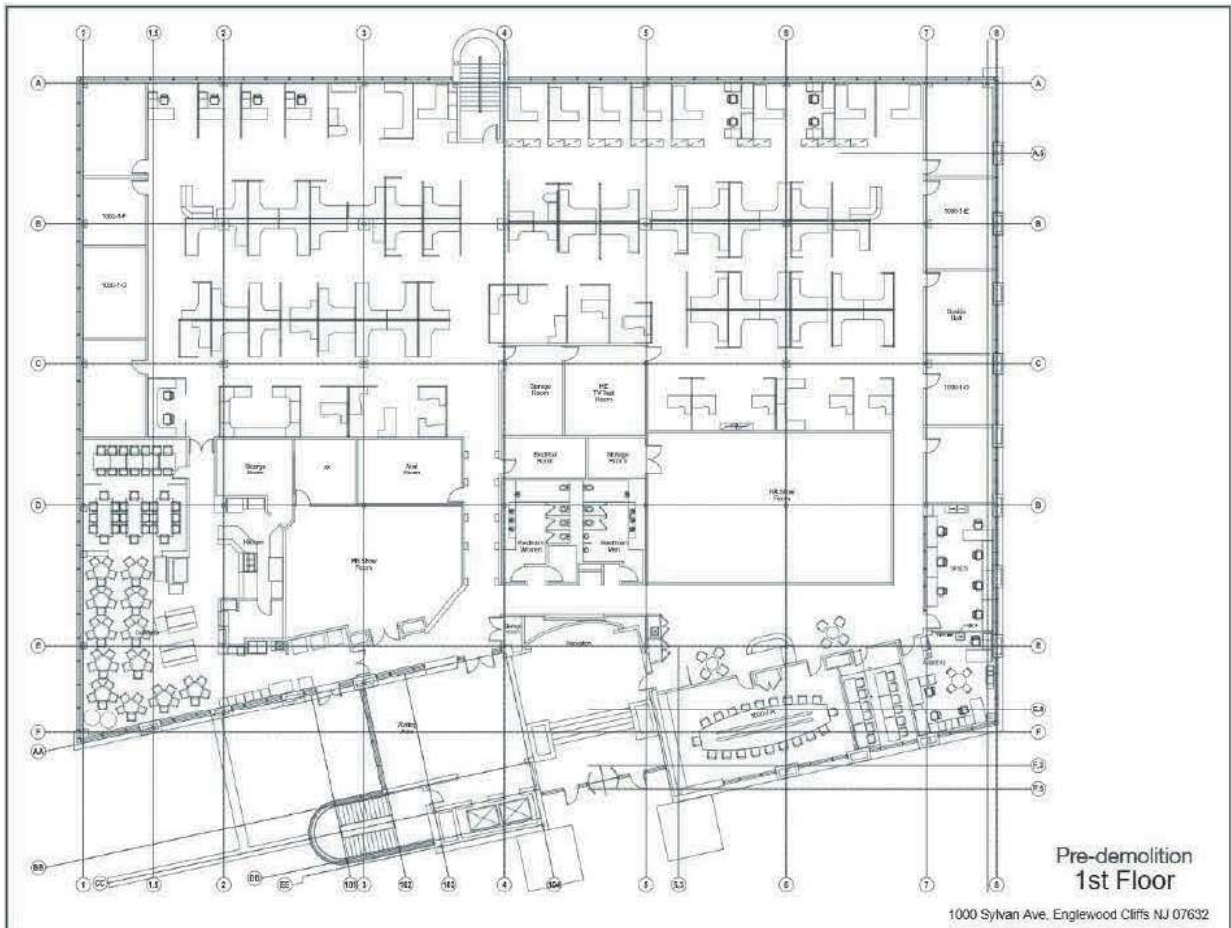
NOTE
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE AND ALL LOCAL, STATE AND FEDERAL CODES.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL, STATE AND FEDERAL CODES.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL MECHANICAL CODE AND ALL LOCAL, STATE AND FEDERAL CODES.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL PLUMBING CODE AND ALL LOCAL, STATE AND FEDERAL CODES.

