




NORTH JERSEY				
PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
BERGEN COUNTY				
 KALISA PARK One Kalisa Way Paramus, NJ	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.	Suite 104 – 2,400 SF* Suite 105 – 3,435 SF* Suite 107 – 1,215 SF Suite 202 – 1,486 SF	<ul style="list-style-type: none"> • Move in condition • Great condition. *Contig. for 5,835 SF • Windowless interior suite. Open space. • Move in condition, open area, kitchen. 	\$24.00/SF plus Tenant Electric
 299 MARKET 299 Market Street Saddle Brook, NJ	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.	Suite 120 – 2,275 Sf Suite 210 – 2,418 SF Suite 310 – 4,182 SF Suite 340 – 2,625 SF Suite 350 – 6,876 SF Suite 420 – 2,460 SF Suite 470 – 2,262 SF* Suite 480 – 2,170 SF*	<ul style="list-style-type: none"> • Great corner unit. Available 8/1/2022 • Move in condition • Well located attractive space. • 4 offices, kitchen. • Call for availability. • 2 windowed offices, pantry and open area. <ul style="list-style-type: none"> • Move in condition, *contiguous with Suite 480 for a total of 4,372 SF. • Attractive unit, 3 windowed offices and open area 	\$20.00 /SF plus Tenant Electric
 45 EISENHOWER DRIVE 45 Eisenhower Drive Paramus, NJ	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	Suite 240 – 4,618 SF Suite 540 – 3,311 SF	<ul style="list-style-type: none"> • Corner unit. Several windowed offices. • Kitchen, 4 offices, open area. 	\$27.00/SF plus Tenant Electric

For Leasing Information, Please Contact:



