






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* *Contiguous to 5,835 SF Suite 107 – 1,215 SF Suite 202 – 1,486 SF Suite 310 – 2,913 SF	<ul style="list-style-type: none"> • Move in condition • Nice corner unit with 5 offices and a pantry. • Windowless interior suite. Open space. • Move in condition, open area, kitchen. • Bright corner unit featuring 4 windowed offices and open bullpen. 	\$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 340 – 2,625 SF Suite 350 – 6,876 SF Suite 420 – 2,460 SF* Suite 450 – 2,288 SF* *(Contiguous to 4,749 SF) Suite 470 – 2,202 SF** Suite 480 – 2,170 SF** ***(Contiguous to 4,372 SF)	<ul style="list-style-type: none"> • 4 offices, kitchen. • Call for availability. • 2 windowed offices, pantry and open area. • Attractive unit available 2/1/23 • Move in condition. • 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 Suite 340 – 11,438 SF	<ul style="list-style-type: none"> • Corner unit. Several windowed offices. • Open area with a kitchen. • Divisible to 1,505 sf. 	\$28.00/SF plus Tenant Electric

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 – 8,138 SF Suite 240 – 5,574 SF</p> <p>Third Floor Suite 320 – 27,518 SF</p> <p>Fourth Floor Suite 430 – 3,039 SF</p> <p>Fifth Floor Suite 500 – 2,036 SF Suite 520 – 8,040 SF</p>	<ul style="list-style-type: none"> Bright corner unit. Build to suit. 6 offices, open area & kitchen. Corner unit. Raw – Available Nice unit featuring 3 offices, a kitchen and open area. 2 windowed offices and open area. L/O. 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>Direct access to Rt 4 and 17. Adjacent to Garden State Plaza Mall.</p> <p>NEWLY RENOVATED</p>	<p>Second Floor Suite 200 – 8,913 SF* Suite 201- 3,641 SF</p> <p>Third Floor Suite 303 – 3,334 SF* Suite 303A – 1,543 SF*</p>	<ul style="list-style-type: none"> Grand entrance directly off of the elevator featuring 20 windowed offices, conference room and kitchen. Divisible to 1,728 sf. Corner unit, 3 offices, kitchen, conf room 5 windowed offices, corner unit * May combine suites 303 and 303A for 4,877 SF. 	<p>\$24.00/SF plus Tenant Electric</p>

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Essex County				
 <p>AIRPORT EXECUTIVE CENTER 155 Passaic Avenue Fairfield, NJ</p>	<p>Four (4) Story Atrium. Bldg. Size: 88,000 SF</p> <p>Adjacent to Essex County Airport. Excellent access to Rte.'s 46 & 23, I-80 and I-280 via Passaic Avenue</p> <p>Exterior Building Signage Rights Available</p>	<p>Suite 170 – 3,583 SF</p> <p>Suite 210 – 16,231 SF</p> <p>Suite 300 – 2,304 SF</p> <p>Suite 340 – 2,821 SF</p> <p>Suite 410 – 2,975 SF*</p> <p>Suite 420 – 4,872 SF*</p>	<ul style="list-style-type: none"> • Corner suite. Great window line. • Airport views, divisible to 3,500 sf. • L/O. • Move in condition, several offices and conference room • Available 60 days. Airport views. • Available 6/1/23. Corner unit with airport views. <p>** May combine suites 410 & 420 for 7,847 sf</p>	<p>\$21.00/SF plus Tenant Electric</p>
 <p>75 LIVINGSTON 75 Livingston Avenue Roseland, NJ</p>	<p>Three (3) Story. Bldg. Size: 94,000 SF</p> <p>Conveniently located off of exit 5B of Interstate 280 in Roseland.</p> <p>Café & Fitness Center Now Open</p>	<p>Suite 150 – 1,634 SF</p> <p>Suite 120 – 6,153 SF</p>	<ul style="list-style-type: none"> • Prime entry off lobby.. • Prime lobby entrance and corner suite. 	<p>\$24.00/SF plus Tenant Electric</p>




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SPACE AVAILABILITY UPDATE

2nd Qtr. 2023

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
HUDSON COUNTY				
 <p>333 MEADOWLANDS PARKWAY 333 Meadowlands Parkway Secaucus, NJ</p>	<p>Six (6) Story. Bldg. Size: 138,000 SF Class A office with retail strip attached.</p> <p>Located in Harmon Cove just off Route 3 & NJ Turnpike (Exit 15x). Convenient access to Secaucus Junction Train Station, Manhattan, and Newark Airport.</p>	<p>Ground Level Office Suite *Suite 003 – 2,827 SF</p>	<ul style="list-style-type: none"> Attractive office contiguous to a 2,176 sf warehouse/flex unit. Warehouse/flex unit with 9' clear ceiling height and 1 drive-in. Contiguous to a 2,837 sf office unit. <p>*May be leased separately or together.</p>	<p>\$21.00/SF plus Tenant Electric</p>
		<p>Ground Level Warehouse Suite *Suite 002 – 2,176SF</p>		<p>\$15.00/SF plus Tenant Electric</p>
		<p>Retail N/A</p>	<ul style="list-style-type: none"> Fully Leased 	<p>N/A</p>
		<p>Class A Office Units N/A</p>	<ul style="list-style-type: none"> Fully Leased 	<p>\$26.00/SF plus Tenant Electric</p>
MIDDLESEX COUNTY				
 <p>WOODBRIIDGE 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 320 – 5,199 SF Suite 350 – 2,733 SF</p> <p>Suite 460 – 1,482 SF</p>	<ul style="list-style-type: none"> Efficient layout with offices. Move in condition. Attractive small unit with 3 private windowed offices and bullpen. 	<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</p> <p>Suite 165 – 2,849 SF</p> <p>Suite 370 – 1,806 SF</p>	<ul style="list-style-type: none"> Attractive suite Prime entrance off elevator L/O. Attractive unit. 	<p>\$29.00/SF plus Tenant Electric</p>

