

# GLENPOINTE

300 | 400 | 500 FRANK W. BURR BOULEVARD  
TEANECK, NEW JERSEY

New Jersey's original

*Work - Life*

business environment,  
minutes from NYC!

[glenpointeoffice.com](http://glenpointeoffice.com)



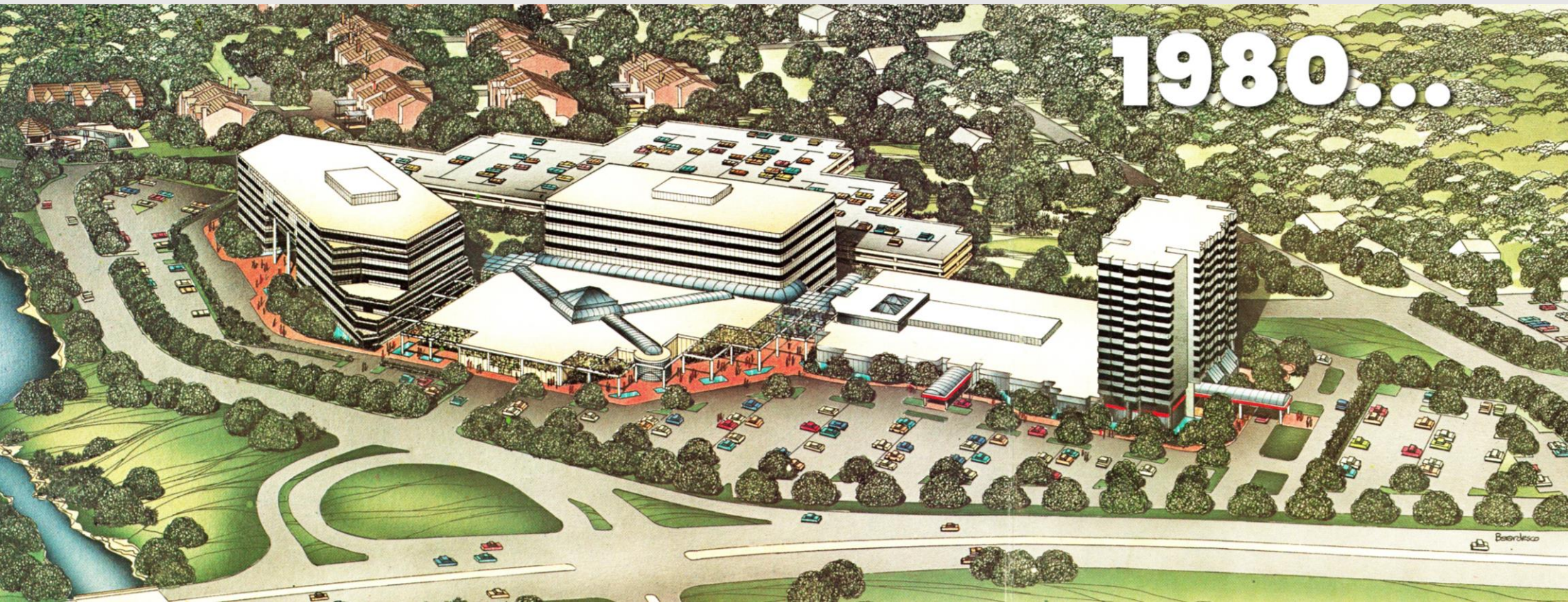
Developed, Owned & Managed by:

**ALFRED**  
**SANZARI**  
ENTERPRISES



Since it's initial development in 1980, Alfred Sanzari Enterprises has owned and operated the 50-acre Glenpointe complex, which remains **one of Northern New Jersey's foremost work-life business environments** – minutes from New York City.

Three hotels, bars/restaurants, a spa & fitness center and Starbucks flank the **650,000 SF premier, upscale Class A office environment** through an interconnected atrium walkway.



# Designed for *Legacy*

## GLENPOINTE HIGHLIGHTS

- ❖ Distinguished multi-generation ownership, the immediate family of Alfred Sanzari, an icon of real estate development in New Jersey
- ❖ Exceptional location at confluence of I-80 & I-95 only 3 miles from the George Washington Bridge and 15 minutes from Midtown Manhattan
- ❖ Exceptional interconnected on-site amenities:
  - » 350-room Teaneck Marriott at Glenpointe, featuring Starbucks, Pancetta Restaurant & Wine Bar, Glen Bar and 26,500 SF of renovated event space
  - » Brand new 350-room dual-branded Hampton Inn & Suites and Homewood Suites by Hilton Teaneck hotels
  - » 26,000 SF Glenpointe Spa & Fitness center with group classes, personal training, weight loss programs, massage therapy services, spin studio and a heated indoor swimming pool
- » Full-service cafeteria with sky lit atrium seating area
- » One million SF, four level parking garage connected by two fully enclosed sky bridges into office park
- » Outdoor patio and seating area
- » 24/7 manned security including roving patrol, card-key access, express public transportation to Manhattan and a variety of other services
- ❖ Surrounded by Bergen County's Overpeck County Park and 6,584 yard par 72 Overpeck Golf Course
- ❖ On-site property management, focused on an elevated tenant experience