PROJECT NUMBER
 21-0112-01

DATE
 1/12/2021

SCALE
 AS NOTED

D-101



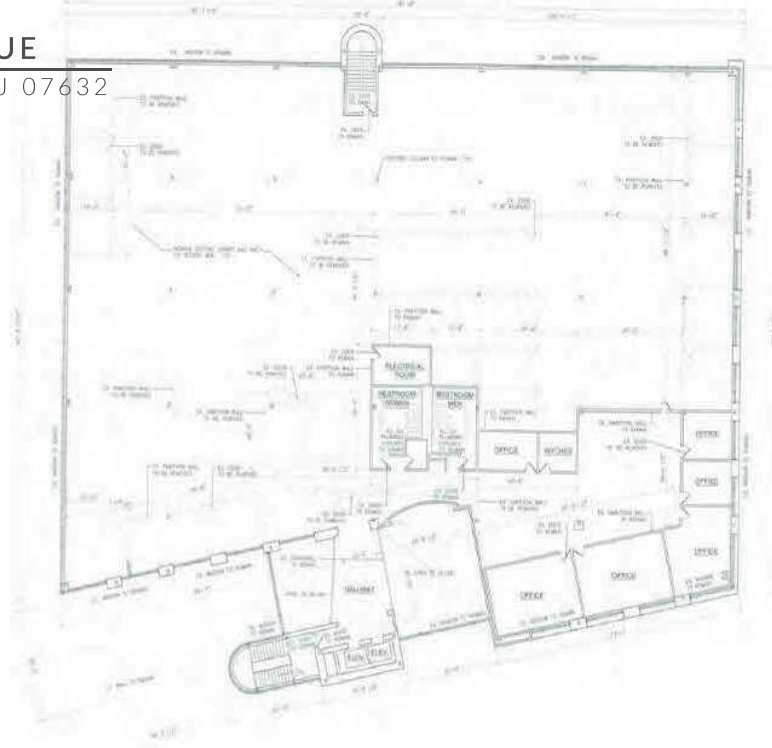
Pre-demolition
 1st Floor

1000 Sylvan Ave, Englewood Cliffs NJ 07632

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1000 SYLVAN AVENUE
 ENGLEWOOD CLIFFS, NJ 07632



SECOND FLOOR DEMO PLAN

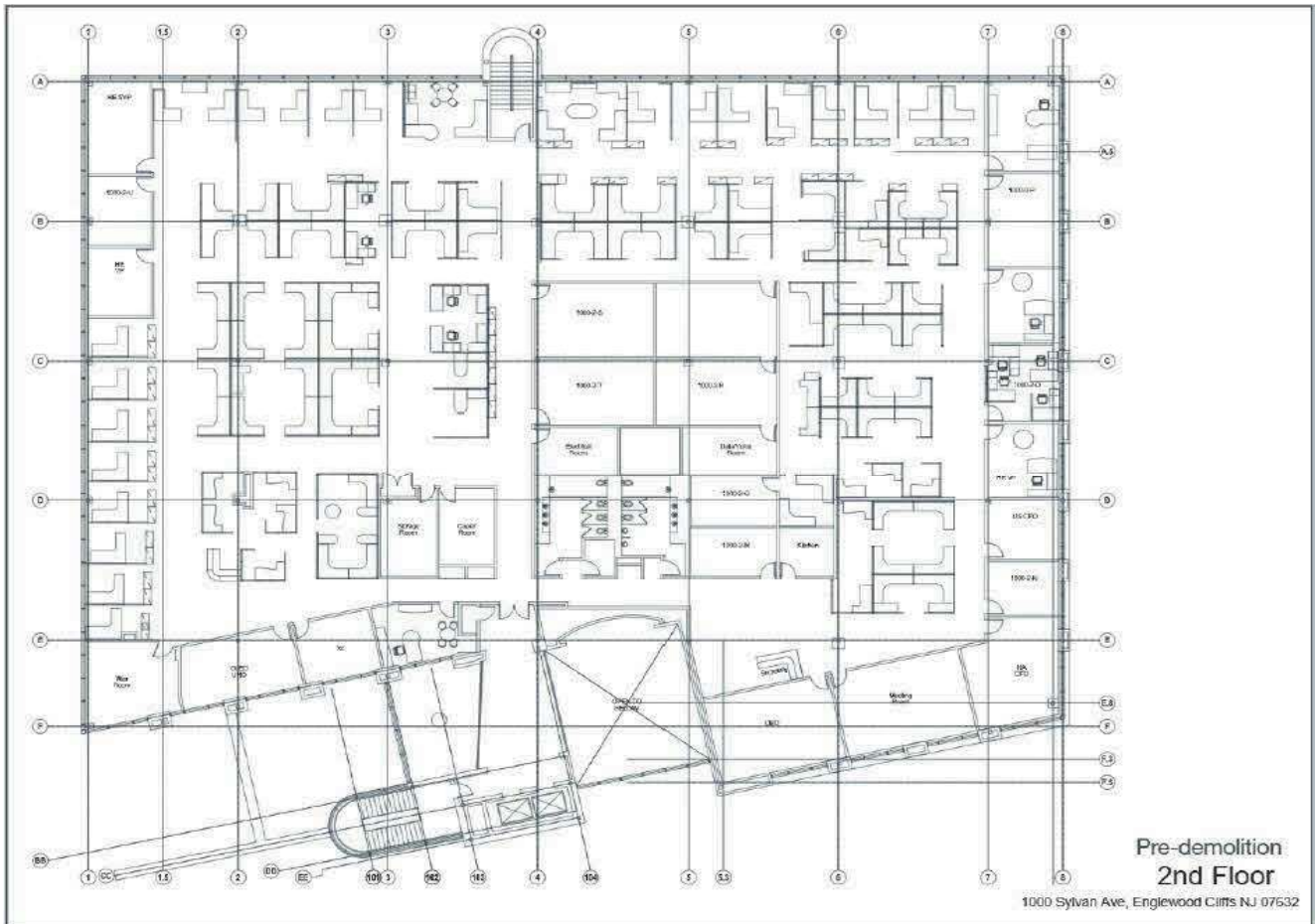
PROJECT: 1000 SYLVAN AVE, ENGLEWOOD CLIFFS, NJ 07632

