

FOR LEASE

EXECUTIVE BOULEVARD

Suffern, New York 10901

CLASS A OFFICE COMPLEX WITH BUILD TO SUIT OPPORTUNITY

Executive Boulevard in Suffern, NY is a three building multi-tenanted office complex with on-site hotel. The complex offers a corporate environment featuring on-site ownership, property management, efficient floor plates and 4 per 1,000 SF parking. Capital improvements were recently completed at 2 Executive Boulevard, including electric car charging stations, HVAC upgrades, and lobby and common area renovations.

Executive Boulevard offers a unique 100,000 SF build to suit opportunity for an office, medical or industrial user, with signage visible on the New York Thruway.



BUILD TO SUIT
HEADQUARTERS

EXECUTIVE BOULEVARD

Suffern, New York 10901

PROPOSED BUILD TO SUIT SITE:

- Zoned Laboratory Office-Campus
 - Permitted uses include office, medical, industrial, lab and retail
- Ideal for headquarters facility
- 4 story, 25,000 SF floor plates
- 4 per 1,000 SF parking ratio
- Visibility from the New York Thruway with signage opportunity
- Long-term, stable ownership with proven track record
- Corporate neighborhood





Drive Times

- to Mahwah Train Station: 11 mins
- to Suffern Train Station: 9 mins
- to Topoposse Bridge: 15 mins

★ 2 & 4 Executive Blvd

Amenity #	NAME	Amenity #	NAME
Banking	Child Care	Dining	Transit
1. TD BANK	1. KINDERCARE	1. BAGEL BOYS	1. SUFFERN TRAIN STATION
2. CHASE BANK	2. GODDARD SCHOOL	2. STARBUCKS	2. MAHWAH TRAIN STATION
3. KEY BANK		3. ABBACANT DINER	RAILROAD LINE
4. STERLING BANK		4. DUNKIN	
5. CHASE BANK		5. MCDONALDS	
6. TRUSTCO BANK		6. DA NINA ITALIAN	
		7. MARCELLOS	
		8. DOMINOS	
		9. OLE OLE	
		10. AIRMONT EATS	
		11. BURGER KING	
		12. WENDYS	
		13. DUNKIN	
Fitness	Medical	Shopping	
1. PLANET FITNESS	1. GOOD SAMARITAN HOSPITAL	1. CVS	
2. INDIAN ROCK YOGA		2. WALGREENS	
Hotel		3. SHORRITE	
1. CROWN PLAZA		4. WALDMART	
		5. 7-ELEVEN	

4 Miles
New Jersey
TRANSIT Rail
Operations

LOCATION

Executive Boulevard is located immediately off of a full interchange of the New York Thruway at exit 14B. This central location provides convenient access to Route 59, the Suffern Train Station, Bergen and Orange Counties, I-287, Route 17 and The Garden State Parkway. The Mario M. Cuomo Bridge and Palisades Parkway are minutes away.

AMENITIES

There are abundant retail, dining and banking amenities in the immediate area. Executive Boulevard tenants receive discount pricing on hotel rooms, dining and conference facilities at the on-site Crowne Plaza hotel. A new fitness center is planned for 2 Executive Boulevard.

+ Dining

- Dunkin
- Starbucks
- Marcelos
- Da Nina Italian

+ Fitness

- Planet Fitness
- Indian Rock
Yoga

+ Banking

- TD Bank
- Chase Bank
- Key Bank
- Sterling Bank



OWNERSHIP

Lynmark Group, is a third generation family-owned real estate development company headquartered at 4 Executive Boulevard. The Lynmark Group has been on the forefront of real estate development for over 56 years, having developed over a billion dollars worth of income producing assets in multi-family housing, retail centers, office buildings, and hospitality. Lynmark has extensive expertise in property management, construction services, acquisitions, asset management, marketing and leasing.

PLEASE CONTACT:

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