

# 10 WOODBRIDGE CENTER DRIVE

## WOODBIDGE, NEW JERSEY



**FOR LEASE**

**10,840 RSF AVAILABLE IMMEDIATELY**

### PROPERTY HIGHLIGHTS

- Modular Needlepoint Bipolar Ionization Air Purification System to combat COVID
- Dramatic atrium lobby – renovations completed in 2020
- Full service café
- New fitness center, conference center
- On-site property management and guard service
- Computer-monitored energy efficient HVAC system
- Available penthouse storage
- Electric car chargers
- Adjacent to:
  - Wegmans Food Service
  - Lowe's Home Center
  - Woodbridge Regional Shopping Mall
  - Numerous restaurants and hotels

### CONVENIENT LOCATION & SUPERB ACCESS

AVAILABLE SPACE	SIZE
PARTIAL 6 <sup>TH</sup> FL	3,106 SF
PARTIAL 1 <sup>ST</sup> FL	3,087 SF 4,647 SF Exclusive fenced outdoor courtyard
<b>RENTAL RATE</b>	<b>\$30.00 PSF + TE</b>

FOR MORE INFORMATION, PLEASE CONTACT:

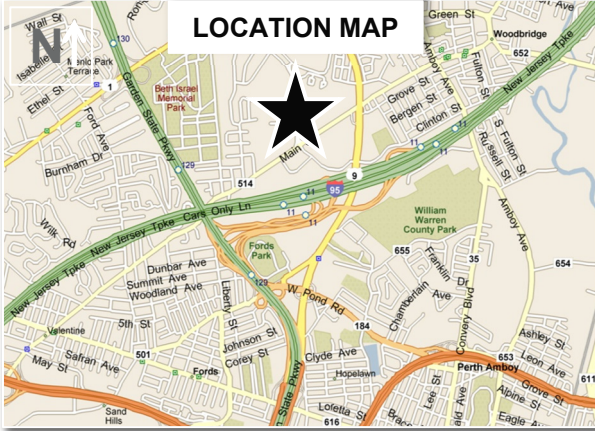
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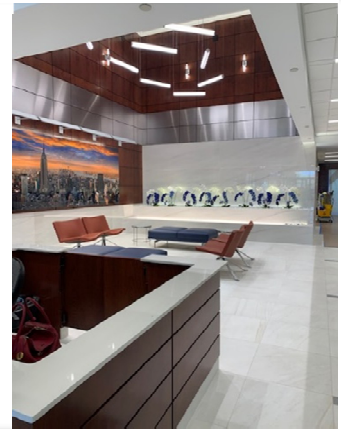
## WOODBRIDGE, NEW JERSEY



### ACCESS

- Strategically located at the intersection of the NJ Turnpike and the Garden State Parkway
- Only 15 minutes to Newark Liberty International Airport
- Easy access to I-287 and Routes 1, 9, 27, and 440
- Bus connection to/from Metropark Station
- Outstanding visibility from both the New Jersey Turnpike and Garden State Parkway

### LOBBY



### CAFE AREA



### FITNESS CENTER



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