ARCHITECT: JS ARCHITECTURE AND DESIGN, LLC

DATE: 1/12/2021

SCALE: AS NOTED

D-102



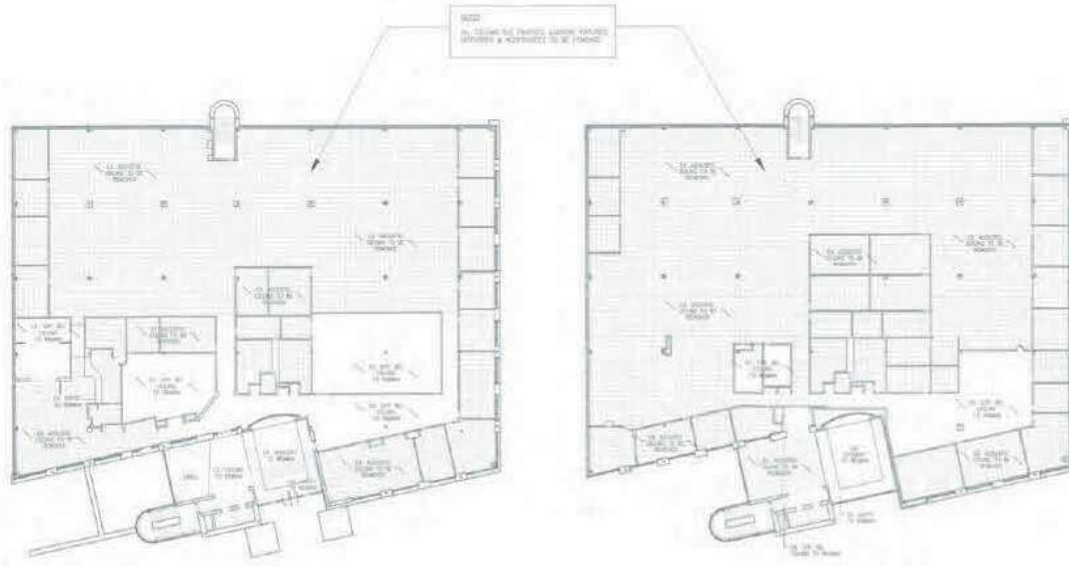
Pre-demolition
 2nd Floor

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1000 SYLVAN AVENUE
 ENGLEWOOD CLIFFS, NJ 07632



1 FIRST FLOOR CEILING DEMO PLAN
 1/12/2021

1 SECOND FLOOR CEILING DEMO PLAN
 1/12/2021

PROJECT
 1000 SYLVAN AVE.
 ENGLEWOOD CLIFFS, NJ 07632

ARCHITECT
JS
 JEAN-FRANÇOIS WYSEKOWSKI LLC
 1000 SYLVAN AVENUE, 2ND FLOOR
 ENGLEWOOD CLIFFS, NJ 07632
 (201) 261-1111
 www.jfwllc.com

