

OFFICES AT CRYSTAL LAKE

1 Boland Drive West Orange, NJ

± 7,300 SF NOW AVAILABLE

- ◆ Beautiful 106,205 SF Class A building in park-like environment
- ◆ TOBY award nominee property, meticulously landscaped and managed
- ◆ Premier lobby identity
- ◆ Monument signage available
- ◆ Generous improvement allowance
- ◆ Amenities include executive garage parking and café
- ◆ Located directly off Route 280 with access to restaurants, hotels and shopping nearby
- ◆ Entire building features back-up generator power



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 **Newmark
Knight Frank**
www.ngkf.com

201 Route 17N, Rutherford, NJ 07070

OFFICES AT CRYSTAL LAKE
1 Boland Drive
West Orange, NJ

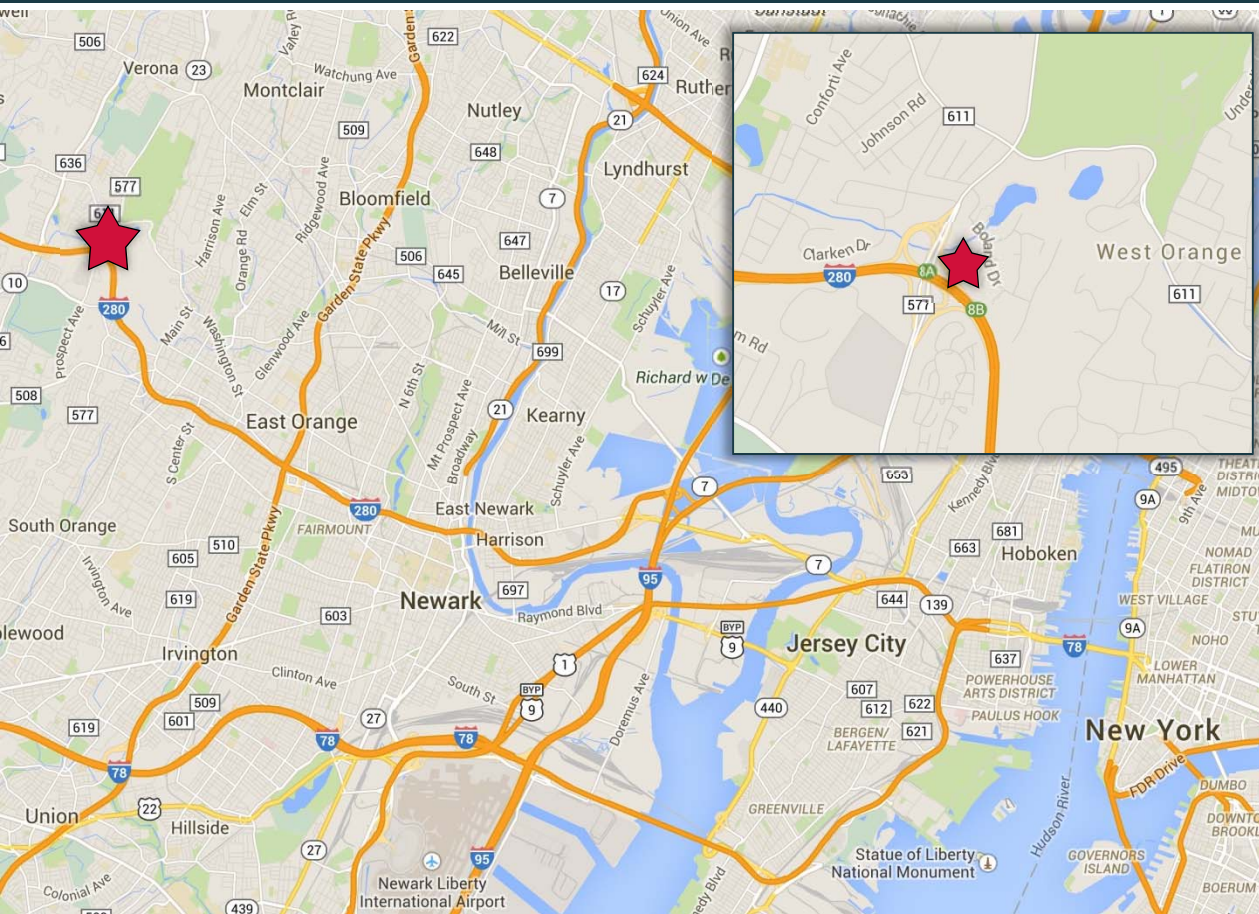
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DETAILS

- ◆ Available space: 7,300 SF on 1st floor
- ◆ Building size: 106,205 SF, 3 stories
- ◆ Parking: 4 per 1,000 SF
- ◆ Ceiling height: 13'6" slab-to-slab
- ◆ Access: 24 hours, 7 days per week
- ◆ Covered executive parking
- ◆ Low loss factor
- ◆ Robust fiber optic backbone
- ◆ On-site café

LOCATION

- ◆ Located directly off of Route 280
- ◆ West Orange offers access to restaurants, hotels, shopping
- ◆ 8 miles to Newark Liberty Airport
- ◆ 15 Miles to Holland and Lincoln Tunnels
- ◆ 4 miles to Garden State Parkway



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

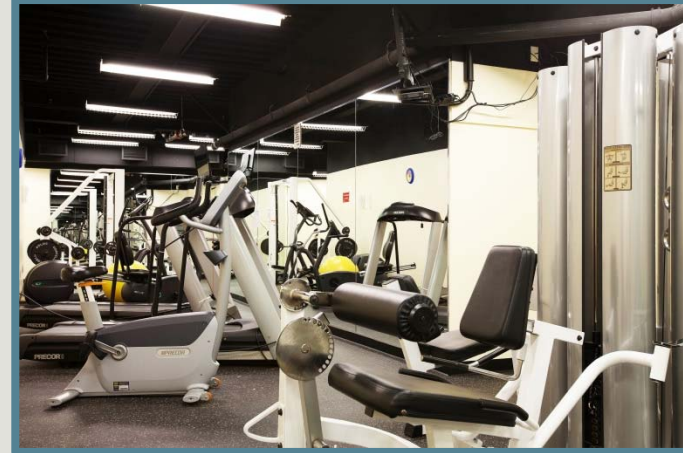


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DETAILS

- ◆ Grand lobby and directory
- ◆ Fitness center
- ◆ Interior office space



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± 7,300 SF NOW AVAILABLE

- ◆ Available:
7,300 SF on 1st floor
- ◆ 106,205 SF rentable square foot
- ◆ Class A building
- ◆ Premier lobby identity
- ◆ Monument signage available
- ◆ Generous improvement allowance
- ◆ Generator: entire building supported
- ◆ State-of-the-art security system



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