



SPACE AVAILABILITY UPDATE

1st Qtr. 2010

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	ASKING RENTAL
BERGEN COUNTY				
 <p>KALISA PARK One Kalisa Way Paramus, NJ</p>	<p>Four (4) Story Atrium with three (3) floors over covered parking. Bldg Size: 80,000 SF</p> <p>Adjacent to Paramus Park Mall and Home Depot Directly off Route 17, with excellent access to GSP (Exit 163) and Rte. 4.</p> <p><i>On-site Food Service</i></p>	<p>Suite 105/106 - 4,195 SF</p> <p>Suite 113 - 1,493 SF</p> <p>Suite 201 - 3,880 SF</p> <p>Suite 206 - 1,320 SF</p>	<ul style="list-style-type: none"> Efficient Corner Unit with Several Offices and Kitchen Nice Small Unit with Kitchen Available April 1, 2010 - Private Offices & Open Area Build to Suit 	<p>\$22.50/SF plus Tenant Electric</p>
 <p>BERGEN FOUR 25 E. Spring Valley Avenue Maywood, NJ</p>	<p>Three (3) Story. Bldg Size: 45,000 SF</p> <p>Directly across from the Bergen Mall. Excellent access to Rte's 4, 17, GSP (Exit 161) and I-80.</p> <p><i>Common Areas Refurbished</i></p>	<p>Suite 200 - 1,038 SF</p> <p>Suite 205 - 4,603 SF</p>	<ul style="list-style-type: none"> Available - Contiguous to 4,603 sf Double Corner Unit - Divisible to 2,000 sf - Expandable to 5,641 sf 	<p>\$21.00/SF plus Tenant Electric</p>
 <p>299 MARKET 299 Market Street Saddle Brook, NJ</p>	<p>Four (4) Story. Bldg Size: 80,000 SF</p> <p>Across from Kessler Institute for Rehab. Excellent access to I-80, GSP (Exit 159) and Rte's 17 and 46.</p> <p><i>Common Areas Refurbished</i></p>	<p>Suite 160 - 2,231 SF</p> <p>Suite 200 - 3,633 SF</p> <p>Suite 305 - 4,444 SF</p> <p>Suite 300 - 6,000 SF</p> <p>Suite 330 - 775 SF</p> <p>Suite 440 - 2,288 SF</p>	<ul style="list-style-type: none"> Corner Unit - Great Windowline Nice Corner Unit - Available 60 Days Corner Unit - Elevator Lobby Identity Corner Unit - Several Private Offices - Can Combine with 4,444 for 10,444 sf or Possible Division to 2,400 sf Interior Space 3 Windowed Offices, Conference Room 	<p>\$20.00/SF plus Tenant Electric</p>
 <p>45 EISENHOWER DRIVE 45 Eisenhower Drive Paramus, NJ</p>	<p>Five (5) Story. Bldg Size: 175,000 SF</p> <p>Just off Route 17 and Century Road. Excellent access to Rte's 17 & 4, GSP (Exit 161) and I-80.</p> <p><i>On-site Food Service</i></p>	<p>1st Flr. - 8,114 SF</p> <p>2nd Flr. - 3,409 SF</p> <p>2nd Flr. - 4,618 SF</p> <p>2nd Flr. - 1,587 SF</p> <p>4th Flr. - 38,021 SF</p> <p>5th Flr. - 14,030 SF</p>	<ul style="list-style-type: none"> Good Lobby Access - Convenient to Tailboard Loading Dock Private Offices - Conference Room & Kitchen Nice Corner Unit - Open Space with Private Offices Build to Suit Attractively Executive Office Space - With 5th Flr Expandable to Approx. 60,000 sf Attractive Space - Divisible to 5,210 sf Expandable to 22,615 sf 	<p>\$24.00-\$26.00/SF plus Tenant Electric</p>




For Leasing Information, Please Contact:

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CAMDEN COUNTY				
 <p>COLWICK BUSINESS CENTER 53, 55, 57 Haddonfield Road Cherry Hill, NJ</p>	<p>Three (3) Single Story. Bldg 53 - Bldg Size: 74,000 SF Bldg 55 - Bldg Size: 61,000 SF Bldg 57 - Bldg Size: 37,000 SF</p> <p>Outstanding location along Haddonfield Road just off Route 38 Access to Rte's 38, 73, 70, 130, the NJ Turnpike (Exit 4) and I-295.</p>	<p>Bldg 53/Suite 320 - 4,585 - 5,350 SF</p> <p>Bldg 53/Suite 316 - 7,811 SF</p> <p>Bldg 53/Suite 330 - 14,681 SF</p> <p>Bldg 57/Suite 130 - 6,892 SF</p>	<ul style="list-style-type: none"> Open Space - Build to Suit - Divisible to ±3,000 sf – Expandable by 8,000 sf Numerous Private Offices - Expandable by 5,350 sf Nice Space - Independent Control HVAC - Private Restrooms Corner Unit - Nice Space <p><i>Commissions Payable Gross Rents</i></p> <p>Call Colliers L&A, Exclusive Agent Jason Wolf – 856-414-9271 / 215-928-7546 Evan Zweben – 856-414-1450 / 215-928-7513</p>	<p>\$12-\$14.00/SF Triple Net</p>
 <p>51 HADDONFIELD 51 Haddonfield Road Cherry Hill, NJ</p>	<p>Three (3) Story Atrium. Bldg Size: 96,000 SF</p> <p>Outstanding location along Haddonfield Road just off Route 38 Access to Rte's 38, 73, 70, 130, the NJ Turnpike (Exit 4) and I-295.</p>	<p>Suite 125 - 2,831 SF Suite 128 - 1,856 SF Suite 140 - 1,497 SF Suite 165 - 1,832 SF Suite 225 - 2,950 SF Suite 325 - 1,460 SF Suite 332 - 5,126 SF Suite 338 - 3,947 SF Suite 350/355 – 11,645 SF</p>	<ul style="list-style-type: none"> Corner Unit – Can Expand by 1,856 for 4,687 sf Corner Unit – Can Expand by 2,831 for 4,687 sf Available 30 Days – 3 Offices and Open Area Large Open Area – 3 Private Office & Kitchenette Corner Unit – Divisible to 1,429 and 1,521 sf Large Open Space with 2 Offices Lease Pending Lots of Private Offices, Overlooks Pond Lots of Private Windowed Offices – Divisible <p>Call Maguire & Partners Property Group John Hoy – 215-638-2020</p>	<p>\$20.50/SF plus Tenant Electric</p>
ESSEX COUNTY				
 <p>155 PASSAIC AVENUE 155 Passaic Avenue Fairfield, NJ</p>	<p>Four (4) Story Atrium. Bldg Size: 88,000 SF</p> <p>Adjacent to Essex County Airport. Excellent access to Rte's 46 & 23, I-80 and I-280. Via Passaic Avenue</p>	<p>1st Flr. - 3,341 SF</p> <p>1st Flr. - 6,408 SF</p> <p>1st Flr. - 4,861 SF</p> <p>4th Flr. - 8,593 SF</p>	<ul style="list-style-type: none"> Nice Unit with Several Large Offices and Kitchen - Adjacent to 6,408 for 9,749 sf Prime Lobby Exposure - Can Expand by 3,341 to 9,749 sf High Visibility - Lobby Entrance – Corner Unit – Mainly Open Space – Will Build 14 Perimeter Offices – Divisible – Available 60 Days 	<p>\$19.50 – \$21.50/SF plus Tenant Electric</p>