DATE
 1/12/2021

BY
 AB NOTED

SCALE
 AS SHOWN

CEILING
 CEILING
 DEMO PLAN

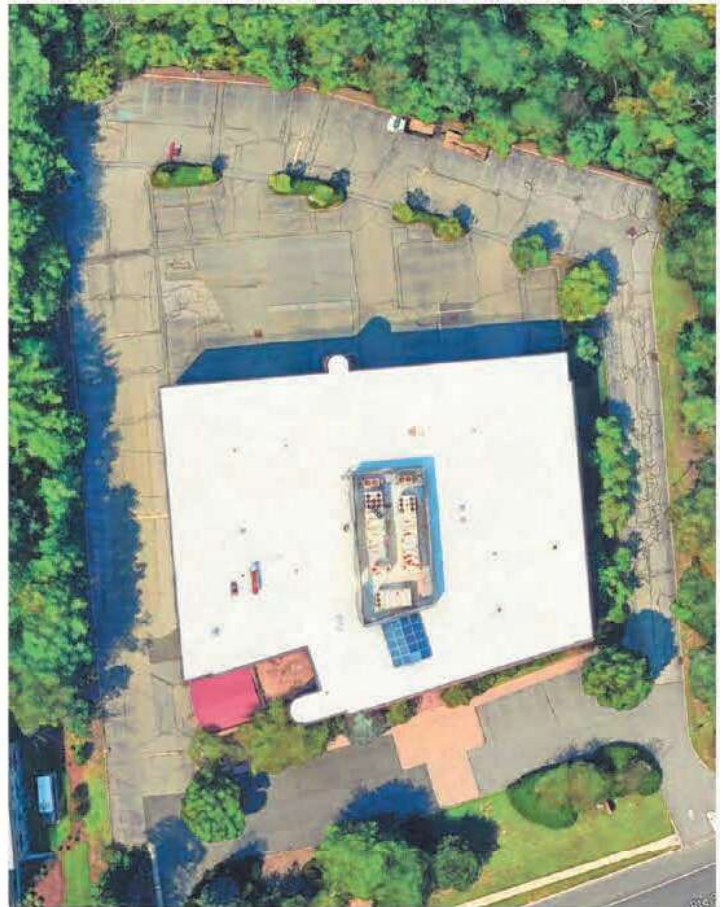
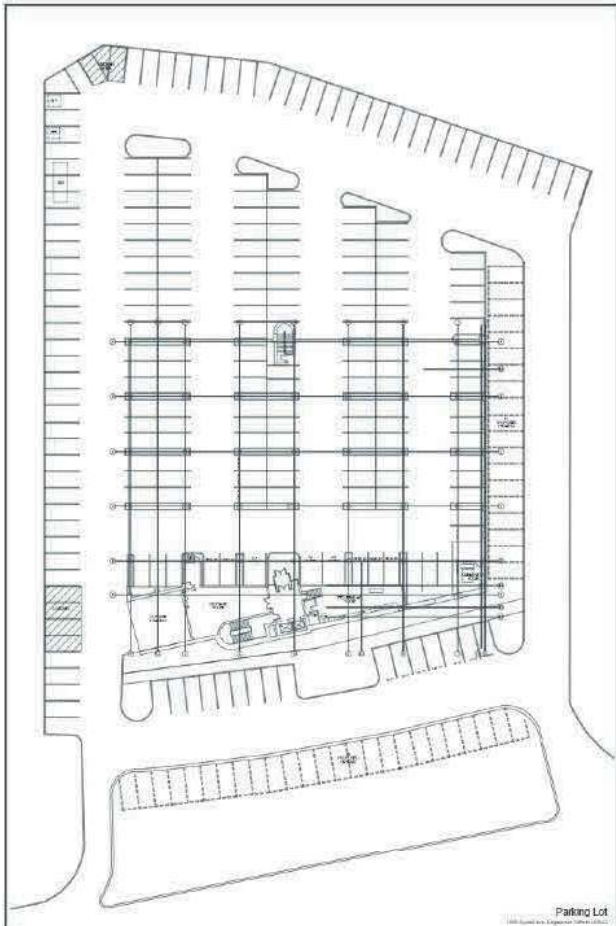
PROJECT NUMBER
 21-0112-01

DATE
 1/12/2021

BY
 AB NOTED

REVISIONS

D-111



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 201.220.2207 | yvonnechungrealtor@gmail.com



1000 SYLVAN AVE.
ENGLEWOOD CLIFFS, NJ 07632

PROJECT DATA

NO. 1000
/JAN. 2021
/LOT SIZE: 223,443 SF
/TOTAL AREA: 814,000 SF
/TOTAL FLOOR AREA: 1,000,000 SF
/TOTAL FLOOR AREA: 1,000,000 SF
/TOTAL FLOOR AREA: 1,000,000 SF

CONSTRUCTION DATA

NO.	DESCRIPTION	DATE	BY
1	1ST FLOOR	05/24/21	NO CHANGE
2	2ND FLOOR	05/24/21	NO CHANGE
3	TOTAL	05/24/21	NO CHANGE

SCOPE OF WORK

REVISION OF EXISTING PARTITION WALL, FLOOR FINISH, WALL FINISH & CEILING FINISH
/REVISION OF EXISTING PARTITION WALL, FLOOR FINISH, WALL FINISH & CEILING FINISH

