

# 45 EISENHOWER DRIVE

45 Eisenhower Drive | Paramus, NJ



# BUILDING SPECS

## Location

45 Eisenhower  
Paramus, NJ

## County

Bergen County

## Year Built, Type

1984, Class A Office

## Building Size

Approximately 175,000 +/- RSF  
Five Floors

## Floor Size

Approximately 34,560 +/- RSF

## Parking

4.0 per 1,000 sf (664 Spaces)

## Building Hours

Monday thru Friday 8am – 6pm (Excluding Holidays)  
Saturdays 8am – 2pm

## Security

24 hour access, after hour key card access, Manned lobby security desk from 7am – 10pm (Monday – Friday) and 8am – 3pm on Saturdays. Security cameras (6 total) in entrances and loading dock

## HVAC System

Space heating is provided by a hot water system to coils with perimeter VAV boxes, cooling by two Dunham Bush air-cooled compressor packaged chillers, and air distributions by Bohn air handling units. One zone per floor

Newly renovated  
common areas on  
2<sup>nd</sup>, 3<sup>rd</sup> and 5<sup>th</sup> floors.



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## HVAC Overtime Fees

\$75.00/hour

## Tenant Electric

Current rate estimated at \$1.75/sf

## Ceiling Height & Window Mullions

9' 3"

## Life Safety

Fire Alarms and Pull Stations. Fully Sprinklered,  
Emergency Lighting Generator for life safety only

## Elevators

Three Passenger Elevators. One serves as  
passenger/freight car

## Telecommunications

Fiber Optic, TI, and DSL provided by Verizon  
Cablevision provides Cable

## On-Site Amenities

On-site Management, Full Service Café with Patio  
Seating, loading dock, vending, ATM machine, UPS Express  
Delivery boxes onsite



# LOCATION

The building is located just off Route 17 and Century Road.

Prime location near juncture of Routes 17, 4, I-80 and GSP (Exit 161).



# CONTACT



## **For Leasing Information Please Contact:**

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