






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 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> <hr/> <p>Suite 104 – 2,400 SF Suite 105 – 3,435 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 <hr/> <ul style="list-style-type: none"> • Move in condition • Great condition. • Windowless interior suite. Open space. • Corner unit, 15 windowed offices, 3 conference rooms, kitchen and open area. <ul style="list-style-type: none"> • Move in condition, offices, open area. Nice space. 	<p>\$20.00/SF plus Tenant Electric</p> <hr/> <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 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 Suite 340 – 2,625 SF Suite 420 – 2,460 SF Suite 460 – 2,440 SF Suite 480 – 2,170 SF</p>	<ul style="list-style-type: none"> • Lease out • Available 9/1/21 • 2 windowed offices, pantry and open area. • Move in condition. • Attractive unit, 3 windowed offices and open area 	<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 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 240 – 4,618 SF Suite 245 – 1,587 SF 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. • Available July 2021 • 4 windowed offices, kitchen, conference room. <ul style="list-style-type: none"> • Corner unit, bright open area with kitchen and conference room. <ul style="list-style-type: none"> • Kitchen, 4 offices, open area. 	<p>\$27.00/SF plus Tenant Electric</p>

For Leasing Information, Please Contact:

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Isabel Freire, Senior Director, Leasing & Marketing, 732-855-8600 x 120 or Isabel@bergmanrealty.com




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BERGEN COUNTY CONTINUED				
 <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 228 – 2,213 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 – 2,036 SF Suite 520 – 8,199 SF * Suite 530 – 5,878 SF*</p>	<ul style="list-style-type: none"> • Build to suit. – Spiral staircase connects to 3rd Floor vacancy. • Sunny corner office, 2 offices, conference room, open area and pantry • 6 offices, open area (LO) • 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. • 2 windowed offices and open area. • Divisible. • Available immediately. 	<p>\$25.00/SF plus Tenant Electric</p>
 <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 Complete</p>	<p>First Floor Suite 104 – 1,433 SF</p> <p>Second Floor Suite 201- 3,641 SF* Suite 202 – 3,707 SF*</p> <p>Third Floor 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 403 – 2,797 SF*</p>	<ul style="list-style-type: none"> • Nice corner unit with 2 offices, pantry and open area • Corner unit, 3 offices, kitchen, conf room • 5 offices, conf. room • ** May combine with suites 201 and 202 for 7,348 SF. • 5 windowed offices, corner unit • ** May combine with suites 303 and 303A for 4,877 SF. • 7 offices, large conf. room • 7 offices, corner unit • Corner unit, 6 offices, conf room, open area • ** May combine with suites 400 and 401 for 5,686 SF. 	<p>\$24.00/SF plus Tenant Electric</p>

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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 110 – 1,119 SF* Suite 120 – 2,086 SF* Suite 150 – 7,458 SF Suite 170 – 3,583 SF	<ul style="list-style-type: none"> • Three private offices, nice layout. • Double corner suite with loading door exit/entrance. Divisible. • Corner suite. Great window line. 	\$19.50/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. 	\$23.00/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> Leased	<ul style="list-style-type: none"> • Features a private entrance from outside in. • Several private offices, two private bathrooms, kitchen & conference room. • Fully Leased 	\$16.00/SF plus Tenant Electric ----- N/A ----- \$24.00/SF plus Tenant Electric

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MIDDLESEX COUNTY				
 <p>WOODBIDGE 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 170 – 2,823 SF</p> <p>Suite 220 – 1,875 SF</p> <p>Suite 240 – 3,175 SF</p> <p>Suite 415 – 2,039 SF</p>	<ul style="list-style-type: none"> Nice unit with attractive finishes. Move in condition. Move in condition, new finishes. Newly renovated suite with several private offices. 	<p>\$24.75/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 220 – 1,181 SF</p> <p>Suite 230 – 8,714 SF</p> <p>Suite 260 – 3,084 SF</p> <p>Suite 310 – 2,175 SF</p>	<ul style="list-style-type: none"> Corner Suite Attractive unit in move in condition. Attractive high end finishes, open space. Several private units. Corner suite, 6 windowed offices, conference room, pantry and open area. 	<p>\$28.50/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><i>Building upgraded to Merve 13 air filtration systems.</i></p>	<p><u>Building 1460 – Bld II</u></p> <p>Suite 203 – 1,609 SF Suite 206 – 1,653 SF</p> <hr style="border-top: 1px dashed black;"/> <p><u>Building 1480 – Bld I</u></p> <p>Suite 203 – 2,700 SF Suite 305 – 2,391 SF Suite 306 – 4,915 SF</p>	<ul style="list-style-type: none"> Two private offices, open space. Two private offices, open space. Double glass door entrance off elevators Move in condition. 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>