CONSTRUCTION CODE

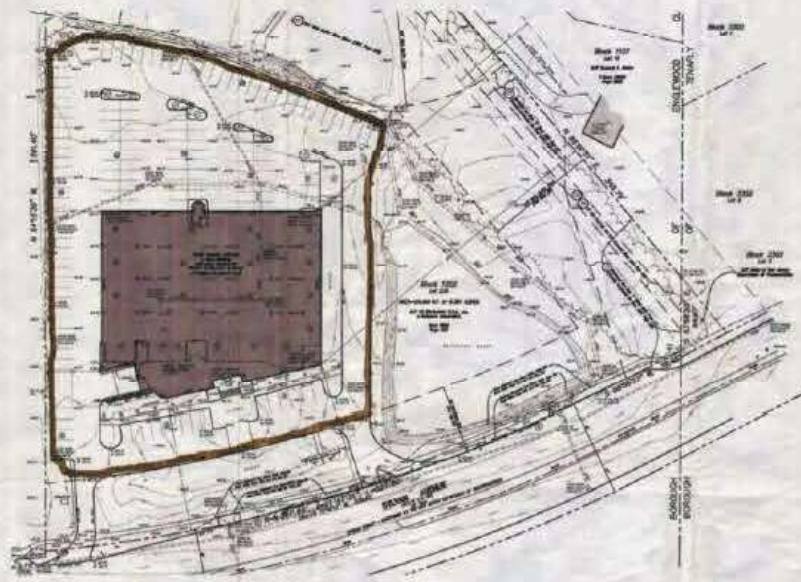
- INTERNATIONAL RESIDENTIAL CODEBOOK, NJ 2018
- INTERNATIONAL PLUMBING CODEBOOK
- INTERNATIONAL MECHANICAL CODEBOOK
- INTERNATIONAL ELECTRICAL CODEBOOK
- INTERNATIONAL FIRE AND SMOKE ALARM CODEBOOK
- INTERNATIONAL MECHANICAL CODEBOOK
- INTERNATIONAL FIRE AND SMOKE ALARM CODEBOOK
- INTERNATIONAL MECHANICAL CODEBOOK

GENERAL NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING WORK.
- ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE NEW JERSEY STATE BUILDING CODE.
- NO WORK SHALL BE PERFORMED UNTIL THE NECESSARY PERMITS ARE OBTAINED FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, PERMITS FROM THE APPROPRIATE AGENCIES.
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INSTALLATION NOTES

- INSTALLATION SHALL BE ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE STARTING WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING BUT NOT LIMITED TO, PERMITS FROM THE APPROPRIATE AGENCIES.
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1 EXISTING SITE PLAN
SCALE: 1/8" = 1'-0"



