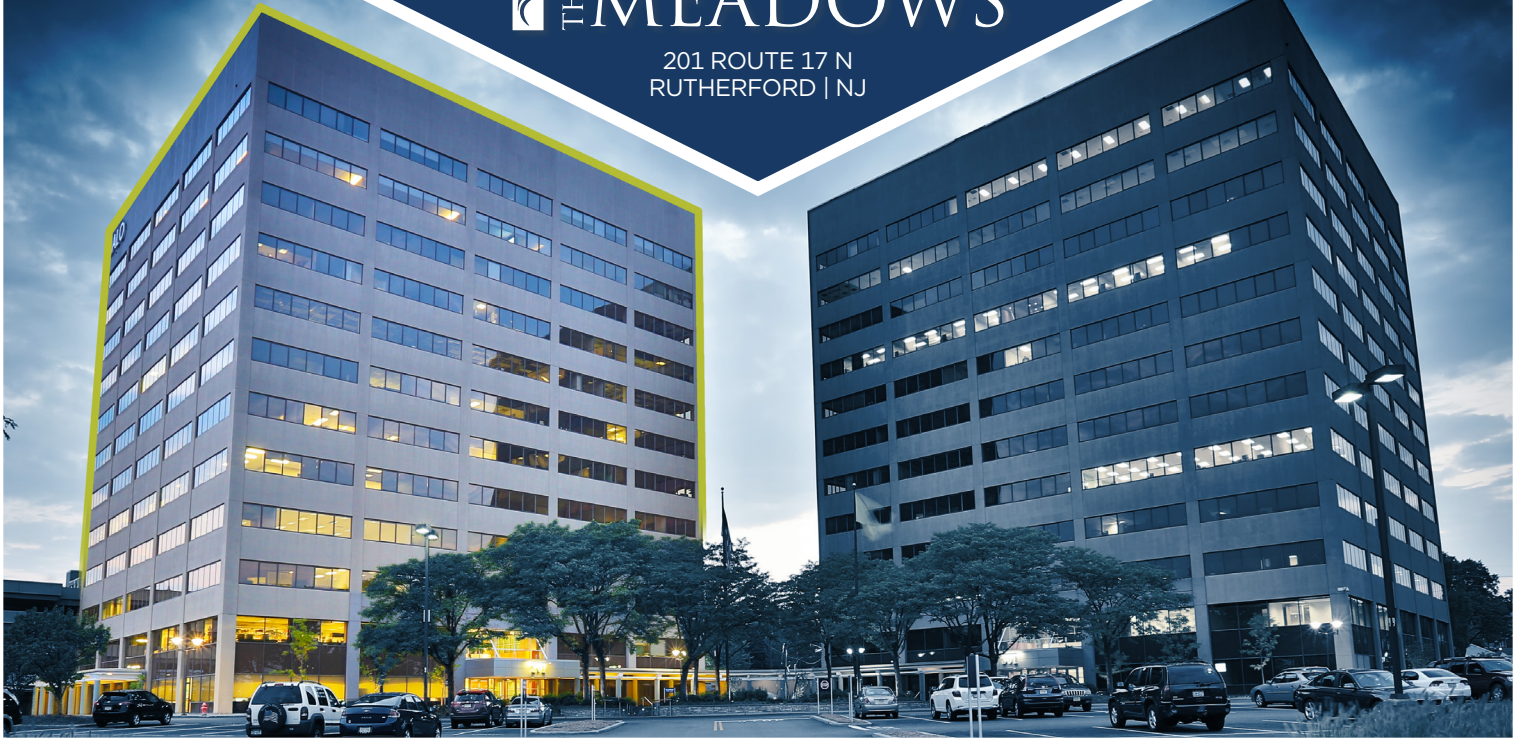


# THE MEADOWS

201 ROUTE 17 N  
RUTHERFORD | NJ



FIRST TIME IN 4+ YEARS

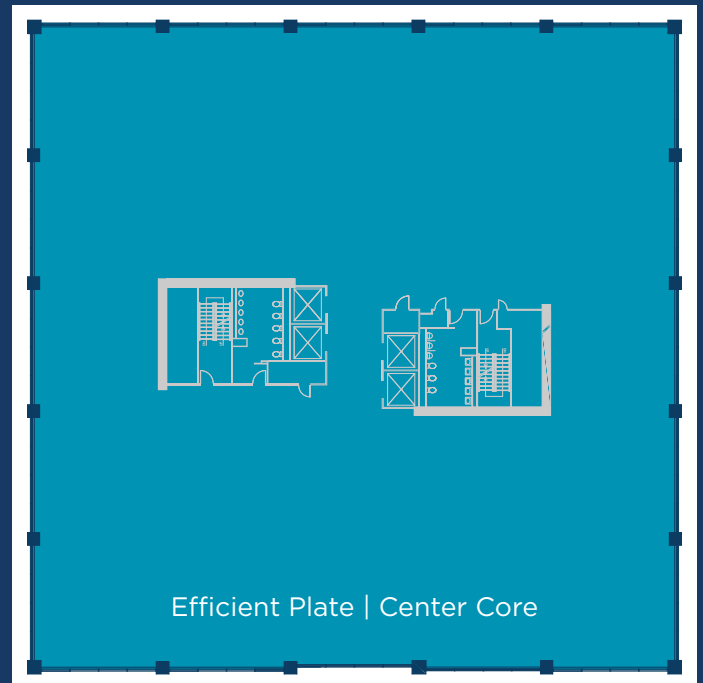
## FULL FLOOR OPPORTUNITY

2ND FLOOR | 26,520 RSF | AVAILABLE Q1 2021

### PROPERTY FEATURES

- Cafeteria with seating for up to 200 people
- Conference center with boardroom and training room with seating for up to 75 people
- Implementation of COVID-19 protocols and MERV 13 air filters
- 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

### ENTIRE SECOND FLOOR 26,520 RSF







## 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.

## VIRTUAL TOURS

### Conference Center



### Cafeteria



## SHUTTLE SCHEDULE TO SECAUCUS JUNCTION

AM Route	AM	AM	AM	AM	AM	AM	AM	AM
<b>Secaucus Junction</b>	6:00	6:30	7:00	7:30	8:00	8:30	9:00	9:30
<b>Meadows Office</b>	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
<b>Meadows Office</b>	4:00	4:30	5:10	5:30	6:00	6:30	7:00	7:30
<b>Secaucus Junction</b>	4:30	5:00	5:30	6:00	6:30	7:00	7:30	8:00

*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.*

**Curtis Foster**  
Executive Managing Director  
+1 201 460 3367 | [curtis.foster@cushwake.com](mailto:curtis.foster@cushwake.com)

**Jerry Shifrin**  
Senior Director  
+1 201 508 5257 | [jerry.shifrin@cushwake.com](mailto:jerry.shifrin@cushwake.com)

**Cushman & Wakefield of New Jersey, LLC**  
One Meadowlands Plaza, 7th FL  
East Rutherford, NJ 07073 | [cushmanwakefield.com](http://cushmanwakefield.com)

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