

# KALISA PARK

1 Kalisa Way | Paramus, N.J.



KALISA PARK  
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# NEWLY RENOVATED LOBBY



KALISA PARK  
1 KALISA WAY

  
**BERGMAN**  
REAL ESTATE GROUP

# BUILDING SPECS

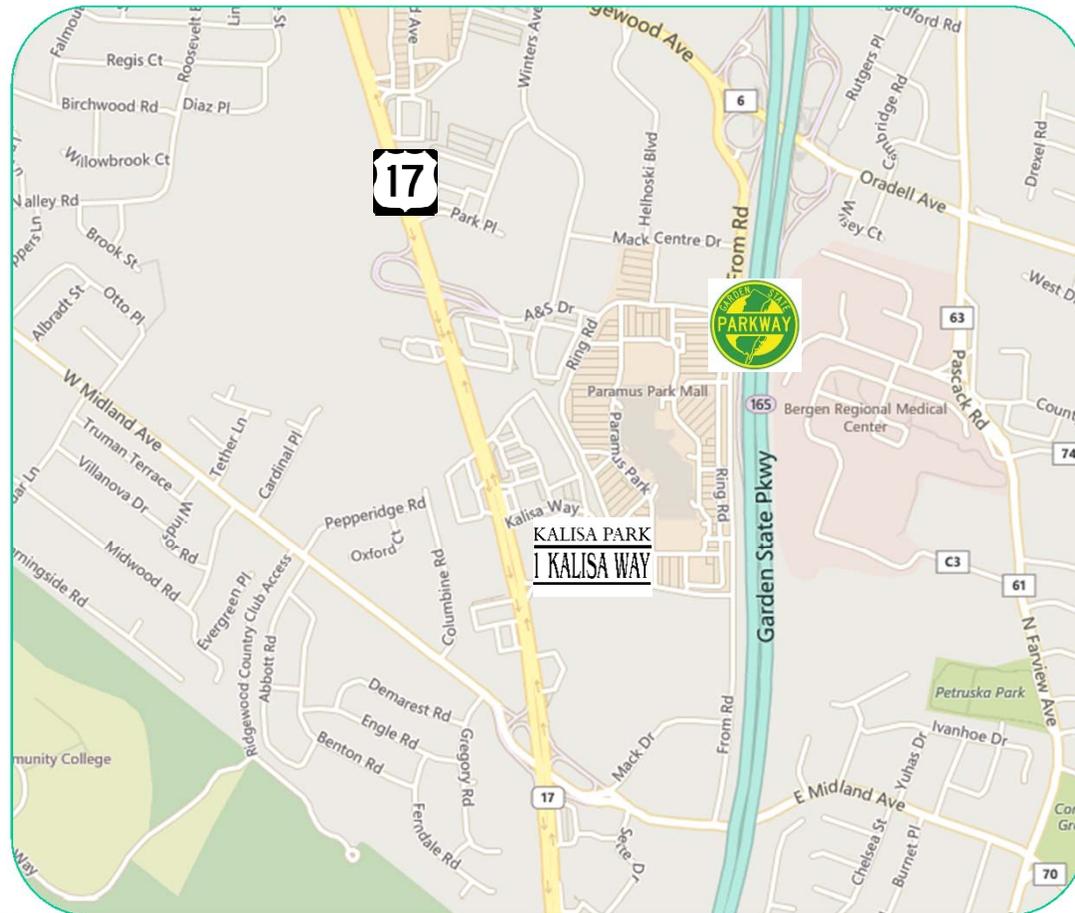
<b>County:</b>	Bergen County	<b>Elevators:</b>	Two passenger elevators
<b>Owner:</b>	Paramus Woodbrook Venture, LLC	<b>Life Safety:</b>	Fire alarms, emergency lighting. Sprinklered. Manual pull stations, horn/stroble alarms, central monitoring, smoke detectors throughout, fire standpipes
<b>Year Built:</b>	Built 1983, Renovated 2013	<b>Telecommunications:</b>	TI, Cable, DSL, Verizon Fios. Service Providers - Verizon, AT&T, CableVision, Lightpath.
<b>Class:</b>	Class B	<b>On-site amenities:</b>	On-site management, Café Kiosk, UPS & FedEx Drop-off.
<b>Building size:</b>	Approximately +/- 80,000 rsf	<b>Loss Factor:</b>	Approximately 17.0%.
<b>Floors:</b>	Four (4)	<b>Area amenities:</b>	Located Adjacent to Paramus Park Mall and Home Depot and convenient to restaurants, shopping, banking and other retail services. This building was awarded an Energy Star label in 2011 for its operating efficiency.
<b>Floor size:</b>	+/- 26,667 rsf		
<b>Parking:</b>	254 surface spaces, 66 covered spaces Ratio of (4.0/1000 rsf)		
<b>Building Hours:</b>	8:00 am to 6:00 pm Monday - Friday 9:00 am to 1:00 pm on Saturday (excluding Holidays)		
<b>Security:</b>	After hour key card access		
<b>HVAC overtime:</b>	\$60.00/hour		
<b>Tenant Electric:</b>	Currently estimated at \$1.75/sf		

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# LOCATION

Excellent access to Route 17, Route 4 and the Garden State Parkway.



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**For Leasing Information Please Contact:**  
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