

5 PARAGON DRIVE

Montvale, New Jersey



5 Paragon Drive is situated less than one mile from the Garden State Parkway and two miles from the Montvale Railroad Station in the heart of an emerging live-work-play community featuring a wide range of nearby amenities.

34,760 SF AVAILABLE IMMEDIATELY

BROKER INCENTIVE

\$100 gift card for all qualified showings

Building Features & Amenities

- **Full Service cafeteria with outdoor seating available for rent**
- Fitness center on site with shower
- The property is extensively landscaped with mature indigenous trees, grass lawn and decorative plantings. In addition there is a rear patio with concrete pavers.
- The property is located approximately two miles from the NJ Transit Montvale Railroad Station.
- Large solar array installed in 2020 on roof
- Upscale restaurants and shopping in close proximity with the Shoppes at DePiero Farm a 231,000 sf lifestyle center, anchored by a new 108,000 sf Wegmans supermarket, as well as Triboro Square, which is nearing completion, consisting of 139,000 sf retail, 308 residential units, and a 150 room hotel.
- Courtyard by Marriott Montvale, Park Ridge Marriott and the Hilton Woodcliff Lake all located in close proximity to 5 Paragon Drive.
- Electric car charging stations

FOR LEASING INFORMATION:

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Building Features

5 Paragon Drive, Montvale, New Jersey

BUILDING SIZE: 119,089 rsf

YEAR BUILT: 1984, Renovated 2016

PARKING: 560 spaces (4.70 per 1,000 sf)

COLUMN SPACING: 30' X 30'

STRUCTURAL: Structural steel frame with opaque spandrel vision glass, and travertine marble panels. Extruded aluminum curtain wall system.

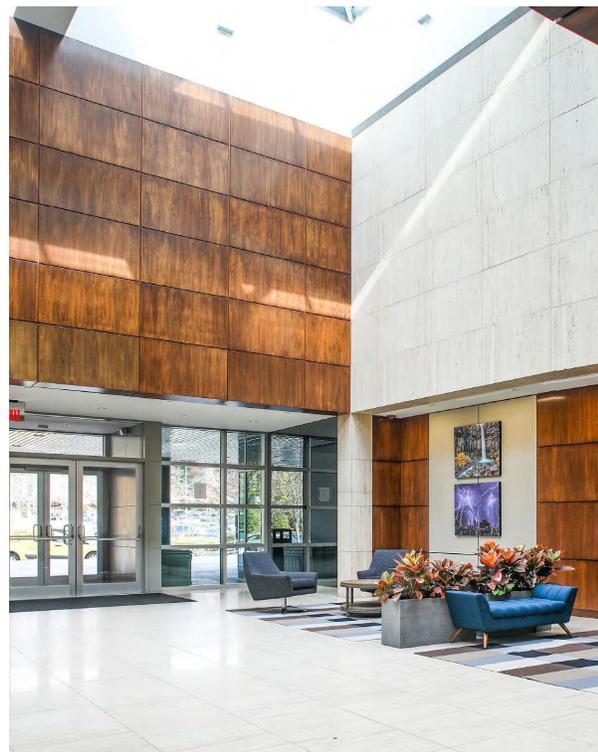
ROOF: New TPO reflective white roof installed 9/19

ACCESS: Card access system

POWER: 1,600-amp, 277/480-volt, 60Hz 3-phase supplemental by a Kohler natural gas-powered emergency electrical generator.

HVAC SYSTEMS: Heating: Two (2) gas-fired boilers with AC consisting of a chilled water system piped to two packaged air handler units.

ZONING: Office & Research (OR4)



Lobby



New Solar Rooftop Panels



Cafeteria Seating Area

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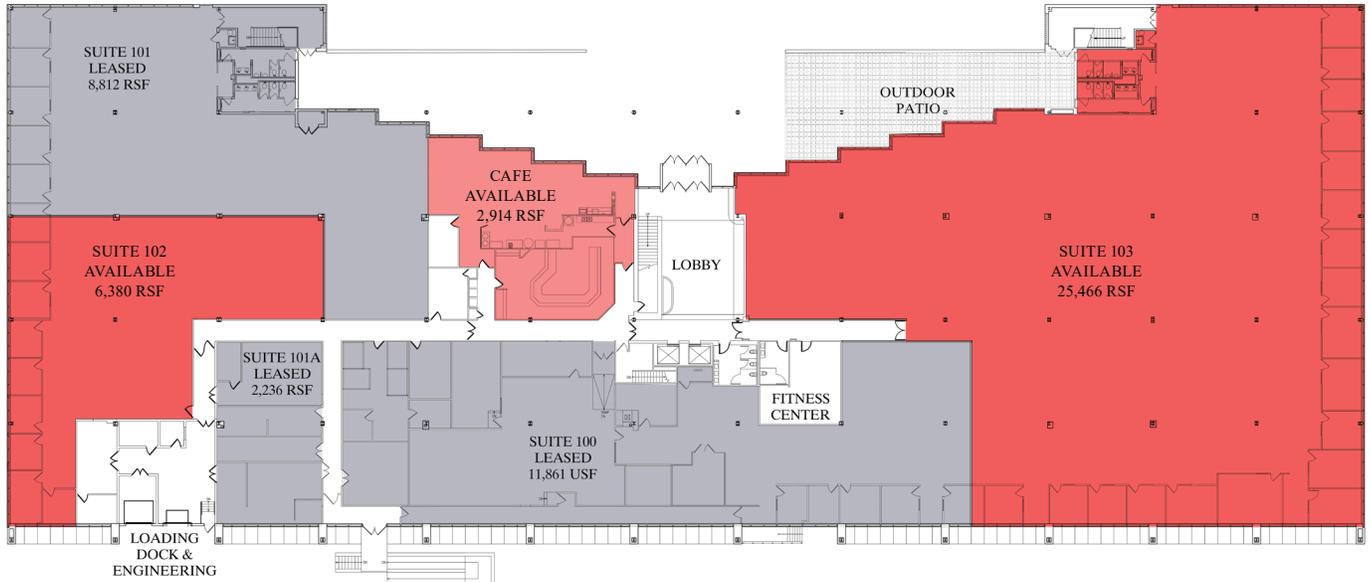
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Hypothetical Floor Plans