2 STREET VIEW
SCALE: NTS

PROJECT

1000 SYLVAN AVE.
ENGLEWOOD CLIFFS, NJ 07632

ARCHITECT

JS
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KEY MAP



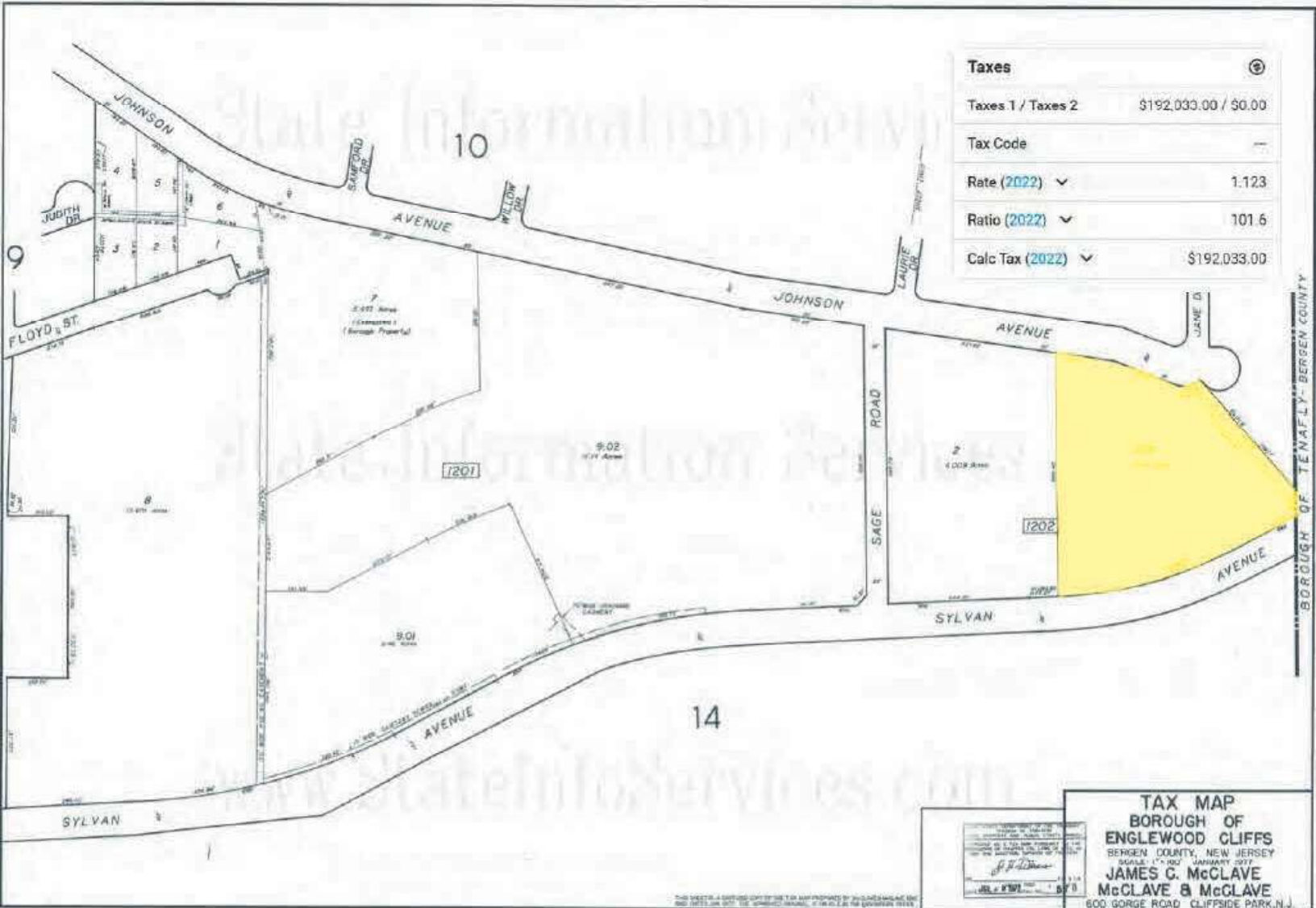
REVISIONS

NO.	DESCRIPTION	DATE

DRAWING

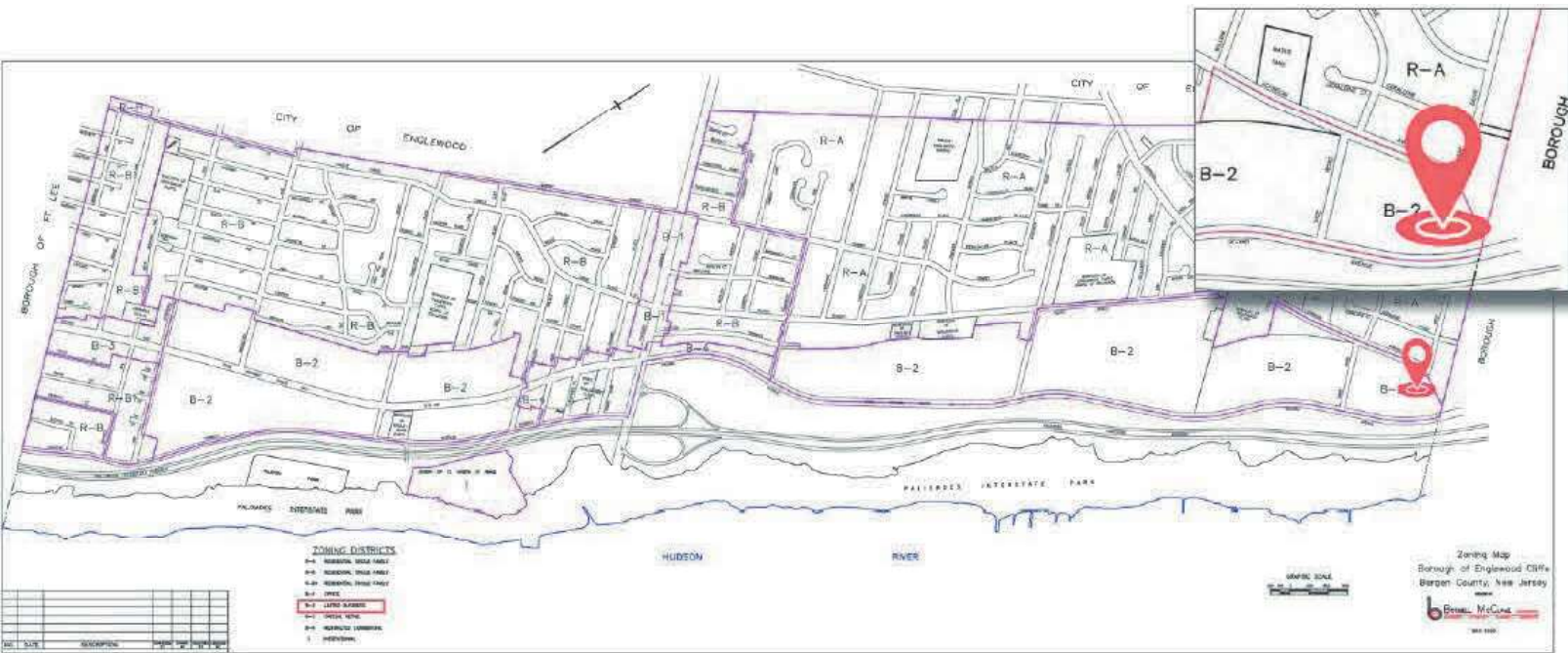
PROJECT INFO
& SITE PLAN

PROJECT NUMBER: 21-0112-01
DATE: 1/12/2021
SCALE: AS NOTED
DRAWING NUMBER: T-101.00



Taxes	
Taxes 1 / Taxes 2	\$192,033.00 / \$0.00
Tax Code	---
Rate (2022)	1.123
Ratio (2022)	101.6
Calc Tax (2022)	\$192,033.00

TAX MAP
 BOROUGH OF
 ENGLEWOOD CLIFFS
 BERGEN COUNTY, NEW JERSEY
 SCALE: 1" = 100' JANUARY 2017
JAMES C. McCLAVE
McCLAVE & McCLAVE
 600 GORGE ROAD CLIFFSIDE PARK, N.J.



