



1680 & 1700 ROUTE 23 NORTH
WAYNE, NEW JERSEY



CBRE

BUILDING SPECIFICATIONS

YEAR BUILT/RENOVATED	1680: 1989/2018 1700: 1987/2019
SITE SIZE	±8.42 acres
NUMBER OF STORIES	1680: 3-4 (partial) 1700: 2-3 (partial)
BUILDING SIZE	1680: 72,195 sq. ft. 1700: 50,231 sq. ft. TOTAL: ±122,426 sq. ft.
ZONING	SB- Special Business Zone
PARKING	1680: 423 spaces 1700: 167 spaces TOTAL: 590 spaces (4.82/1,000)
FAÇADE AND WINDOWS	Prefabricated synthetic stucco panels with dryvit base wall and black glass cladding
STRUCTURAL	Structural steel frame utilizing rolled-section columns throughout with reinforced concrete floors
ELEVATORS	Two elevators each with load capacities of 3,500 pounds
HVAC	Perimeter baseboard heating in both buildings 1680: Four Carrier rooftop cooling units (200 tons) with VAV distribution and DDC system 1700: Four roof-mounted cooling units (155 tons) with VAV distribution and pneumatic Carrier Moduline VAV boxes
ROOF	Single-ply membrane system on board insulation placed directly on metal decking. Roof was replaced in 2010 and is under warranty until 2026
SOLAR	Solar panels were installed on the roofs in 2011 1680: Trina panels, PVP powered inverter, 75 KWH system 1700: Trina panels, PVP powered inverter, 100 KWH system
CEILING HEIGHT	14' slab-to-slab; 8' 6" finished
COLUMN SPACING	All structural column supports are spaced at 33' 4" on the center
SECURITY	24/7 key access at front and rear entries, security cameras at hallways and lobbies
FIRE/LIFE SAFETY	B-2 construction fully sprinklered with fire panel monitoring





AREA AMENITIES





BRIAN GODAU
First Vice President
+1 201 712 5621
brian.godau@cbre.com

WILLIAM HASSAN
First Vice President
+1 201 712 5675
william.hassan@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

