# CLASS A OFFICE SPACE FOR LEASE



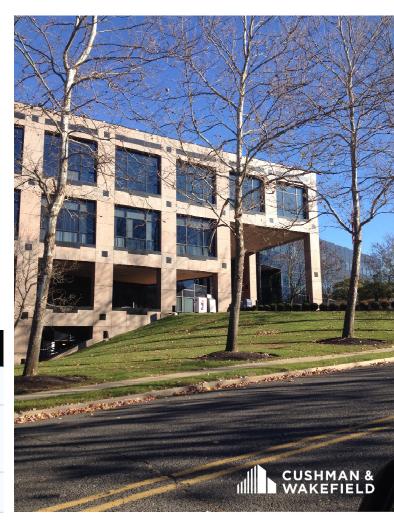


### **PROPERTY HIGHLIGHTS**

- Lobby and common area upgraded December 2021
- Modular Needlepoint Bipolar Ionization Air Purification System to combat COVID
- Advanced integrated security system with card key access
- Skylight atrium lobby
- Garden State Parkway Exit 109
- · Covered executive parking available
- Adjacent to Marriott Courtyard Hotel and meeting facilities
- Close to shopping and restaurants
- New building café and ATM
- Electric car chargers

#### AVAILABLE SPACE

TOTAL RBA		96,849 SF
TOTAL AVAILABLE	1 <sup>st</sup> Floor, Suite 106 + 107 2 <sup>nd</sup> Floor, Suite 201	5,530 SF 8,007 SF
LEASE RATE	\$31.00 + Tenant Electric	





#### **SPACE IMAGES:**



## FOR MORE INFORMATION CONTACT:

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