




SPACE AVAILABILITY UPDATE



2nd Qtr. 2026

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 105 – 3,435 SF Suite 201 – 3,724 SF</p>	<ul style="list-style-type: none"> Nice corner unit with 5 offices and a pantry Bright corner with 5 windowed offices, a conference room, pantry and open area. 	<p>\$26.00/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 250 - 4,511 SF</p> <p>Suite 320 – 2,260 SF</p> <p>Suite 420 – 2,460 SF* Suite 450 – 2,288 SF* *(Contiguous for 4,749 SF)</p> <p>Suite 480 – 2,170 SF***</p>	<ul style="list-style-type: none"> Great unit with private restroom. Bright corner unit in move I condition featuring 6 offices, a conference room, pantry and open area. Features reception area, kitchen, 3 offices and open area. 2 windowed offices, pantry and open area. Move in condition. Attractive unit, 3 windowed offices and open area. 	<p>\$20.00 - \$22.00 /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</p> <p>Suite 246 – 2,404 SF</p> <p>Suite 310 – 16,363 SF</p> <p>Suite 320 – 4,247 SF</p> <p>Suite 515 – 2,894 SF</p> <p>Suite 530 – 4,308 SF</p> <p>Suite 540 – 2,772 SF</p>	<ul style="list-style-type: none"> L/O Corner unit. Several windowed offices. Great unit in move in condition. Available 9/30/26 Divisible to 2,020 sf. Corner unit featuring 3 windowed offices and an open area. Available 2/1/27 Open area with a kitchen. 	<p>\$32.00/SF plus Tenant Electric</p>

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 240 – 5,574 SF</p> <p>Third Floor Suite 320 – 18,794 SF</p> <p>Fourth Floor Suite 400 – 4,441 SF Suite 430 - 3,039 SF</p> <p>Fifth Floor Suite 500B – 2,036 SF*</p> <p>Suite 580 – 3,529 SF</p> <p>8,000 SF – 10,000 SF (Plug & Play)</p>	<ul style="list-style-type: none"> • 6 offices, open area & kitchen. • Corner unit. Raw – Available/Divisible • Move in condition. Available 7/1/26. • Nice unit featuring 3 offices, a kitchen and open area. • 2 windowed offices and open area. • Newly renovated corner suite in move in condition. • Call for details 	<p>\$27.50/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 101- 2,401 SF</p> <p>Suite 302 – 2,824 SF</p>	<ul style="list-style-type: none"> • Corner Suite features 7 windowed offices, a pantry and open area. • Built out, move in condition 	<p>\$26.00/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 Façade Naming Rights Available</p>	<p>Suite 220 – 11,025 SF</p> <p>Suite 340 – 3,404 SF</p> <p>Suite 440 – 2,321SF</p>	<ul style="list-style-type: none"> • Airport views, divisible to 3,500 sf. • Glass entry directly off elevator. • Attractive corner suite. 	<p>\$22.00/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>\$26.00/SF plus Tenant Electric</p>

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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><u>Ground Level Office Suite</u> N/A</p>	<ul style="list-style-type: none"> Fully Leased 	N/A
		<p><u>Ground Level Warehouse Suite</u> N/A</p>	<ul style="list-style-type: none"> Fully Leased 	N/A
		<p><u>Retail</u> N/A</p>	<ul style="list-style-type: none"> Fully Leased 	N/A
		<p><u>Class A Office Units</u> Suite 100 – 6,183 SF</p>	<ul style="list-style-type: none"> Fully built out space, move in condition featuring outdoor semi-private patio access. 	\$27.50/SF plus Tenant Electric
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 320 – 5,199 SF</p> <p>Suite 410 – 3,441 SF*</p> <p>Suite 420 – 2,421 SF* *(Contiguous for 5,862 SF)</p>	<ul style="list-style-type: none"> Corner with many windowed offices. Nice double corner in move in condition. Nice suite in move in condition. 	\$26.00/SF plus Tenant Electric
 <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 205 – 1,217 SF</p> <p>Suite 385 – 3,827 SF*</p>	<ul style="list-style-type: none"> Two private offices and an open area. L/O. Move in condition with 9 windowed offices, a large conference room, pantry and open area. 	\$32.50/SF plus Tenant Electric