# ...TODAY



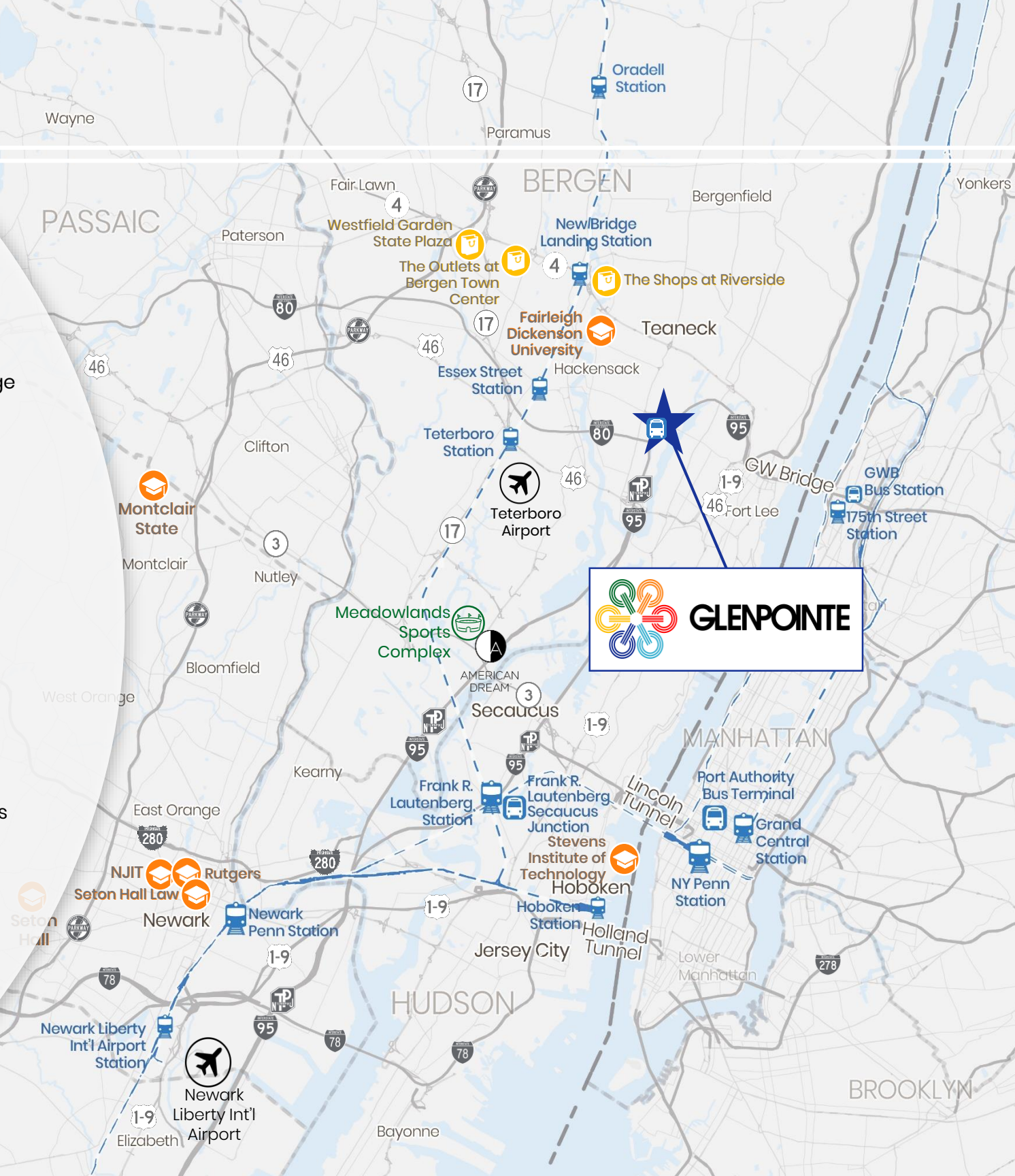
Overpeck Golf Course

Frank W. Burr Boulevard

Overpeck County Park



- ❖ Located at the full 4-way interchange of I-95 and I-80
- ❖ 3 miles from the George Washington Bridge
- ❖ 3 miles from NJ Transit's Essex Street train station
- ❖ 12 miles from Midtown Manhattan
- ❖ 20 miles from Newark Liberty International Airport
- ❖ NJ Transit bus stops on-site, with service to NYC:
  - #167 to Port Authority Bus Terminal Midtown Manhattan
  - #182 to George Washington Bridge Bus Terminal
- ❖ Access to Bergen County and New Jersey's highly skilled and educated workforce
- ❖ Abundant area amenities include: restaurants, banks, child care and retail shopping such as The Outlets at Bergen Town Center, The Shops at Riverside and Westfield Garden State Plaza



