






NORTH JERSEY

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
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 & Home Depot Directly off Route 17, with excellent access to GSP (Exit 163) and Rte. 4.</p>	<p>Suite 001 – 807 SF</p> <p>-----</p> <p>Suite 101 – 2,101 SF Suite 107 – 1,215 SF Suite 113 – 11,853 SF (Divisible to 3,500 sf)</p> <p>Suite 202 – 3,544 SF</p>	<ul style="list-style-type: none"> • Located off parking garage with dedicated parking • Great condition. Fully furnished. • Windowless interior suite. Open space. • Corner unit, 15 windowed offices, 3 conference rooms, kitchen and open area. • Move in condition, offices, open area. Nice space. 	<p>\$20.00/SF plus Tenant Electric</p> <p>\$24.00/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>Suite 220 – 1,435 SF</p> <p>Suite – 420 – 2,460 SF</p> <p>Suite 460 – 2,440 SF</p>	<ul style="list-style-type: none"> • Nice small unit. • 2 windowed offices, pantry and open area. • Move in condition. 	<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. On site Food Service</p>	<p>Suite 210 – 2,923 SF</p> <p>Suite 230 – 2,205 SF</p> <p>Suite 248 – 3,083 SF</p> <p>Suite 500 – 2,757 SF</p> <p>Suite 540 – 3,311 SF</p>	<ul style="list-style-type: none"> • 3 windowed offices, large conference room, pantry and open area. • Plug & Play – fully furnished. • 4 windowed offices, kitchen, conference room. • Corner unit, bright open area with kitchen and conference room. • Kitchen, 4 offices, open area. 	<p>\$27.50/SF plus Tenant Electric</p>

For Leasing Information, Please Contact:

John G. Osborne, Executive Director, Leasing & Marketing, 732-855-8600 x115 or josborne@bergmanrealty.com
Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com


BERGMAN REAL ESTATE GROUP
555 U.S Highway 1 South, 2nd Floor · Iselin, NJ 08830
Ph: 732-855-8600 · Fx: 732-855-0088
www.bergmanrealty.com

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
BERGEN COUNTY CONTINUED				
 <p>1099 WALL STREET WEST 1099 Wall Street West Lyndhurst, NJ</p>	<p>Three (3) Story. Bldg. Size: 120,000 SF</p> <p>Direct access to Rt 3 and 17. Within minutes from GSP, I-80, Rt 21, Rt. 46 and Lincoln Tunnel.</p> <p><u>Building Amenities:</u> Café, Lounge & Conference Center</p>	<p>Floor 1 Suite 101 – 1,764 SF Suite 104 – 2,300 SF Suite 120 – 2,100 SF</p> <p>Suite 137 – 1,684 SF Suite 139 – 1,525 SF Suite 141 – 1,675 SF Suite 171 – 1,492 SF</p> <p>Floor 2 Suite 210 – 1,409 SF Suite 242 – 1,641 SF</p> <p>Floor 3 Suite 353 – 1,590 SF Suite 355 – 1,070 SF</p>	<ul style="list-style-type: none"> • Corner unit Suites 101 & 120 contiguous to 3,864 sf) • Available Suites 137,139 & 141 contiguous to 4,884 sf) • Suite 353 & 355 - Contiguous to 2,660 SF 	<p>\$22.50/SF plus Tenant Electric</p>
 <p>365 WEST PASSAIC 365 West Passaic Street Rochelle Park, NJ</p>	<p>Five (5) Story. Bldg. Size: 218,000 SF</p> <p>Direct access to Rt 4 and 17. Adjacent to Garden State Plaza Mall.</p> <p>NEW CAFÉ & RENOVATED LOBBY & COMMON AREAS</p>	<p>Second Floor Suite 230 – 8,314 SF Suite 240 – 5,574 SF</p> <p>Third Floor Suite 300 – 42,344 SF</p> <p>Fourth Suite 435 - 12,398 SF</p> <p>Fifth Suite 500 – 10,498 SF</p> <p>Suite 520 – 14,603 SF * Suite 530 – 7,989 SF* *contiguous for 22,592 SF</p>	<ul style="list-style-type: none"> • Build to suit. – Spiral staircase connects to 3rd Floor vacancy. • 6 offices, open area • Entire third floor available. Contiguous by spiral staircase to Suite 230 for total of 50,658. Divisible to 5,000 – 15,000 SF. • 27 offices, conf. rooms. Corner unit. Divisible to 3,373 SF. • Prime location, 8 windowed offices, pantry, conference large room, kitchen and open area. • Divisible. • Available immediately. 	<p>\$25.00/SF plus Tenant Electric</p>

