FOR SUB-LEASE

2600 TONNELLE AVE

NORTH BERGEN, NJ

Baalbek

6,000 ± SQ FT. EVENT VENUE ON 2ND FLOOR

CONTACT EXCLUSIVE BROKER HENRY TORRES Mobile (551) 482-0622 htorres@teamresourcesinc.com

Days Hotel

NI I



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Property Description

2600 TONNELLE AVE // NORTH BERGEN, NJ

Team Resources, as exclusive agent, is pleased to present this 6,000 +/- sf 2nd floor event venue formerly a restaurant/lounge on a 2.46 acre lot with convenient access to major highways for sub-lease. *Liquor License upon request*.



PROXIMITY TO KEY LOCATIONS

NJ Turnpike	5 +/- miles	Lincoln Tunnel: 4 +/- miles
GW Bridge	8 +/- miles	Holland Tunnel: 4 +/- miles

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All information furnished is from sources deemed reliable; however we have not verified it and it is submitted subject to errors, omissions, change of price, prior sale or lease, or withdrawal without any notice. No representation is made as to zoning, physical condition, fire sprinkler adequacy or environmental status of any property and prospective purchasers/tenants are urged to conduct whatever independent investigation they, their attorneys and advisors deem necessary to confirm that a property is suitable for the intended use. Any commissions due cooperating brokers are subject to all terms and conditions upon which we and our clients have agreed.

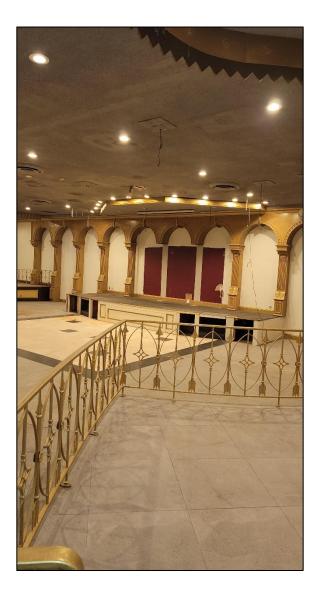
Available Space:	6,000 +/- sq. ft. (2 nd Floor)
Ceiling Height:	12' – 14'
Power:	220 v
Parking:	4 parking spaces
Sprinklers:	wet
Asking Rental:	\$15,000 per month
Sub-lease Term:	3 years
Liquor License:	Upon request
Occupancy:	Immediate

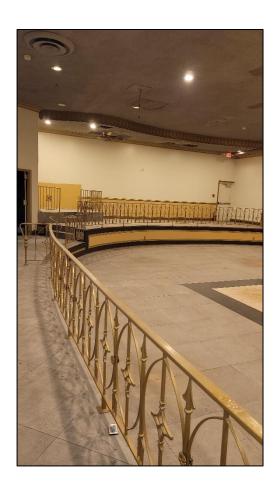
Overview: We're pleased to offer this 6,000 +/- s.f. 2nd floor event space (formerly a restaurant/lounge) attached to the Days Inn hotel. With I-95/NJ Tpke., Lincoln & Holland Tunnels & GWB all within a short driving distance, this convenient location is easily accessible from NJ as well as the NY boroughs.



PHOTO PAGE







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