# Exceptionally Located



On-site – NJ Transit bus stops



3 MILES – Essex Street Station



4 MILES – GWB Bus Terminal



4 MILES – The Shops at Riverside



6 MILES – The Outlets at Bergen Town Center



7.5 MILES – American Dream Meadowlands



12 MILES – Port Authority Bus Terminal



12 MILES – Midtown Manhattan



20 MILES – Newark Liberty Int'l Airport



- ❖ 650,000 SF of premier office space in an upscale, Class A business environment
- ❖ 50-acre campus, serving as regional hub to local, national, and international companies
- ❖ 26,000 SF Glenpointe Spa & Fitness
- ❖ Full-service cafeteria with atrium seating
- ❖ WiFi enabled common areas
- ❖ On-site property management

#### GLENPOINTE CENTRE EAST

- ❖ 7 story 240,000 SF trophy office building
- ❖ Stunning lobby area

#### GLENPOINTE CENTRE WEST

- ❖ 7 story 330,000 SF trophy office building
- ❖ Soaring 7-story atrium lobby
- ❖ Private balconies

#### THE ATRIUM AT GLENPOINTE

- ❖ 2 story 80,000 SF trophy office building
- ❖ Spectacular vaulted sky-lit atrium
- ❖ Private and public balconies

#### GLENPOINTE HOTEL COLLECTION

- ❖ Teaneck Marriott at Glenpointe
- ❖ Hampton Inn & Suites by Hilton Teaneck
- ❖ Homewood Suites by Hilton Teaneck



# Premier *Work - Life* Business Environment



Dramatic sky lit atrium café seating area



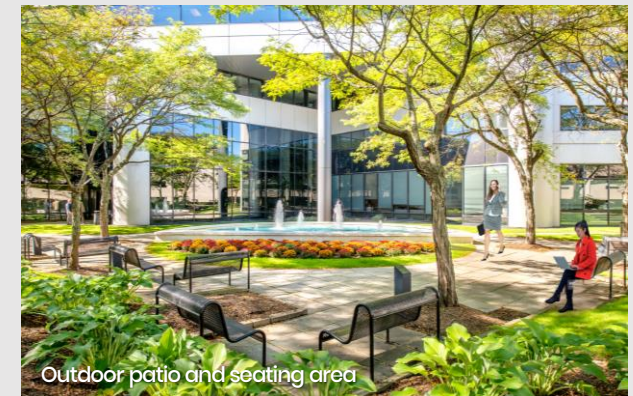
Glenpointe Centre East lobby and collaboration areas



Interconnected via two-story atrium promenade



Glenpointe Centre West - Extraordinary seven-story atrium



Outdoor patio and seating area



Glenpointe Atrium lobby



On-site property management



Interconnected,  
on-site

# Amenities & Experiences

Introducing...

## THE P<sup>ointe</sup>INTE

Available for the first time in New Jersey, Alfred Sanzari Enterprises and Better Spaces are teaming up to provide new experiences for tenants at Glenpointe.



LIVE YOUR BEST WORK LIFE AT  
**GLENPOINTE**

**THE POINTE** features a tenant lounge, coworking space, kitchenette and three smaller communal rooms, each designated for different uses, that will change regularly

### WELLNESS

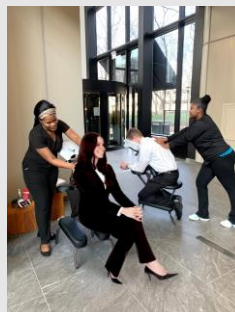
Yoga  
Surf Yoga  
Meditation  
Stress Relief

### COMMUNITY BUILDING

Ping Pong  
Holiday Marketplace  
Tenant Art Shows

### RAD

**MANAGEMENT**  
“Retain-Attract-Develop” Talent  
Workshops  
Coaching



Glenpointe   
Spa & Fitness



Aqua center



Fitness and cardio area



Locker rooms



Strength training/free weights area



Teaneck Marriott at Glenpointe lobby



Marriott - Pancetta wine bar & restaurant



Marriott - Glen Bar lounge & restaurant



Hampton Inn & Suites by Hilton Teaneck lobby



Hampton Inn & Suites - Guest seating area



Marriott - 26,500 SF event & meeting space



Homewood Suites by Hilton Teaneck lobby



Homewood Suites - Outdoor patio



Starbucks - interior entrance







Alfred Sanzari Enterprises is committed to delivering a truly superior tenant experience and building a stronger sense of community at **Glenpointe**, New Jersey's premier office destination.



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*Leasing by:*



*Contact us for more information or to arrange a tour.*

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