For Leasing Information, Please Contact:

John G. Osborne, Executive Director, Leasing & Marketing, 732-855-8600 x115 or josborne@bergmanrealty.com
Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com

BERGMAN REAL ESTATE GROUP
555 U.S Highway 1 South, 2nd Floor · Iselin, NJ 08830
Ph: 732-855-8600 · Fx: 732-855-0088
www.bergmanrealty.com

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
BERGEN COUNTY CONTINUED				
 <p>201 WEST PASSAIC 201 West Passaic Street Rochelle Park, NJ</p>	<p>Four (4) Story. Bldg. Size: 65,000 SF</p> <p>New Acquisition 2020</p> <p>Direct access to Rt 4 and 17. Adjacent to Garden State Plaza Mall.</p> <p>Interior & Exterior Renovations Underway</p>	<p>First Floor Suite 102- 1,432 SF</p> <p>Suite 104 – 1,433 SF</p> <p>Second Floor Suite 201- 3,641 SF* Suite 202 – 3,707 SF* Suite 203- 1,662 SD</p> <p>Third Floor Suite 300 – 1,644 SF Suite 302 – 2,824 SF Suite 303 – 3,334 SF* Suite 303A – 1,543 SF*</p> <p>Fourth Floor Suite 400 – 2,882 SF* Suite 401– 2,804 SF* Suite 402 – 1,619 SF Suite 403 – 2,797 SF* Suite 403A – 817 SF*</p>	<ul style="list-style-type: none"> • Move in condition, 5 windowed offices, kitchen and open area. • 2 offices • Corner unit, 3 offices, kitchen, conf room • 5 offices, conf. room <p>** May combine with suites 201 and 202 for 7,348 SF.</p> <ul style="list-style-type: none"> • 3 large rooms • Lease out • 5 windowed offices, corner unit <p>** May combine with suites 303 and 303A for 4,877 SF.</p> <ul style="list-style-type: none"> • 7 offices, large conf. room • 7 offices, corner unit • Lease out • Corner unit, 6 offices, conf room, open area • Lease out <p>** May combine with suites 400 and 401 for 5,686 SF.</p>	<p>\$24.00/SF plus Tenant Electric</p>




For Leasing Information, Please Contact:

John G. Osborne, Executive Director, Leasing & Marketing, 732-855-8600 x115 or josborne@bergmanrealty.com
Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com

BERGMAN REAL ESTATE GROUP
555 U.S Highway 1 South, 2nd Floor · Iselin, NJ 08830
Ph: 732-855-8600 · Fx: 732-855-0088
www.bergmanrealty.com