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HUDSON COUNTY				
 333 MEADOWLANDS PARKWAY 333 Meadowlands Parkway Secaucus, NJ	Six (6) Story. Bldg Size: 138,000 SF Located in Harmon Cove just off Route 3 & NJ Turnpike (Exit 15x). Convenient access to Secaucus Junction Train Station, Manhattan and Newark Airport.	LL - 3,309 SF 1 st Flr. - 5,592 SF 3 rd Flr. - 14,560 SF 4 th Flr. - 4,642 SF 5 th Flr. - 3,086 SF	<ul style="list-style-type: none"> • Mostly Interior Space with Some Windowed Offices • Corner Unit – Prominent Lobby Entrance – Nice Western Exposure – Lease Pending • Prime Entrance – NYC Views - Expandable to 14,560 sf – Divisible to 3,217, 5,254 & 9,306 sf – Lease Pending for 5,282 sf • Prime Entrance - NYC Views • Six Private Offices and Conference Room 	Lower Level - \$18.00/SF plus Tenant Electric \$21.00-\$22.50/SF plus Tenant Electric
MIDDLESEX COUNTY				
 WOODBIDGE TOWERS 555 Route One South Iselin, NJ	Four (4) Story. Bldg Size: 85,000 SF Across from Woodbridge Center Mall. Excellent access to Rte's 1, 9, & 440, GSP (Exit 130), NJ Tpk and I-287. On-site Food Service	Suite 100 - 3,285 SF Suite 203 - 4,100 SF Suite 230 - 3,203 SF Suite 310 - 7,157 SF Suite 330 - 3,325 SF Suite 340 - 2,733 SF	<ul style="list-style-type: none"> • Corner Unit – Attractive Space with Offices and Kitchen • Double Corner Unit - Nice Space – Contiguous to 3,203 for 7,303 sf • Corner Unit with Excellent Identity – Avail. 30 Days – Contiguous to 4,100 for 7,303 sf • Available July 1, 2010 • Double Corner Unit – 7 Windowed Offices, Kitchen • Move In Condition, Training Room 	\$22.50/SF plus Tenant Electric
 510 AT METRO PARK 510 Thornall Street Edison, NJ	Five (5) Story with three (3) floors of office above two parking levels. Bldg Size: 65,000 SF Directly across from Metropark Train Station. Excellent access to GSP (Exit 131A), NJ Tpk, and Rte. 1.	Suite 100 – 1,865 SF Suite 120 – 1,526 SF Suite 180 – 4,440 SF Suite 220 – 1,181 SF Suite 270 & Suite 285 – 6,996 SF Suite 385 – 3,827 SF	<ul style="list-style-type: none"> • 3 Private Offices, Conference Room, Open Area – Total Contiguous Available Space is 6,305 • 4 Windowed Offices, Interior Conference Room - Available 60 Days • Attractive Corner Office with Upgraded Finishes – Total Contiguous Space is 6,305 or 12,525 sf • 3 Windowed Offices, Reception Area, Open Bull Pen Area • Nice Open Space with a Few Offices – Mainly Open Space with Kitchen and Executive Conference Room – Divides to approx. 4,000 & 3,000 sf • Corner Unit with 3 Offices, Open Area & Kitchen 	\$26.00/SF plus Tenant Electric