5 Paragon Drive, Montvale, New Jersey

Floor 1



Available Space

Suite 103.....25,466 SF Available - *divisible*
Suite 102.....6,380 SF Available
Cafe2,914 SF Available

Full Service Cafe with Outdoor Patio Available For Rent



Cafeteria

Owned & Managed by:



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Area Amenities

5 Paragon Drive, Montvale, New Jersey

Access

Access onto Garden State Parkway
- 1 mile

NJ Transit - Montvale Railroad
Station - 2 miles

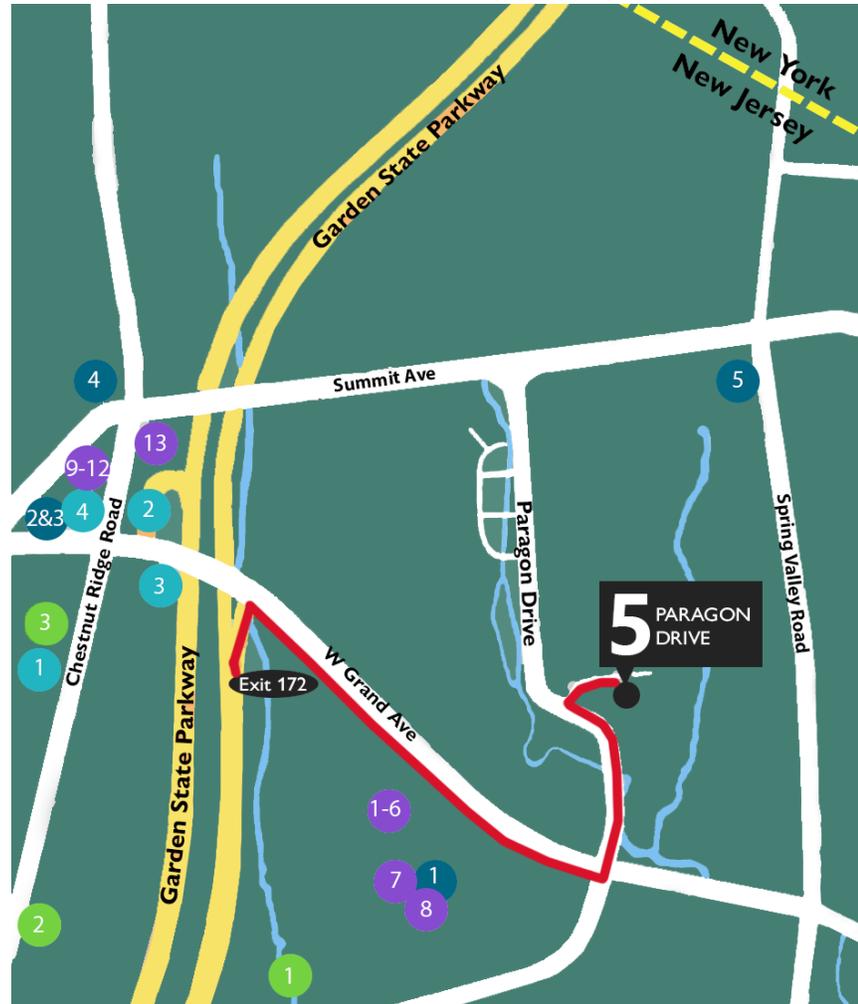
Newark Airport - 35 miles

Teterboro Airport - 16 miles

Amtrak - Newark Penn Station-27
miles

Restaurants

- 1 Starbucks
- 2 Chipotle
- 3 The Habit Burger Grill
- 4 EONS Greek Food for Life
- 5 Chopt Creative Salad Co.
- 6 First Watch
- 7 Beets Juice Bar Montvale
- 8 The Burger Bar by Wegmans
- 9 Dunkin
- 10 Stein's Gourmet Cafe
- 11 Aldo & Gianni Ristorante
- 12 Montvale Chinese Cuisine
- 13 Dairy Queen



Convenience/Service

- 1 Wegmans Grocery Store
- 2 CVS
- 3 The UPS Store
- 4 Exxon
- 5 Lukoil

Financial Institutions

- 1 Bank of America
- 2 TD Bank
- 3 First Commerce Bank
- 4 Santander Bank ATM

Hotels

- 1 Marriott Park Ridge
- 2 Hilton Woodcliff Lake
- 3 Courtyard by Marriott Montvale

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