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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 115 – 4,938 SF Suite 230 – 8,314 SF</p> <p>Suite 240 – 5,574 SF</p> <p>Third Floor Suite 310 – 13,428 SF Suite 320 – 3,918 SF</p> <p>Fourth Suite 435 - 12,398 SF</p> <p>Fifth Suite 500 – 2,036 SF</p> <p>Suite 520 – 8,199 SF * Suite 530 – 5,878 SF*</p>	<ul style="list-style-type: none"> Nice small unit. Build to suit. – Spiral staircase connects to 3rd Floor vacancy. 6 offices, open area Raw – Available Raw – Available 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>NEWLY RENOVATED</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*</p>	<ul style="list-style-type: none"> Corner unit, 3 offices, kitchen, conf room 5 offices, conf. room * May combine with suites 201, 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 ** 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 Adjacent to Essex County Airport. Excellent access to Rte.'s 46 & 23, I-80 and I-280 via Passaic Avenue Exterior Building Signage Rights Available	Suite 110 – 1,119 SF* Suite 120 – 2,086 SF* Suite 130 – 2,291 SF* Suite 150 – 7,458 SF* Suite 170 – 3,583 SF Suite 210 – 16,231 SF Suite 300 – 12,112 SF Suite 340 – 2,821 SF	<ul style="list-style-type: none"> • Three private offices, nice layout. • Three windowed offices and conference room. • Nice attractive unit, move in condition. • Double corner suite with loading door exit/entrance. Divisible. *May combine suites 110, 120, 130 & 170 to 12,954 sf. • Corner suite. Great window line. • Airport views, divisible. • Move in condition, airport views. Will divide to 2,500 SF. • Move in condition, several offices and conference room 	\$21.00/SF plus Tenant Electric
 75 LIVINGSTON 75 Livingston Avenue Roseland, NJ	Three (3) Story. Bldg. Size: 94,000 SF Conveniently located off of exit 5B of Interstate 280 in Roseland. Café & Fitness Center Now Open Building upgraded to Merve 13 air filtration systems.	Suite 110 – 5,082 SF Suite 120 – 6,153 SF	<ul style="list-style-type: none"> • 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. Located in Harmon Cove just off Route 3 & NJ Turnpike (Exit 15x). Convenient access to Secaucus Junction Train Station, Manhattan and Newark Airport.	<u>Ground Level Office Suite</u> Suite 001 – 4,362 SF ----- <u>Retail</u> N/A ----- <u>Class A Office Units</u> N/A	<ul style="list-style-type: none"> • Features a private entrance from outside in. • Several private offices, two private bathrooms, kitchen & conference room. • Fully Leased • 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 330 – 5,199 SF* Suite 340 – 2,439 SF* Suite 350 – 2,733 SF*</p>	<ul style="list-style-type: none"> Nice unit with attractive finishes. *May combine suites 320, 330 and 340 for a total contiguous unit of 10,371 sf 	<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 140 – 1,624 SF Suite 150 – 1,925 SF Suite 310 – 2,175 SF Suite 165 – 2,849 SF</p>	<ul style="list-style-type: none"> Attractive suite 1 office, kitchen, conf. room. Efficient with several private offices Prime entrance off elevator 	<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>N/A</p> <hr style="border-top: 1px dashed black;"/> <p><u>Building 1480 – Bld I</u></p> <p>Suite 305 – 2,391 SF</p>	<ul style="list-style-type: none"> Move in condition 	<p>\$22.00/SF plus Tenant Electric (\$2.00/sf)</p> <p>\$22.00/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 On-site Food Service Lobby Renovations and New Café and Fitness Center now complete!</i></p>	<p>First Floor Suite 100 – 11,119 SF* Suite 105/107 – 3,492 SF* <i>Divisible</i> Suite 110 – 4,416 SF* Suite 120 – 6,498 SF*</p> <p>*First Flr units contiguous for 14,611, 19,027 and up to 25,525 SF.</p> <p>Suite 150 – 3,958 SF</p> <p>Second Floor Suite 202/204 – 3,084 SF* <i>Divisible to 1,073 SF</i> Suite 220 – 3,658 SF Suite 240 – 12,482 SF Suite 255 - 2,545 SF** Suite 260 – 7,380 SF**</p> <p>**Contiguous for 9,925 SF</p> <p>Fourth Floor Suite 402 – 12,228 +- SF Suite 410 – 6,853 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>\$28.00/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>Bldg. 1 1st floor – 4,444 SF</p> <hr style="border-top: 1px dashed black;"/> <p>Bldg. 2 2nd – 2,266 SF</p>	<ul style="list-style-type: none"> • Front corner suite • Attractive corner suite. 	<p>\$20.00 /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><i>New tenant lounge, conference facility, coworking and fitness center.</i></p>	<p><u>Bldg. 100</u></p> <p><u>Co-working Offices</u> Suite 110 – Co-working space</p> <p>Suite 100 – 10,656 SF</p> <p>Suite 300 – 41,367 SF</p> <hr/> <p><u>Bldg. 110</u> Suite 104 – 2,722 SF Suite 200 – 8,945 SF Suite 202 – 2,484 SF Suite 305 – 1,430 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. • Entire 3rd floor. Divisible to 6,000 sf. • Corner unit. • Divisible, glass entry off elevator. • Double glass door entry off elevator. • 3 windowed offices 	<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><u>First Floor</u> Suite 140 – 4,001 SF Suite 120 – 3,844 SF</p> <p><u>Second Floor</u> Suite 240 – 2,561 SF</p> <p><u>Third Floor</u> Suite 350 – 6,397 SF* Suite 355 – 4,175 SF* *(Contiguous to 10,572 SF)</p>	<ul style="list-style-type: none"> • Lease out • Several windowed offices, open area and conference room. • 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				
 CENTURY OFFICE CAMPUS 5 Century Drive Parsippany, NJ	3-Story Office Building Bldg. Size: 79,739 SF 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. On-site Food Service	Third Floor Suite 350 - 20,273 SF	<ul style="list-style-type: none"> Divisible to 5,000 SF , mostly open plan. 	\$23.50/SF Plus Tenant Electric
 CENTURY OFFICE CAMPUS 6 Century Drive Parsippany, NJ	3-Story Office Building Bldg. Size: 100,036 SF 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. On-site Food Service/ Tenant Lounge & Coworking Suites Available	Co-working Offices Suite 140 – Co-working space	<ul style="list-style-type: none"> 9 Individual offices for rent. Sizes approx. 10 x 10. Monthly rates from \$950 - \$1,250. 	Co-working Offices Monthly rates ranging from \$950 - \$1,500.00 per month.
		Second Floor Suite 205 – 24,122 SF Third Floor Suite 350 – 1,587 SF* Suite 360 – 6,565 SF*	<ul style="list-style-type: none"> Will Divide to 5,000 SF. Great space. Full back up generator for floor. Two offices, open area. Contiguous for 8,152 SF. 12 windowed offices. 	\$23.50/SF Plus Tenant Electric
 7 GIRALDA FARMS 7 Giralda Farms Madison, NJ	3-Story Office Building Bldg. Size: 236,000 SF Located 1.5 miles from downtown Madison and 3 miles from Morriston. Proximity to Route 24 and Columbia Turnpike interchange (Exit 2) and easy access to I-287, I-80, I-78 and Route 10. On-site Food Service/Fitness Center Capital Improvement Program Planned for 2021. Up to 80,000 SF of contiguous space possibly available.	First Floor Suite 120 – 7,174 SF Suite 130 – 9,422 SF Suite 150 – 7,753 SF *Suite 190 - 4,110 SF Third Floor Suite 300 – 20,606 SF Suite 310 – 60,482 SF – available 2023	Call Cushman & Wakefield Exclusive Agent Josh Cohen 973-292-4618 Bill Brown 973-292-4613 Joseph Ratner 973-292-4611	\$28.50/SF Plus \$2.40/SF Electric

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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 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* Suite 350 – 3,371 SF* *Contig for 5,499 SF</p>	<p>NAI Call Mertz Corp. Exclusive Agent</p> <p>Rebecca Ting Julie Kronfeld 856-234-9600</p>	<p>\$18.75/sf plus Electric of \$2.75/sf</p>

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