§ 30-5.5
 Permitted in the B-2 District (Limited Business).
 [Ord. #9306, A V; Ord. No. 9802; Ord. #2000-10]

a. As principal permitted uses:

1. Business offices, professional offices, governmental and corporate offices.
2. Laboratory and research facilities.
3. (Reserved)
4. House of worship.
5. Accessory parking areas on the same lot as the principal use.

b. As conditional uses:

1. Fraternal organizations.
2. Private clubs with social and recreational facilities which are accessory to a permitted use.

c. The following uses are specifically prohibited in this zone:

1. The operation of a taxi, limousine or livery service or other similar businesses and the parking and storage of said vehicles in connection with said business.

LOCATION INFORMATION

SECTION 2

1000 SYLVAN AVENUE
ENGLEWOOD CLIFFS, NJ 07632

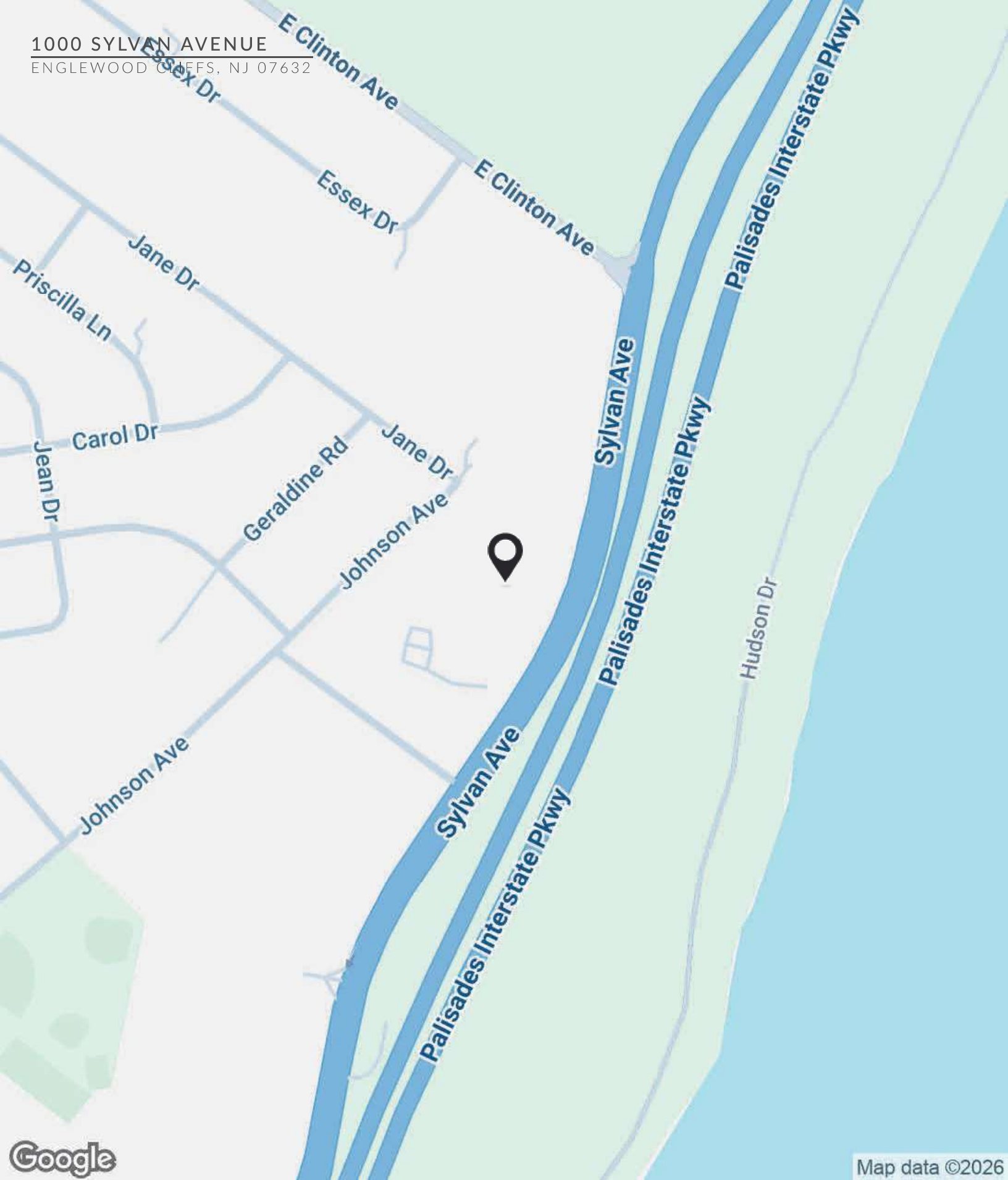


