

RAMSEY OFFICE CENTRE

AVISON
YOUNG

FOR LEASE

RAMSEY OFFICE CENTRE

500 NORTH FRANKLIN TURNPIKE, RAMSEY, NJ

Partnership. Performance.

Building Size

139,298 ± SF

Available Space

Suite 100: 3,600 RSF (available July 2017) Leased

Suite 102: 1,800 RSF

Suite 220: 2,922 RSF

Entire 3rd floor: 68,195 RSF

Amenities

- Open air courtyard
- Cafe with indoor / outdoor seating
- 5.00 / 1,000 SF parking ratio
- Covered executive parking
- On-site property management
- Great access to Route 17, I-287 and the NYS Thruway
- Close to restaurants and neighborhood retail, regional malls

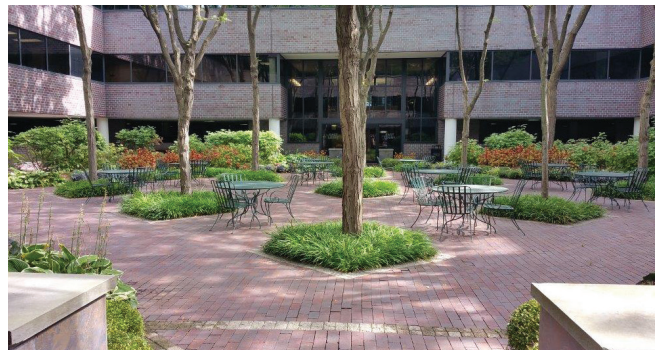
For more information, please contact exclusive brokers:

Marc S. Krieger, Senior Vice President

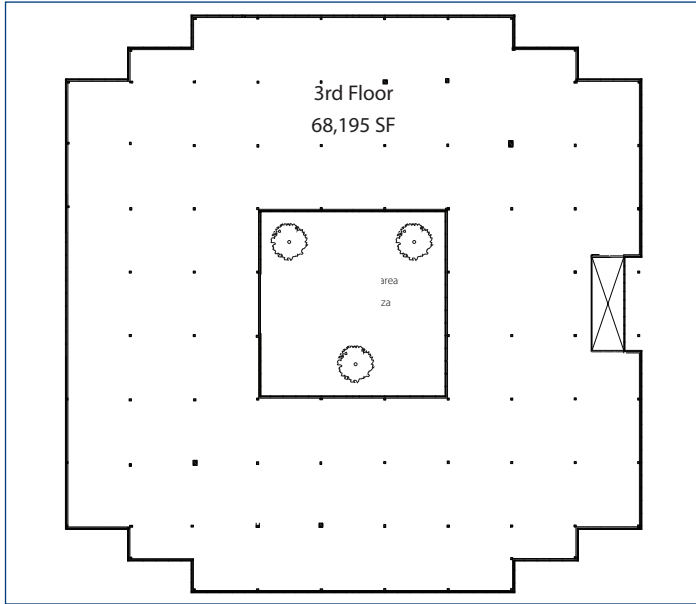
D 973.753.1067

C 201.805.4875

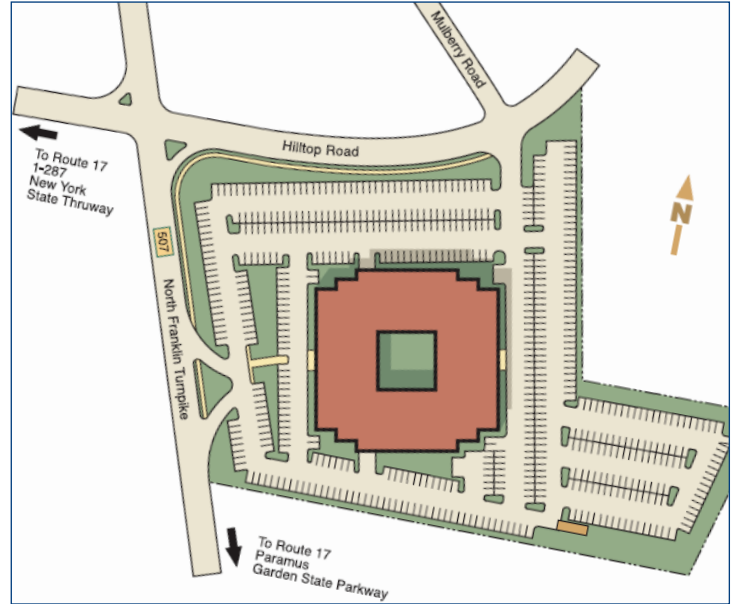
marc.krieger@avisonyoung.com



Floor Plan



Site Plan



Building Specifications

Parking

5:1 ratio, 685 total spaces - includes 90 covered spaces

Column Spacing

30'x30'

Windows (mullion to mullion)

6 feet

Security Monitoring

Facility Manager and day porters during business hours, digital video security cameras monitor lobbies, covered parking and entrances

Elevators

4 hydraulic Dover passenger elevators - 2 elevators in each wing service all 3 floors all rated 3,000 lb. capacity

Fire Protection

A fire alarm protection system for the building common areas is installed in accordance with all current applicable building codes including NFPA and ADA

Electric

Orange and Rockland Electric, the building has 2 service switches, each rated at 2,000 amps, 277/480 volts, 3 phase, 4 wire

Telecommunications

Cablevision, Optimum Lightpath, Verizon Fios

For more information, please contact exclusive brokers:

Marc S. Krieger, Senior Vice President

D 973.753.1067

C 201.805.4875

marc.krieger@avisonyoung.com

HVAC

Five (5) rooftop condensing units (McQuay) range between 40 and 85 tons each; the building is equipped with a Teletrol Energy Management System which centrally controls the building's HVAC mechanicals; heat is by electric resistive coils located individually in thermostatically controlled VAV boxes

Area Highlights

Area Amenities

- Proximate to a variety of hotel establishments including the Woodcliff Lake Hilton, The Court Yard by Marriott in Mahwah, Sheraton International Crossroads Mahwah, Residence Inn by Marriott Saddle River and Holiday Inn Suffern
- Minutes from the Paramus Park Mall, Garden State Plaza, Riverside Square, Bergen Mall to the south and Nanuet Mall and Palisades Shopping Center to the North

Public Transportation

- NJ Transit train service to NYC, NJ and Pennsylvania
 - > The Ramsey Route 17 train station located at 1 Spring Street is located within Walking Distance

Highway Access

- Located within 1/2 mile to the Route 17/Spring Street Interchange. 3 miles to Interstates I-287, I-87 and 4 miles to the Garden State Parkway

Airport

- 30 miles to Newark Liberty International Airport
- 16.7 miles to Teterboro Airport