

299 MARKET STREET

299 Market Street | Saddle Brook, NJ



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MARKET STREET


BERGMAN
REAL ESTATE GROUP

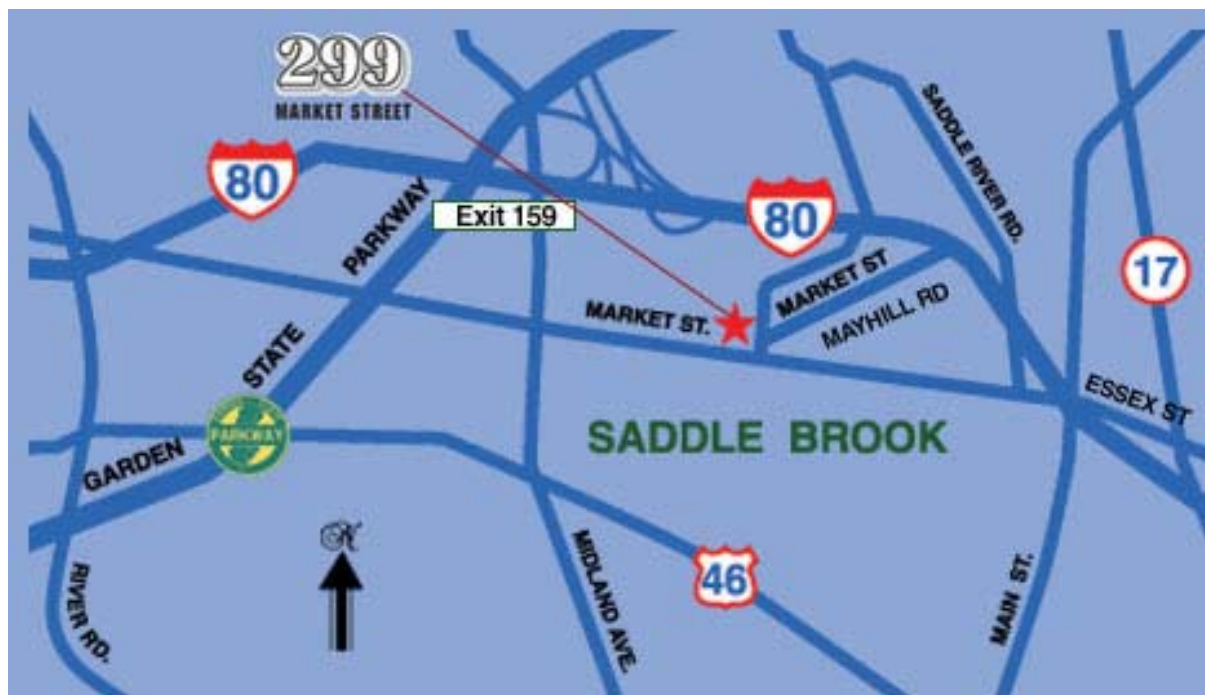
BUILDING SPECS

County: Bergen County
Owner: Paramus Woodbrook Venture, LLC
Year Built: Built 1969, Renovated 2010
Class: Class B
Building size: Approximately +/- 80,000 rsf
Floors: Four (4)
Floor size: +/- 20,000 rsf
Parking: 298 spaces (3.5/1000 rsf)
Building Hours: 8:00 am to 6:00 pm Monday - Friday
9:00 am to 1:00 pm on Saturday
(excluding Holidays)
Security: After hour key card access
HVAC overtime: \$75.00/hour
Tenant Electric: Currently estimated at \$1.75/sf

Elevators: Two passenger elevators
Life Safety: Fire alarms, emergency lighting. Non-sprinklered.
Manual pull stations, horn/stroble alarms, central monitoring, smoke detectors throughout, fire standpipes
Telecommunications: TI, Cable, DSL, Verizon Fios. Service Providers - Verizon, AT&T, CableVision
On-site amenities: On-site management, Vending
Add-on: Approximately 16% add-on , Approximately 14% loss

LOCATION

Excellent access to I-80, GSP (Exit 159) and Rt. 17 and 46.



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CONTACT



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