

Continuing a Long Tradition of Service in  
**New Jersey and New York.**

## News & Updates

### **The Perils and Pitfalls of Operating Expense Clauses in a Commercial Real Estate Lease**

What OPEX should you pay attention to where there is a pass through in a lease?

Operating expense pass throughs, commonly referred to as OPEX, can be a useful tool to help cover landlord expenses in financing the maintenance and operation of a commercial property. But there can be some challenges associated with a pass through in a lease – hence the title of this article.



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## Property Spotlights

**NEW TO MARKET!**

28 W Grand Avenue,

## Montvale, NJ

This office building located near the Garden State Parkway is available for lease. There are multiple available spaces and 117 on-site parking spots. Amenities include a fitness center, skylights, atrium and property manager on site.



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## 240 W Passaic Street Maywood, NJ

Join other professional tenants in this free-standing, 2-story building. Two separate spaces are available. This building also has excellent highway convenience and a large parking lot.



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## 4 Crotty Lane New Windsor, NY

This class "A" office building now has space available. Located within 20 miles of New York City and featuring an on-site property manager, this building could be the perfect place to take your business to the next level.



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## 1 Carletondale Road Ringwood, NJ

This retail building is turn-key for day care use, has a convenient drop-off and pick-up area,

and an open floor plan. Amenities include a fire place and air conditioning.



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## 1501 Hamburg Turnpike Wayne, NJ

This Four Story Glass & Steel Office Building has 4,582 SF of space available for lease. Amenities include parking for 110 cars - 3 cars per 1,000 SF and banking.



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**JUST CLOSED!**

## 11 West End Road Totowa, NJ

18,600 SF

A repeat buyer needed additional space nearby, and McBride delivered with a 18,600 SF industrial facility with 24' ceilings, and 2 loading docks to help accommodate our buyer's overload storage need.

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## 64 Fairview Ave Westwood, NJ

A seller was looking to downsize into a different office space. He wanted to sell this mixed use (office/residential) building, but needed a short term leaseback while his new office was being fit out. McBride found an owner user buyer, who allowed the seller to continue to use his space until Q1 of 2022.

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**Did you know that McBride is doing business around the country?**

We are currently working with clients in Savannah, GA, Studio City, CA and Chicago,

IL!

