




SPACE AVAILABILITY UPDATE



1st Qtr. 2025

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 104 – 2,400 SF* Suite 105 – 3,435 SF* *Contiguous to 5,835 SF</p> <p>Suite 202 – 1,486 SF</p>	<ul style="list-style-type: none"> • Move in condition • Nice corner unit with 5 offices and a pantry. • Move in condition, open area, kitchen. 	<p>\$25.00/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 145 – 1,677 SF Suite 320 – 2,260 SF</p> <p>Suite 350 – 6,876 SF Suite 420 – 2,460 SF* Suite 450 – 2,288 SF* *(Contiguous to 4,749 SF)</p> <p>Suite 470 – 2,202 SF** Suite 480 – 2,170 SF** **(Contiguous to 4,372 SF)</p>	<ul style="list-style-type: none"> • Available 4/1/25 • Features reception area, kitchen, 3 offices and open area. • Very attractive suite, divisible. • 2 windowed offices, pantry and open area. • Attractive unit. • Move in condition. • Attractive unit, 3 windowed offices and open area. 	<p>\$19.00 - \$21.00 /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 240 – 4,618 SF Suite 540 – 2,772 SF Suite 320 – 4,247 SF</p>	<ul style="list-style-type: none"> • Corner unit. Several windowed offices. • Open area with a kitchen. • Divisible to 2,020 sf. 	<p>\$29.00/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 · www.bergmanrealty.com

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
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 – 28,624 SF</p> <p>Fourth Floor Suite 430 - 3,039 SF</p> <p>Fifth Floor Suite 500 – 2,036 SF* Suite 550 – 6,834 SF* *(Contiguous to 8,870 SF)</p>	<ul style="list-style-type: none"> • L/O- Bright corner unit. Build to suit. • 6 offices, open area & kitchen. • L/O - Corner unit. Raw – Available/Divisible • Nice unit featuring 3 offices, a kitchen and open area. • 2 windowed offices and open area. • Fully furnished, move in ready corner unit. Available 7/1/25 or sooner 	<p>\$26.00/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 LOBBY & COMMON AREAS</p>	<p>Suite 201- 4,429 SF Suite 300 – 1,644 SF</p>	<ul style="list-style-type: none"> • Corner unit, 3 offices, kitchen, conf room. Divisible to 788 sf. • Move in ready - Located directly off the elevator with three offices, a conference room and large open area. 	<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 · www.bergmanrealty.com

SPACE AVAILABILITY UPDATE

1st Qtr. 2025

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
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 Façade Naming Rights Available</p>	<p>Suite 220 – 11,025 SF</p> <p>Suite 340 – 3,404 SF</p> <p>Suite 450 – 3,584 SF</p>	<ul style="list-style-type: none"> • Airport views, divisible to 3,500 sf. • Glass entry directly off elevator. • Move in condition. Several offices, conference room and kitchen. 	<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</p>	<p>Suite 120 – 6,153 SF</p>	<ul style="list-style-type: none"> • Prime lobby entrance and corner suite. Will consider division to approximately 3,630 SF. 	<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 · www.bergmanrealty.com

SPACE AVAILABILITY UPDATE

1st Qtr. 2025

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
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> N/A	<ul style="list-style-type: none"> Fully Leased 	\$21.00/SF plus Tenant Electric
		<u>Ground Level Warehouse Suite</u> N/A	<ul style="list-style-type: none"> Fully Leased 	
		<u>Retail</u> N/A	<ul style="list-style-type: none"> Fully Leased 	\$26.00/SF plus Tenant Electric
MIDDLESEX COUNTY				
 WOODBRIIDGE TOWERS 555 U.S Hwy 1 South Iselin, NJ	Four (4) Story. Bldg. Size: 85,000 SF <i>Across from Woodbridge Center Mall. Excellent access to Rte's 1, 9, & 440, GSP (Exit 130), NJ Tpk and I-287.</i> <i>On-site Food Service</i>	Suite 320 – 5,199 SF	<ul style="list-style-type: none"> Corner with many windowed offices. 	\$25.50/SF plus Tenant Electric
		Suite 410 – 3,441 SF	<ul style="list-style-type: none"> Nice double corner in move in condition. 	
Suite 420 – 2,421 SF	<ul style="list-style-type: none"> Nice suite in move in condition. 			
 510 AT METRO PARK 510 Thornall Street Edison, NJ	Five (5) Story with three (3) floors of office above two parking levels. Bldg. Size: 65,000 SF <i>Directly across from Metropark Train Station. Excellent access to GSP (Exit 131A), NJ Tpk, and Rte. 1.</i>	Suite 140 – 1,624 SF	<ul style="list-style-type: none"> Attractive suite 	\$30.00/SF plus Tenant Electric
		Suite 315 – 3,075 SF	<ul style="list-style-type: none"> Available 8/1/25 – move in condition 	
		Suite 365 – 1,494 SF	<ul style="list-style-type: none"> Very good condition – partially furnished. 	



