

NEW OWNERSHIP
RENOVATIONS COMING SOON

PARAMUS | CORPORATE CENTER

±3,000 - 15,400 SF
UNITS AVAILABLE
(WILL DIVIDE)

PARAMUS CORPORATE CENTER

95 NORTH ROUTE 17
PARAMUS, NJ



CUSHMAN &
WAKEFIELD



AMERICAN
EQUITY PARTNERS

paramuscorporatecenter.com

MODERN RENOVATIONS

For more plans & photos, visit
paramuscorporatecenter.com

LOBBY



COMMON AREAS



BATHROOMS



For more information, visit paramuscorporatecenter.com



±32,000 SF of office space available

Planned Hallway

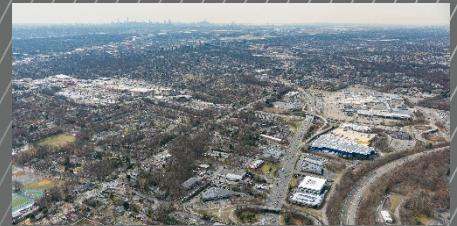
AVAILABILITIES

| FLOOR | AREA | ASKING RENT | FLOOR PLAN (Click to Download) |
|-----------------------------|--|------------------------|---|
| 1ST Floor | 4,104 SF w/Private Bathroom | \$28.50 PSF GROSS + TE |  |
| 2ND Floor | 3,123 SF | \$28.50 PSF GROSS + TE |  |
| 2ND Floor | 9,302 SF | \$28.50 PSF GROSS + TE |  |
| 3RD Floor | 15,421 SF (Divisible) w/2 Private Bathrooms | \$28.50 PSF GROSS + TE |  |

BUILDING HIGHLIGHTS

- Central Bergen County location at the crossroads of Routes 4 & 17
- Adjacent to Westfield Mall at Garden State Parkway featuring numerous retail & dining options
- Upgraded base building improvements
- Planned renovations include lobby, common areas, cafeteria, bathrooms
- Redundant fiber connectivity – *Verizon Fios, Lightpath, Verizon Business*
- 24-hour card key access / daytime security services
- Monument signage available to qualified tenants
- On-site day care
- Covered parking

Bergen County's *FINEST* Location



At the **Center** of it all



On-site day care



Covered parking deck



Planned Café

For more information, visit paramuscorporatecenter.com

For leasing inquiries, please contact:

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