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MIDDLESEX COUNTY CONTINUED				
 <p>500 COLLEGE ROAD EAST 500 College Road East Princeton, NJ</p>	<p>Four (4) Story. Bldg. Size: 158,000 SF</p> <p>Located within Forrestal Village Campus</p> <p><i>New Acquisition 2020</i> <i>On-site Food Service</i> <i>Lobby Renovations planned for 2021</i></p>	<p>Suite 100 – 11,875 SF Suite 110 – 4,416 SF Suite 140 – 3,675 SF* Suite 150 – 3,958 SF* Suite 170 – 225 SF*</p> <p>*Contiguous for 7,858 SF Suite 200 – 5,992 SF Suite 230 – 2,042 SF Suite 250 – 5,533 SF** Suite 260 – 7,380 SF**</p> <p>**Contiguous for 12,913 SF</p> <p>Suite 310 – 13,774 SF Suite 415 – 6,510 SF</p>	<p>For Leasing Information: Jones Lange LaSalle Exclusive Agent</p> <p>Vinny Di Meglio Senior Vice President 609-454-5242</p> <p>Erin Moran Vice President, Brokerage 732-673-0773</p>	<p>\$27.50/SF plus \$1.80/SF Tenant Electric</p>
MONMOUTH COUNTY				
 <p>HOLMDEL EXECUTIVE CENTER 960 Holmdel Road, Bld 1 and II Holmdel, NJ</p>	<p>Two (2) Twin 2-Story Bldgs. Bldg. Size: 34,500 SF each Total Size: 75,000 SF</p> <p>Just off Rte's 34 & 520 with convenient access to Rte's 35 & 18, and GSP (Exits 114 & 109)</p>	<p><u>Bldg. 1</u> 1st floor – 4,444 SF 2nd floor – 9,666 SF</p> <hr/> <p><u>Bldg. 2</u> 1st floor – 2,063 SF 1st floor – 2,917 SF</p>	<ul style="list-style-type: none"> • Front corner suite. • Move in condition, furnished. Divisible. <hr/> <ul style="list-style-type: none"> • 3 Private windowed offices, open area and small kitchen. • Attractive corner suite at Building entrance. 	<p>\$19.00 /SF Gross plus Electric and Cleaning</p>

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MORRIS COUNTY				
 <p>JEFFERSON EXCHANGE 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>\$21.50/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>

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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><i>On-site Food Service</i></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><i>On-site Food Service/ Tenant Lounge & Coworking Suites Available</i></p>	<p>Co-working Offices Suite 140 – Co-working space</p> <hr/> <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, mostly open area. Will Divide to 5,000 SF. Great space. Full back up generator for floor. Two offices, open area. 	<p>Co-working Offices Monthly rates ranging from \$950 - \$1,500.00 per month.</p> <hr/> <p>\$18.00/SF (Reduced Rate) Plus Tenant Electric</p> <p>\$23.50/SF Plus Tenant Electric</p>
 <p>7 GIRALDA FARMS 7 Giralda Farms Madison, NJ</p>	<p>3-Story Office Building Bldg. Size: 236,000 SF</p> <p>Located 1.5 miles from downtown Madison and 3 miles from Morrison. Proximity to Route 24 and Columbia Turnpike interchange (Exit 2) and easy access to I-287, I-80, I-78 and Route 10.</p> <p><i>On-site Food Service/Fitness Center Capital Improvement Program Planned for 2021.</i></p>	<p>First Floor 31,474 SF - Divisible</p> <p>Second Floor 36,749 SF - Divisible</p> <p>Third Floor 20,406 SF - Divisible</p>	<p>Call Cushman & Wakefield Exclusive Agent</p>	<p>\$29.00/SF Plus Tenant Electric</p>

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<i>SOUTH JERSEY</i>				
<i>CAMDEN COUNTY</i>				
 <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 135 – 1,724 SF Suite 155 – 2,500 SF</p> <p>Suite 260 – 8,299 SF</p> <p>Suite 320 – 2,371 SF Suite 333 – 715 SF Suite 340 – 2,128 SF</p>	<p>NAI Call Mertz Corp. Exclusive Agent</p> <p>Rebecca Ting Julie Kronfeld 856-234-9600</p>	<p>\$18.00/sf plus Electric of \$2.75/sf</p>

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