SPACE AVAILABILITY UPDATE

4th Qtr. 2020

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
Essex County				
 AIRPORT EXECUTIVE CENTER 155 Passaic Avenue Fairfield, NJ	Four (4) Story Atrium. Bldg. Size: 88,000 SF <i>Adjacent to Essex County Airport. Excellent access to Rte.'s 46 & 23, I-80 and I-280 via Passaic Avenue</i>	Suite 100 – 1,721 SF* Suite 110 – 1,119 SF* *Contiguous for 2,840 SF Suite 150 – 7,458 SF Suite 170 – 3,583 SF	<ul style="list-style-type: none"> • Corner suite with offices and kitchen. • Total available 2,840 SF. • Double corner suite with loading door exit/entrance. Divisible. • Corner suite. Great window line. 	\$20.00/SF plus Tenant Electric
 75 LIVINGSTON 75 Livingston Avenue Roseland, NJ	Three (3) Story. Bldg. Size: 94,000 SF <i>Conveniently located off of exit 5B of Interstate 280 in Roseland.</i> Café & Fitness Center Now Open	Suite 100 – 3,403 SF* Suite 101 – 3,568 SF* Suite 110 – 5,082 SF Suite 120 – 6,153 SF	<ul style="list-style-type: none"> • Well located suite. • Nice corner suite. May combine w/ Suite 100 for 6,971 SF. • Attractive corner suite. • Prime lobby entrance and corner suite. 	\$24.00/SF plus Tenant Electric
HUDSON COUNTY				
 333 MEADOWLANDS PARKWAY 333 Meadowlands Parkway Secaucus, NJ	Six (6) Story. Bldg. Size: 138,000 SF Class A office with retail strip attached. <i>Located in Harmon Cove just off Route 3 & NJ Turnpike (Exit 15x). Convenient access to Secaucus Junction Train Station, Manhattan and Newark Airport.</i>	<u>Ground Level Office Suite</u> Suite 001 – 4,362 SF ----- <u>Retail</u> N/A ----- <u>Class A Office Units</u> Suite 100 – 2,614* Suite 103 – 3,569* Suite 405 – 3,518	<ul style="list-style-type: none"> • Features a private entrance from outside in. • Several private offices, two private bathrooms, kitchen & conference room. • Fully Leased • Move in condition, fully furnished. • Move in condition, *total avail. Is 6,183 SF. • Lease out. 	\$18.50/SF plus Tenant Electric ----- N/A ----- \$24.00/SF plus Tenant Electric




For Leasing Information, Please Contact:

John G. Osborne, Executive Director, Leasing & Marketing, 732-855-8600 x115 or josborne@bergmanrealty.com
 Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com

BERGMAN REAL ESTATE GROUP
 555 U.S Highway 1 South, 2nd Floor · Iselin, NJ 08830
 Ph: 732-855-8600 · Fx: 732-855-0088
www.bergmanrealty.com

SPACE AVAILABILITY UPDATE

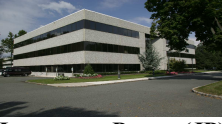

4th Qtr. 2020

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
MIDDLESEX COUNTY				
 <p>WOODBRIDGE TOWERS 555 U.S Hwy 1 South Iselin, NJ</p>	<p>Four (4) Story. Bldg. Size: 85,000 SF</p> <p>Across from Woodbridge Center Mall. Excellent access to Rte's 1, 9, & 440, GSP (Exit 130), NJ Tpk and I-287.</p> <p><i>On-site Food Service</i></p>	<p>Suite 140 – 1,150 SF</p> <p>Suite 170 – 2,823 SF</p> <p>Suite 240 – 3,175 SF</p>	<ul style="list-style-type: none"> • Prime Corner Suite. • Nice unit with attractive finishes. • Move in condition, new finishes. 	<p>\$25.50/SF plus Tenant Electric</p>
 <p>510 AT METRO PARK 510 Thornall Street Edison, NJ</p>	<p>Five (5) Story with three (3) floors of office above two parking levels. Bldg. Size: 65,000 SF</p> <p>Directly across from Metropark Train Station. Excellent access to GSP (Exit 131A), NJ Tpk, and Rte. 1.</p>	<p>Suite 110 – 1,400 SF</p> <p>Suite 270 – 3,912 SF</p> <p>Suite 365 – 1,494 SF</p>	<ul style="list-style-type: none"> • Corner Suite • Move in condition. Double glass door of the elevator lobby. • Nice small suite. 	<p>\$29.00/SF plus Tenant Electric</p>
 <p>ASPEN CORPORATE PARK I & II 1460-1480 U.S Highway 9 N Woodbridge, NJ</p>	<p>Two (2) 3-Story Bldgs, 2 stories office 1460 - Bldg Size: 46,000 SF 1480 – Bldg. Size: 46,000 SF</p> <p>There is direct access to US Highway 9 North with immediate access to Rt 1 & 9 and close proximity to GSP (exit 131) and NJ Turnpike (Exit 11), Rt. 440 and I – 287. Across from Woodbridge Center Mall.</p>	<p><u>Building 1460 – Bld II</u></p> <p>Suite 301 – 1,780 SF</p> <hr style="border-top: 1px dashed black;"/> <p><u>Building 1480 – Bld I</u></p> <p>Suite 203 – 2,700 SF</p> <p>Suite 204 – 4,304 SF</p> <p>Suite 305 – 2,391 SF</p>	<ul style="list-style-type: none"> • Attractive corner suite. • Double glass door entrance off elevators • Attractive corner suite. Several windowed private offices. • Move in condition 	<p>\$20.00/SF plus Tenant Electric (\$2.00/sf)</p> <p>\$20.00/SF plus Tenant Electric (\$2.00/sf)</p>

