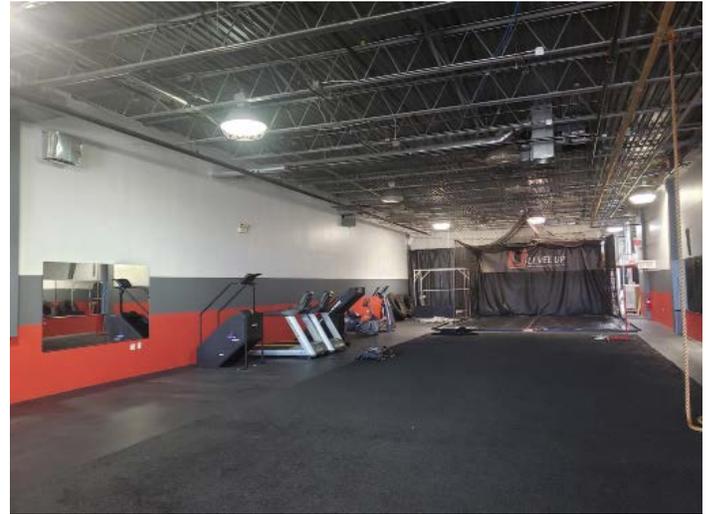


8 Ridgedale Avenue aka 4 Wing Drive CEDAR KNOLLS, NJ

NEWMARK
ASSOCIATES | CRE
CERTIFIEDWBE

For Sublease

TURNKEY GYM OR RECREATION FACILITY



Available Space

- 7,250 SF
- Ideal for Gym or Recreation Facility
- Open Layout with 18ft Ceilings
- 2 Private Offices
- Breakroom, Storage Room, Server Room
- Immediate Occupancy
- Sublease Term Through 8/2025

Property/Building Features

- Close Proximity to Route 10, Interstates 287, 80 and 280
- Adjacent to Full Service Marriott Hotel and Numerous Shops & Restaurants Including Wegman's Food Market
- Men's and Women's Bathrooms with Shower Facilities
- Washer/Dryer Area with Hook-Ups
- Rubber Mat Flooring
- Abundant Parking

Price \$7.50/SF NNN

Contact Our Exclusive Agent

Therese O'Brian

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Office: 973.884.4444 ext. 37



YEARS STRONG

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