



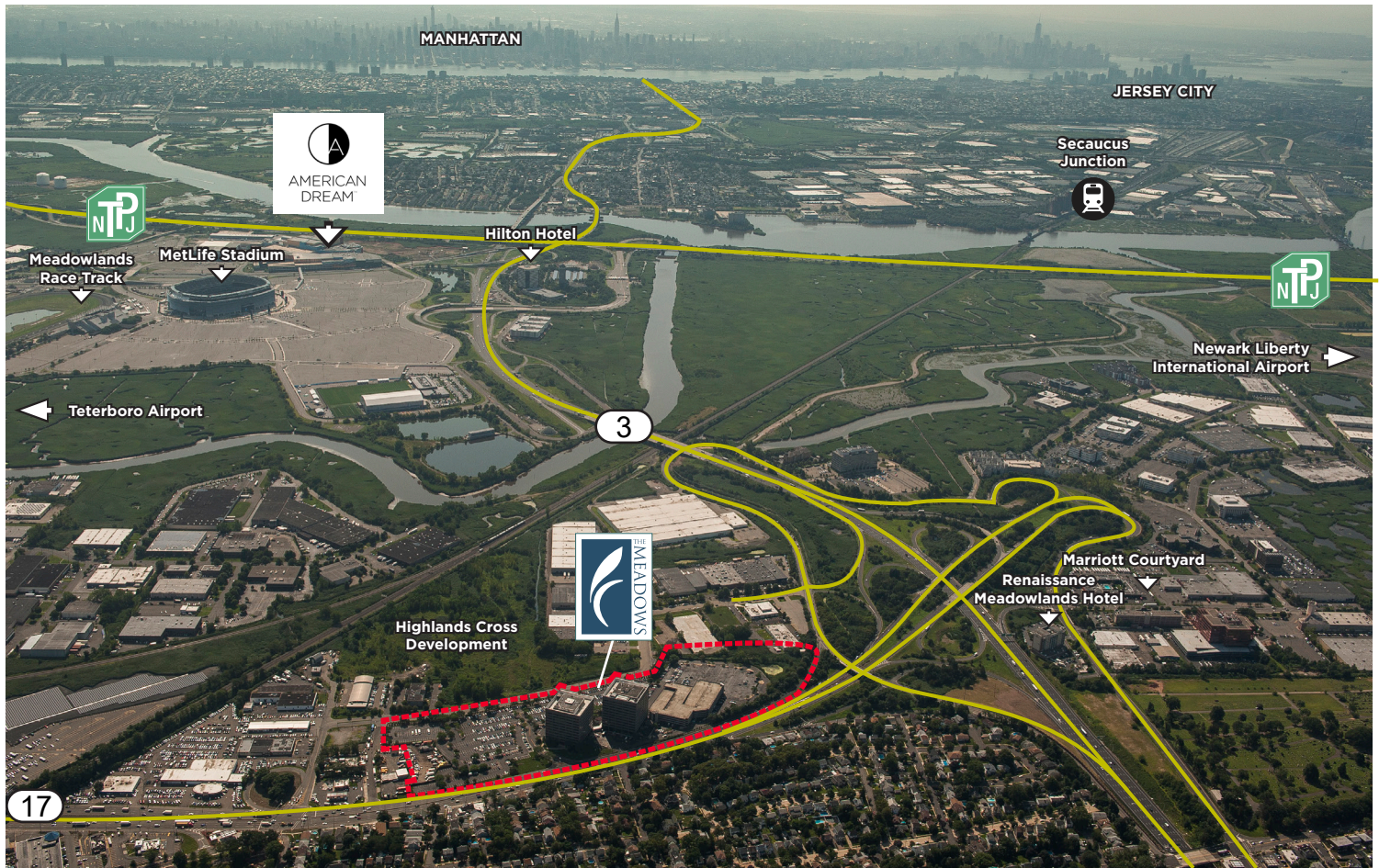
1,100 – 20,000 RSF AVAILABLE FOR LEASE

MULTIPLE SMALL UNITS AVAILABLE



AVAILABILITIES

201 ROUTE 17N	301 ROUTE 17N
2nd Floor - 3,148 RSF	4th Floor - 3,741 RSF
3rd Floor - 4,100 RSF	5th Floor - 1,175 RSF
4th Floor - Up to 10,350 RSF	5th Floor - 1,619 RSF
6th Floor - 3,716 RSF (pre-built)	5th Floor - 5,219 RSF
6th Floor - 6,365 RSF	7th Floor - 2,652 RSF
8th Floor - 5,118 RSF	7th Floor - 2,060 RSF (pre-built)
8th Floor - 5,106 RSF	8th Floor - 2,111 RSF
11th Floor - 20,000 RSF (divisible)	9th Floor - 5,619 RSF (expandable to 6,905 RSF)



The Meadows is a two-building, 600,000-square-foot, 12-story Class A office complex. Ownership completed a major renovation to both buildings including facade refinishing, upgrades to the lobbies and landings, new exterior canopies, cafeteria upgrades, and the addition of a fitness center.

LOCATION

The Meadows is located at the intersection of Routes 3 & 17, convenient to first-class hotels, restaurants, shopping and entertainment, including the new American Dream complex, opening this Fall. The property offers easy access to airports, Secaucus Junction, and multiple major highways and thoroughfares, such as the NJ Turnpike and Lincoln Tunnel.

Shuttle Schedule to Secaucus Junction

AM Route	AM	AM	AM	AM	AM	AM	AM	AM
Secaucus Junction	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30
Meadows Office	6:25	6:55	7:25	7:55	8:25	8:55	9:25	9:55
PM Route	PM	PM	PM	PM	PM	PM	PM	PM
Meadows Office	4:00	4:30	5:10	5:30	6:00	6:30	7:00	7:30
Secaucus Junction	4:30	5:00	5:30	6:00	6:30	7:00	7:30	8:00

PROPERTY FEATURES

Cafeteria with seating for up to 200 people | Conference center with boardroom and training room with seating for up to 75 people | On-site fitness center and day care | Juice Bar EV - premium electric car charging stations | Sundry shop with dry cleaning service | Covered parking | On-site management | NJ Transit bus service - 162/163 | On-site shuttle service

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