For Leasing Information, Please Contact:

John G. Osborne, Executive Director, Leasing & Marketing, 732-855-8600 x115 or josborne@bergmanrealty.com
Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com



BERGMAN REAL ESTATE GROUP
555 U.S Highway 1 South, 2nd Floor · Iselin, NJ 08830
Ph: 732-855-8600 · Fx: 732-855-0088
www.bergmanrealty.com

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
MORRIS COUNTY				
 <p>JEFFERSON PLAZA (JP) 100-110 South Jefferson Road Whippany, NJ</p>	<p>Two (2) 3-Story Bldgs. 100 Jefferson – Bldg. Size: 122,000 SF 110 Jefferson – Bldg. Size: 50,000 SF</p> <p>Located just off the intersection of Rte's 24 and I-287. Convenient access to Rte's 10, 46, I-80 and I-78.</p> <p>NOW OPEN – <i>New tenant lounge, conference facility, coworking and fitness center.</i></p>	<p>Bldg. 100</p> <p>Co-working Offices Suite 110 – Co-working space</p> <p>Suite 100 – 15,476 Suite 206 9,390</p> <p>Suite 300 – 41,367 SF</p> <hr/> <p>Bldg. 110 Suite 200 – 8,945 SF Suite 202 – 2,484 SF</p>	<ul style="list-style-type: none"> • 13 furnished coworking offices for 1, 2, 3 or 6 people. Price ranges from \$950 - \$2,000/month. • Move in condition. • Move in condition, fully furnished. • Entire 3rd floor. Divisible to 6,000 sf. • Divisible. • Double glass door entry off elevator. 	<p>\$22.00/SF Plus Tenant Electric</p>
 <p>CENTURY OFFICE CAMPUS 4 Century Drive Parsippany, NJ</p>	<p>3-Story Office Building Bldg. Size: 100,036 SF</p> <p>Located just off the intersection of I-287 and Rte's 10 and 202. Close Proximity to Route 24, I-80, I-280 and I-78 leading to NJ Turnpike and Garden State Parkway.</p> <p><i>On-site Food Service</i></p> <p><i>On-site Fitness Center</i></p>	<p>First Floor Suite 100 – 8,696 SF</p> <p>Second Floor Suite 240 – 2,561 SF</p> <p>Third Floor Suite 350 – 6,397 SF* Suite 355 – 4,175 SF* *(Contiguous to 10,572 SF)</p>	<ul style="list-style-type: none"> • Divisible, move in condition. • Attractive small unit. • Courtyard view. • May combine with suite 350 for 10,572 SF 	<p>\$23.50/SF Plus Tenant Electric</p>

For Leasing Information, Please Contact:

John G. Osborne, Executive Director, Leasing & Marketing, 732-855-8600 x115 or josborne@bergmanrealty.com
Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com

BERGMAN REAL ESTATE GROUP
555 U.S Highway 1 South, 2nd Floor · Iselin, NJ 08830
Ph: 732-855-8600 · Fx: 732-855-0088
www.bergmanrealty.com