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 · www.bergmanrealty.com

SPACE AVAILABILITY UPDATE



1st Qtr. 2025

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
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>Full floor may be available, call for details. 22,932 SF.</p>	<p><u>Building 1460 – Bld II</u> Suite 204 – 4,142 SF Suite 205 – 2,248 SF</p> <hr/> <p><u>Building 1480 – Bld I</u> Suite 207 – 2,069 SF Suite 301 – 3,448 SF* Suite 303 – 4,666 SF* Suite 304 – 4,120 SF Suite 306 – 4,915 SF* *Total Contiguous -13,029 SF</p>	<ul style="list-style-type: none"> • Attractive corner suite. • Attractive move in unit. • Fully furnished. • Right off elevators. • Corner suite, nice window line. • Corner space in good condition. Will divide to 2,590 and 1,530. • Private offices & open area. Corner. 	<p>\$19.50 - 21.50/SF plus Tenant Electric (\$2.00/sf)</p> <p>\$19.50 - 21.50/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 complete!</i></p>	<p><u>First Floor</u> Suite 150 – 3,958 SF</p> <p><u>Second Floor</u> Suite 235 – 5,440 SF Suite 260 – 4,769 SF</p> <p><u>Third Floor</u> Suite 305 – 12,304 SF 310 – 13,774 SF</p> <p><u>Fourth Floor</u> Suite 405 – 12,228 +- 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>

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 · www.bergmanrealty.com

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
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>BUILDING 1 – SALE OPPORTUNITY FOR OWNER/USER</p>	<p><u>Bldg. 1</u> Entire 1st floor – 18,200 SF</p> <hr/> <p><u>Bldg. 2</u> 2nd – 2,266 SF</p>	<ul style="list-style-type: none"> • Full floor offering will divide. • 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 201 – 1,792 SF</p> <p>Suite 210 – 15,285 SF</p> <p>Suite 300 – 41,525 SF</p> <hr/> <p><u>Bldg. 110</u></p> <p>Suite 302 – 3,170 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. • Several private offices.. • Will divide to approx.. 6,500 SF. • L/O - Entire 3rd floor. Divisible to 6,000 sf. • Corner suite – move in condition. • Conference room, windowed offices 	<p>\$22.50/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 · www.bergmanrealty.com

SPACE AVAILABILITY UPDATE

1st Qtr. 2025

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
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>&</p> <p>On-site Fitness Center</p>	<p>First Floor Suite 150 – 6,977</p> <p>Second Floor Suite 200 – 6,981 SF* Suite 210 – 3,539 SF* *(Contiguous to 10,520 SF)</p> <p>Suite 220 – 1,855 SF Suite 230 – 2,035 SF</p> <p>Third Floor Suite 320 – 4,000 SF* Suite 330 – 3,770 SF* *(Contiguous to 7,770 SF)</p> <p>Suite 355 – 4,175 SF</p>	<ul style="list-style-type: none"> • Double door entrance with exposure off lobby. • Double glass door entry off elevator • Move in condition. Furnished. • Attractive corner suite. • Move in condition space. • Bright open window line. • Plug & Play opportunity. • Beautiful courtyard view. 	<p>\$24.00/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. • Expandable to entire floor of 27,131 sf. 	<p>\$24.00/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 style="border-top: 1px dashed black;"/> <p>First Floor Suite 100 – 4,961 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. • Numerous offices, move in condition. • Two offices, open area. • Contiguous for 8,152 SF. The space has 12 windowed offices. 	<p>Co-working Offices Monthly rates ranging from \$950 - \$1,500.00 per month.</p> <hr style="border-top: 1px dashed black;"/> <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 · www.bergmanrealty.com

SPACE AVAILABILITY UPDATE

1st Qtr. 2025


PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
MORRIS COUNTY CONTINUED				
 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. <i>On-site Food Service/Fitness Center Capital Improvement Program Completed</i>	<u>Third Floor</u> Suite 320 – 7,736 SF	Call Cushman & Wakefield Exclusive Agent Josh Cohen 973-292-4618 Bill Brown 973-292-4613	\$31.50/SF Plus \$2.40/SF 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.	<u>First Floor</u> Suite 125 – 2,831 SF* Suite 130 – 1,856 SF* *Contiguous for 4,687 SF – call for availability Suite 160 – 2,856 SF* Suite 155 – 2,500 SF * *Contiguous for total of 5,356 SF, Call to inquire <u>Second Floor</u> Suite 245 – 854 SF <u>Third Floor</u> Suite 340 – 2,128 SF	NAI Call Mertz Corp. Exclusive Agent Rebecca Ting Julie Kronfeld 856-234-9600	\$20.00/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 · www.bergmanrealty.com

PROPERTY NAME/ ADDRESS	BUILDING SIZE/ LOCATION	AVAILABLE SPACE	COMMENTS	RENTAL RATE
<i>CAMDEN COUNTY Continued</i>				
 <p>BARCLAY FARMS SHOPPING CENTER 1409 Marlton Pike Cherry Hill, NJ</p>	<p>RETAIL SHOPPING CENTER</p> <p>Outstanding location along Route 70 with +/- 56,000 Vehicles per day Access to Kings Highway, Route 38, NJ Turnpike and I-295</p>	<p><u>2nd floor – small office suites/storage available</u> \$14.00/SF Full Service Building 80 – 921 SF Suite 140 – 3,789 SF (storage only) Suite 200 – 1,722 SF Suite 270 – 876 SF</p> <p><u>Redevelopment Areas</u> Multiple pad site opportunities Big Box Opportunity of up to 45,000 SF inline expansion for large retailer or medical user</p>	<p>NAI/ Wolf Commercial Real Estate</p> <p>Jason Wolf Managing Principal 215-588-8800</p> <p>Eric Flocco Vice President 609-790-6940</p>	<p>Call for Rates</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 · www.bergmanrealty.com