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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>Full floor may be available, call for details. 22,932 SF.</p>	<p><u>Building 1460 – Bld II</u></p> <p>Fully Leased</p> <hr style="border-top: 1px dashed black;"/> <p><u>Building 1480 – Bld I</u> Suite 202 – 2,956 SF Suite 301 – 3,189 SF</p> <p>Suite 304 – 4,120 SF</p>	<ul style="list-style-type: none"> • Prime corner suite • Right off elevators. • Corner space in good condition. Will divide to 2,590 and 1,530. 	<p>\$21.00 - \$23.00/SF plus Tenant Electric (\$2.00/sf)</p> <p>\$21.00 - \$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 Forrestal Village Campus</p> <p><i>On-site Food Service Lobby Renovations and New Café and Fitness Center complete!</i></p>	<p><u>Second Floor</u> Suite 238– 3,566 SF Suite 260 – 4,769 SF</p> <p><u>Third Floor</u> Suite 305 – 12,304 SF 330 – 8,252 SF</p> <p><u>Fourth Floor</u> Suite 405 – 12,228 +- SF</p> <p>4th floor – Approx 8,600 SF, possibly up to 28,000 SF available</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>\$28.50/SF plus \$2.00/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: 37,500 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>Bldg. 1 Entire 1st floor – 18,789 SF 2nd Floor – 5,076 SF 2nd Floor – 3,299 SF ----- Bldg. 2 Fully Leased</p>	<ul style="list-style-type: none"> • Full floor offering will divide • Move-in condition • Attractive corner suite. 	<p>\$24.00 /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>Bldg. 100 Co-working Offices Suite 110 – Co-working space</p> <p>Suite 201 – 1,792 SF Suite 204 – 5,345 SF ----- Bldg. 110 Suite 200 – 5,037 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.. • L/O. Corner suite. • Move in condition. 	<p>\$24.00/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>&</p> <p>On-site Fitness Center</p>	<p>First Floor Suite 130 – 6,780 SF* Suite 150 – 6,977 SF* *(Contiguous for 13,757 SF)</p> <p>Second Floor Suite 210 – 4,811 SF</p> <p>Suite 250 – 5,260 SF</p> <p>Third Floor Suite 320 – 4,000 SF* Suite 330 – 3,770 SF* *(Contiguous for 7,770 SF)</p> <p>Suite 355 – 4,175 SF</p>	<ul style="list-style-type: none"> • Attractive corner unit. . • Double door entrance with exposure off lobby. • Suite features 5 offices a conference room, kitchen and open area. • Double door exposure off elevator. • Bright open window line. • Very attractive corner suite. • Courtyard view. 	<p>\$25.00/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> <p>First Floor Suite 100 – 4,961 SF</p> <hr style="border-top: 1px dashed black;"/> <p>Third Floor N/A</p>	<ul style="list-style-type: none"> • 9 Individual offices for rent. Sizes approx. 10 x 10. Monthly rates from \$950 - \$1,250. • Beautiful corner with glass throughout. Available 6/1/26. 	<p>Co-working Offices Monthly rates ranging from \$950 - \$1,500.00 per month.</p> <p>\$25.00/SF Plus Tenant Electric</p> <hr style="border-top: 1px dashed black;"/> <p>\$25.00/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>Third Floor Suite 320 – 7,736 SF</p>	<p>Call Cushman & Wakefield Exclusive Agent</p> <p>Josh Cohen 973-292-4618</p> <p>Bill Brown 973-292-4613</p>	<p>\$35.00/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 100 – 1,137 SF Suite 130 – 1,856 SF</p> <p>Second Floor Suite 270 – 1,672 SF</p> <p>Third Floor Suite 330 – 2,755 SF Suite 340 – 2,128 SF* Suite 350 – 3,371 SF* (Contiguous for 5,494 SF)</p>	<p>NAI Call Mertz Corp. Exclusive Agent</p> <p>Rebecca Ting Julie Kronfeld 856-234-9600</p>	<p>\$20.50/sf plus Electric of \$2.75/sf</p>

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<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 <u>Building 80</u> Suite #7 - 423 SF Suite #5 – 921 SF Suite #1 – 446 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>Ripco Real Estate LLC. Deborah Stone Vice President dstone@ripconj.com 201-914-4406</p>	<p>Call for Rates</p>

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