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MIDDLESEX COUNTY CONTINUED				
 <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> Suite 204 – 4,142 SF</p> <hr style="border-top: 1px dashed black;"/> <p><u>Building 1480 – Bld I</u> Suite 201 – 1,650 SF Suite 303 – 4,666 SF</p>	<ul style="list-style-type: none"> • Attractive corner unit, available 4/1/23 • Private offices and open area. • Corner Suite with several private windowed offices. 	<p>\$23.00/SF plus Tenant Electric (\$2.00/sf)</p> <p>\$23.00/SF plus Tenant Electric (\$2.00/sf)</p>
 <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 Forrestral Village Campus</p> <p><i>On-site Food Service Lobby Renovations and New Café and Fitness Center now complete!</i></p>	<p><u>First Floor</u> Suite 100 – 11,119 SF* Suite 105/107 – 3,492 SF* <i>Divisible</i> Suite 110 – 4,416 SF* *(First Flr units contiguous to 14,611, 19,027) Suite 150 – 3,958 SF</p> <p><u>Second Floor</u> Suite 240 – 12,482 SF Suite 255 - 2,545 SF** Suite 260 – 7,380 SF** ** (Contiguous to 9,925 SF)</p> <p><u>Fourth Floor</u> Suite 405 – 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>

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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</p> <hr/> <p><u>Bldg. 2</u></p> <p>1st – 6,568 SF</p> <p>1st – 2,917 SF</p> <p>2nd – 2,266 SF</p>	<ul style="list-style-type: none"> • Front corner suite • Corner suite featuring 11 windowed offices, 2 large conference rooms, kitchen and bullpen. Divisible to 1,981 sf. • New build out. Available 4/1/23. • Attractive corner suite. 	<p>\$21.00 /SF Gross plus Electric and Cleaning</p>
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 204 – 3,908 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. Divisible • Entire 3rd floor. Divisible to 6,000 sf. • Bright corner with glass entry off elevator. 	<p>\$21.50/SF Plus Tenant Electric</p>

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MORRIS COUNTY CONTINUED				
 <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>On-site Food Service</p> <p>On-site Fitness Center</p>	<p>First Floor Suite 120 – 3,844 SF*</p> <p>Second Floor Suite 200 – 6,981 SF* Suite 260 – 6,702 SF* Suite 240 – 2,561 SF</p> <p>Third Floor Suite 320 – 4,000 SF Suite 350 – 6,397 SF* Suite 355 – 4,175 SF*</p>	<ul style="list-style-type: none"> • Several windowed offices, open area and conference room. • Double door entrance with exposure off elevator • Fully renovated, great condition * Contiguous to 13,683 SF • Prebuild. Attractive unit in move in condition. • Bright attractive suite. • Courtyard view. *May combine with suite 350 for 10,572 SF 	<p>\$23.50/SF Plus Tenant Electric</p>
 <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> <hr/> <p>Second Floor Suite 205 – 24,122 SF</p> <p>Third Floor Suite 350 – 1,587 SF* Suite 360 – 6,565 SF*</p>	<ul style="list-style-type: none"> • 9 Individual offices for rent. Sizes approx. 10 x 10. Monthly rates from \$950 - \$1,250. • 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. 	<p>Co-working Offices Monthly rates ranging from \$950 - \$1,500.00 per month.</p> <hr/> <p>\$23.50/SF Plus Tenant Electric</p>


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MORRIS COUNTY CONTINUED				
 <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 Morriston. 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 Completed</i></p> <p><u>Up to 80,000 SF of contiguous space available.</u></p>	<p>First Floor Suite 120 – 6,930 SF Suite 130 – 9,422 SF Suite 150 – 7,753 SF</p> <p>Third Floor *Suite 300 – 20,606 SF *Suite 310 – 60,482 SF *(Contiguous to 81,088 SF)</p>	<p>Call Cushman & Wakefield Exclusive Agent</p> <p>Josh Cohen 973-292-4618</p> <p>Bill Brown 973-292-4613</p>	<p>\$28.50/SF Plus \$2.40/SF Electric</p>

SOUTH JERSEY				
CAMDEN COUNTY				
 <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>First Floor Suite 130 – 1,856 SF Suite 150 – 718 SF</p> <p>Second Floor Suite 210 – 1,672 SF Suite 250 – 4,349 SF Suite 260 – 8,299 SF *Total Contiguous 14,320 SF</p> <p>Third Floor Suite 320 – 2,371 SF Suite 333 – 715 SF *Suite 340 – 2,128 SF* *Suite 350 – 3,371 SF* *(Contiguous to 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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