

FOR LEASE

# 215 COLLEGE ROAD

PARAMUS, NJ



## PROPERTY INFORMATION

### "STATE-OF-THE-ART" BIOLOGY LAB

- + Available space: 22,101 RSF
  - (Divisible to 1,037 RSF)
- + Lab space: Biology labs & office
- + Asking Rent: Upon request
- + Possession: Immediate labs
- + Amenities:
  - Full-service cafeteria
  - Beautifully landscaped terrace
  - New outside patio



## CONTACT US

### GARRETT RIOUX

Vice President

+1 201 7125688

[garrett.rioux@cbre.com](mailto:garrett.rioux@cbre.com)

[www.cbre.us](http://www.cbre.us)

**CBRE**

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## PROPERTY DETAILS

### LAB FEATURES

- + 800 KVA Generator
- + 100% outside air 1 pass system
- + Three loading docks
- + Deionized water system
- + Compressed air system
- + Vacuum system
- + Lab gases include:
  - Carbon dioxide
  - Nitrogen
  - Argon
  - Helium
  - Oxygen



### CAMPUS FEATURES

- + Located on a cul-de-sac on College Road which is connected to Century Road
- + New courtyard constructed with outside dining patio
- + Full-service cafeteria
- + Direct connection via full interchange to Rt. 17, which allows immediate access to Garden State Parkway and Routes 4, 208 and 80.



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## FLOOR PLANS

### FIRST FLOOR