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Google

Imagery ©2026 Airbus, Maxar Technologies

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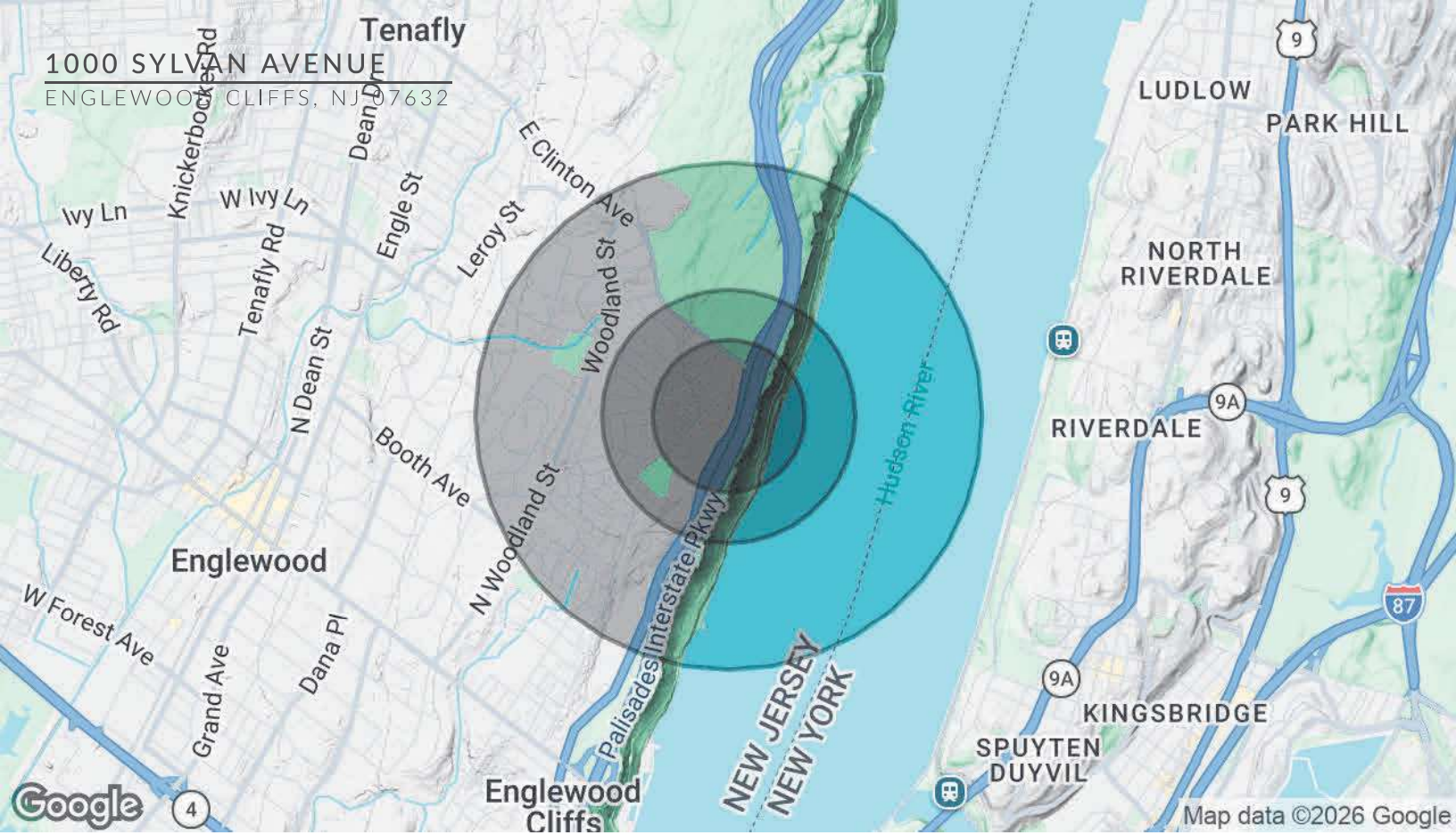
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DEMOGRAPHICS

SECTION 3

1000 SYLVAN AVENUE
 ENGLEWOOD CLIFFS, NJ 07632



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	206	777	2,741
Average Age	45	45	44
Average Age (Male)	45	45	43
Average Age (Female)	46	45	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	70	264	934
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$299,772	\$299,764	\$290,434
Average House Value	\$1,667,528	\$1,670,908	\$1,668,296

2020 American Community Survey (ACS)

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ADVISOR CONTACTS

SECTION 4



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