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MORRIS COUNTY				
 FLORHAM PARK CORPORATE CENTER 25 A&B Vreeland Road Florham Park, NJ	Two (2) 3-Story Bldgs. 25A - Bldg Size: 113,475 SF 25B - Bldg Size: 112,082 SF Just off Route 24, east of Route 287 via the Florham Park Exit/ Columbia Turnpike. <i>Food Service, Courtyard, Atriums, and On-Site Management Full Common Area and Lobby Renovations Completed</i>	Bldg A - 1 st Flr. - 9,092 SF Bldg A - 2 nd Flr. - 20,280 SF Bldg A - 2 nd Flr. - 5,642 SF Bldg A - 3 rd Flr. - 19,747 SF <hr/> Bldg B - 2 nd Flr. - 981 SF	Up to 60,000 sf contiguously available <ul style="list-style-type: none"> Lobby Exposure - All Open Space Located on Vreeland Road Side of the Building Open Space - Build to Suit - Divisible to 2,500sf - Contiguous total 25,922 or 38,748 sf Contiguous to the 20,280 for 25,922 or 38,748 sf Mostly Open Floor Plan - Divisible Interior Unit 	\$21.50-\$23.50/SF plus Tenant Electric
 MORRISTOWN OFFICE CENTRE 10 Madison Avenue Morristown, NJ	Four and one-half (4 ½) Story. Bldg Size: 85,000 SF Just off the interchange of I-287 and Madison Avenue (Exit 35). Excellent access to I-287, Rte's 24, 124 and 202. <i>On-site Food Service</i>	LL - 6,494 SF Suite 300 - 1,483 SF Suite 302 - 2,926 SF Suite 303 - 6,165 SF Suite 304 - 4,252 SF	<ul style="list-style-type: none"> Corner Unit with Prominent Double Door Entrance - Space Divisible to 5,000 sf Move In Condition - Elevator Lobby Exposure Expandable to 14,826 sf Efficient Corner Unit - Expandable to 14,826 sf Move In Condition - Available 30 Days Expandable to 14,826 sf Quality Space - Expandable to 10,417 or 11,900 sf or 14,826 sf 	Lower Level - \$26.50/SF plus Tenant Electric \$29.50/SF Plus Tenant Electric
 JEFFERSON PLAZA (JP) 100-110 South Jefferson Road Whippany, NJ	Two (2) 3-Story Bldgs. 100 Jefferson - Bldg Size: 120,000 SF 110 Jefferson - Bldg Size: 50,000 SF Located just off the intersection of Rte's 24 and I-287. Convenient access to Rte's 10, 46, I-80 and I-78. <i>On-site Food Service</i>	100 JP - 2 nd Flr. - 9,322 SF 100 JP - 2 nd Flr. - 10,360 SF 100 JP - 2 nd Flr. - 21,245 SF <hr/> 110 JP - 1 st Flr. - 1,086 SF 110 JP - 3 rd Flr. - 9,689 SF 110 JP - 3 rd Flr. - 2,140 SF	Common Areas Refurbished <ul style="list-style-type: none"> Prime Space-Immediate -Expandable to 19,682 or 40,927 sf Prime Space-Immediate -Expandable to 19,682 or 40,927 sf Available 60-90 Days - Expandable to 30,567 or 40,927 sf Move In Condition - Nice Small Unit Direct Elevator Identity - Very Attractive Layout- Divisible to 2,500 sf Attractive Unit with Several Offices, Kitchen 	\$21.00-\$23.00/SF plus Tenant Electric



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MONMOUTH COUNTY				
 HOLMDEL EXECUTIVE CENTER 960 Holmdel Road Holmdel, NJ	Two (2) Twin 2-Story Bldgs. Bldg Size: 34,500 SF each Total Size: 75,000 SF <i>Just off Rte's 34 & 520 with convenient access to Rte's 35 & 18, and GSP (Exits 114 & 109).</i>	Bldg II/2 nd Flr. - 1,827 SF Bldg II/2 nd Flr. - 1,660 SF Bldg II/1 st Flr. - 9,485 SF	<i>Common Area Renovations Completed</i> <ul style="list-style-type: none"> • Move In Condition • Several Private Offices • Attractive Build/out and Finished Offices – Will Divide 	\$14.50/SF Triple Net Taxes & CAM Est. @ \$6.50/SF
SOMERSET COUNTY				
 BRIDGEWATER 745 745 Route 202-206 South Bridgewater, NJ	Three (3) Story. Bldg Size: 56,000 SF <i>Located directly on Rte's 202/206 South, north of Rte 22. Convenient access to I-78, I-287, Rte's 22 and 28.</i>	2 nd Flr. - 2,240 SF 3 rd Flr. - 2,692 SF 3 rd Flr. - 3,519 SF	<ul style="list-style-type: none"> • Corner Unit – All Open Space – Will Build to Suit • Nice Open Layout, Kitchen • Nice Corner Unit - May Combine to 6,211 sf 	\$22.50/SF plus Tenant Electric

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