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
MORRIS COUNTY CONTINUED				
 <p>CENTURY OFFICE CAMPUS 5 Century Drive Parsippany, NJ</p>	<p>3-Story Office Building Bldg. Size: 79,739 SF</p> <p>Located just off the intersection of I-287 and Rte's 10 and 202. Close Proximity to Route 24, I-80, I-280 and I-78 leading to NJ Turnpike and Garden State Parkway.</p> <p>On-site Food Service</p>	<p>Third Floor Suite 350 - 20,273 SF</p>	<ul style="list-style-type: none"> • Divisible to 5,000 SF , mostly open plan. 	<p>\$23.50/SF Plus Tenant Electric</p>
 <p>CENTURY OFFICE CAMPUS 6 Century Drive Parsippany, NJ</p>	<p>3-Story Office Building Bldg. Size: 100,036 SF</p> <p>Located just off the intersection of I-287 and Rte's 10 and 202. Close Proximity to Route 24, I-80, I-280 and I-78 leading to NJ Turnpike and Garden State Parkway.</p> <p>On-site Food Service/ Tenant Lounge & Coworking Suites Available</p>	<p>Co-working Offices Suite 140 – Co-working space</p> <p>First Floor Suite 180 – 3,752 SF</p> <p>Second Floor Suite 205 – 24,122 SF</p> <p>Third Floor Suite 350 – 1,587 SF</p>	<ul style="list-style-type: none"> • 9 Individual offices for rent. Sizes approx. 10 x 10. Monthly rates from \$950 - \$1,250. • Corner Suite. • Will Divide to 5,000 SF. • Two offices, open area. 	<p>Co-working Offices Monthly rates ranging from \$950 - \$1,500.00 per month.</p> <p>\$23.50/SF Plus Tenant Electric</p>




For Leasing Information, Please Contact:

John G. Osborne, Executive Director, Leasing & Marketing, 732-855-8600 x115 or josborne@bergmanrealty.com
Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com

BERGMAN REAL ESTATE GROUP
555 U.S Highway 1 South, 2nd Floor · Iselin, NJ 08830
Ph: 732-855-8600 · Fx: 732-855-0088
www.bergmanrealty.com

SPACE AVAILABILITY UPDATE

4th Qtr. 2020

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
MONMOUTH COUNTY				
 HOLMDEL EXECUTIVE CENTER 960 Holmdel Road, Bld 1 and II Holmdel, NJ	Two (2) Twin 2-Story Bldgs. Bldg. Size: 34,500 SF each Total Size: 75,000 SF Just off Rte's 34 & 520 with convenient access to Rte's 35 & 18, and GSP (Exits 114 & 109)	<u>Bldg. 1</u> 1 st floor – 4,444 SF 2 nd floor – 9,666 SF <hr/> <u>Bldg. 2</u> 1 st floor – 2,063 SF 1 st floor – 2,917 SF	<ul style="list-style-type: none"> • Front corner suite. • Move in condition, furnished. Divisible. • 3 Private windowed offices, open area and small kitchen. • Attractive corner suite at Building entrance. 	\$19.00 /SF Gross plus Electric and Cleaning
SOMERSET COUNTY				
 BRIDGEWATER 745 745 Route 202-206 South Bridgewater, NJ	Three (3) Story. Bldg. Size: 56,000 SF Located directly on Rte's 202/206 South, north of Rte 22. Convenient access to I-78, I-287, Rte.'s 22 and 28. Building Naming Rights Available	Suites 100– 6,817 SF Suite 200 – 20,580 SF Suite 302 – 4,603 SF	<ul style="list-style-type: none"> • Prime lobby visibility. Several private offices & private bathrooms. • Entire second floor. Divisible. • Double glass entry with visibility off elevators. 	\$22.50/SF plus Tenant Electric
SOUTH JERSEY				
CAMDEN COUNTY				
 51 HADDONFIELD 51 Haddonfield Road Cherry Hill, NJ	Three (3) Story Atrium. Bldg. Size: 96,000 SF 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.	Suite 100 – 1,495 SF Suite 105 – 3,145 SF* Suite 125 – 2,831 SF Suite 130 – 1,856 SF Suite 135 – 1,724 SF* (*Contiguous for 4,869 SF) Suite 140 – 1,501 SF Suite 155 – 2,499 SF Suite 320 – 2,371 SF Suite 333 – 715 SF	NAI Call Mertz Corp. Exclusive Agent Rebecca Ting Julie Kronfeld 856-234-9600	\$19.50/sf plus Electric of \$2.75/sf

For Leasing Information, Please Contact:

John G. Osborne, Executive Director, Leasing & Marketing, 732-855-8600 x115 or josborne@bergmanrealty.com
 Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com

BERGMAN REAL ESTATE GROUP
 555 U.S Highway 1 South, 2nd Floor · Iselin, NJ 08830
 Ph: 732-855-8600 · Fx: 732-855-0088
www.bergmanrealty.com