



CLASS A OFFICE SPACE FOR LEASE
99 WOOD AVENUE SOUTH
 ISELIN, NJ



53,611 SF AVAILABLE

PROPERTY FEATURES

- 10-story Class A building totaling 271,988 SF
- 961 parking spaces; 500 covered spaces
- 10 stories of luxury office space set above a dramatic two-story lobby
- 24-hour access and security
- Prestigious corporate community
- Owned and managed by Mack-Cali Realty Development Corp.

ACCESS

- Located in the heart of Metropark
- Walking distance from Metropark Train Station and Amtrak
- Easy access to Garden State Parkway (Exit 131), NJ Turnpike (Exit 11), Routes 1 & 9 and I-287
- Newark Airport: 25-minute drive (21 miles)

AMENITIES

- Full-service café
- Full-service fitness center & locker rooms
- On-site management
- Storage available
- Nearby Woodbridge Mall and Menlo Park Mall
- Sheraton and Woodbridge hotels nearby for visitor and conference needs
- Wide variety of restaurants conveniently located in the area

AVAILABILITY	FLOOR	SIZE
TOTAL AVAILABLE	Partial 5 th Floor:	14,602 SF
	Partial 8 th Floor:	6,121 SF
	Entire 9 th Floor:	32,888 SF
LEASE RATE	\$39.00 Per SF + Electric	

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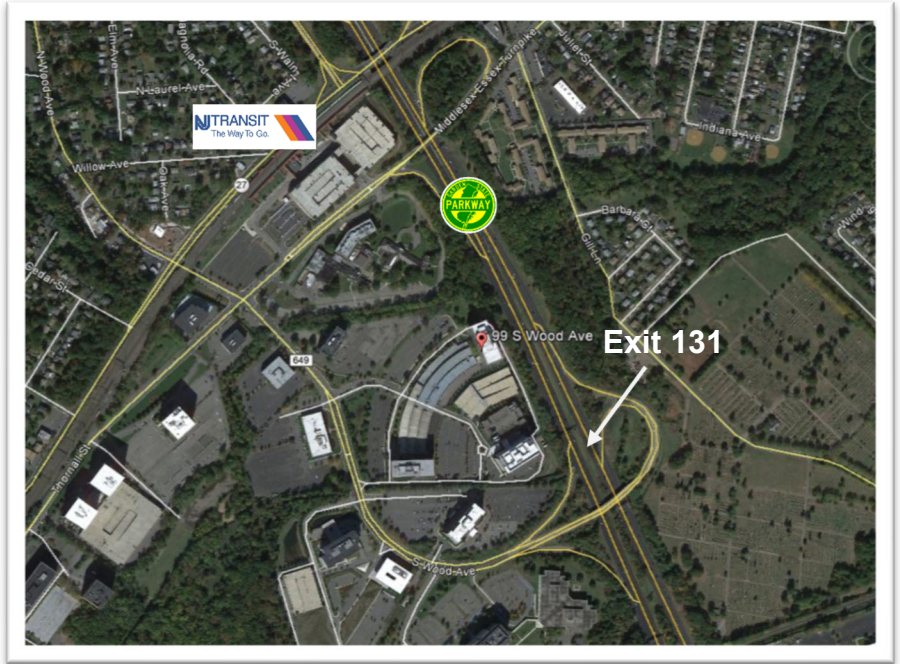
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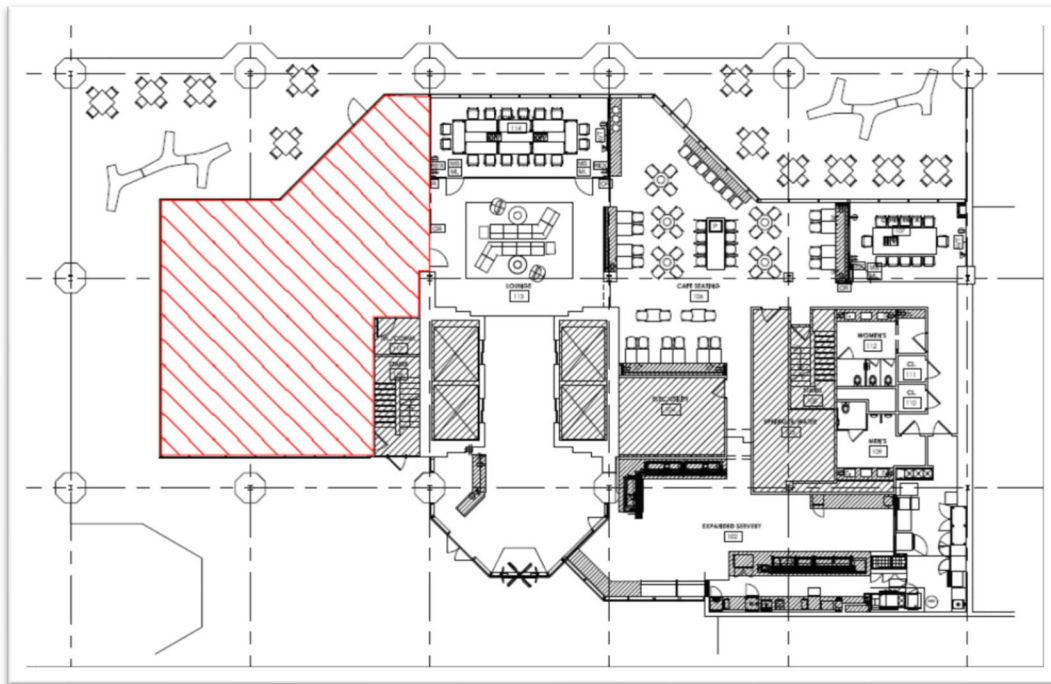
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PROPOSED LOBBY & AMENITY CENTER



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