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

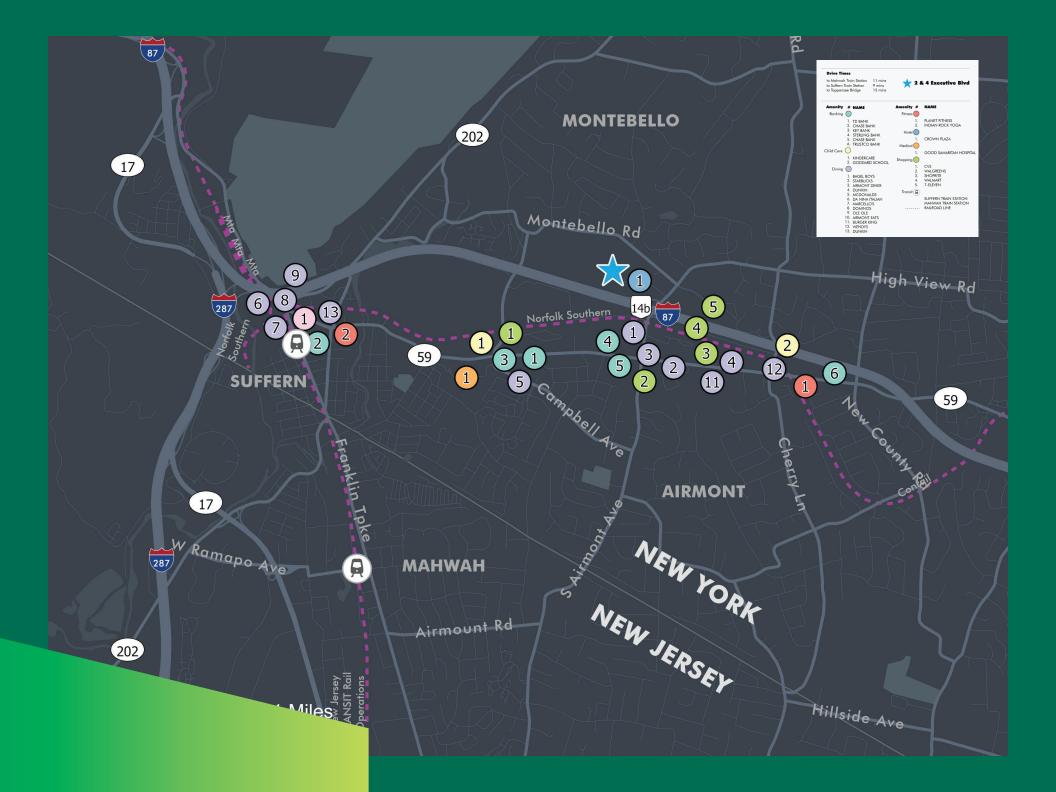
EXECUTIVE BOULEVARD

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





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 + Fitness + Banking Planet Fitness - Dunkin - Starbucks - Indian Rock Yoga - Marcelos



OWNERSHIP

Lynmark Group, is a third generation family-owned real estate development company headauartered at 4 Executive Bouleavard. 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:

- Da Nina Italian

ERIN WENZLER

Senior Associate +1 201 712 5893 erin.wenzler@cbre.com

JAMES B. TULLY

-TD Bank

- Key Bank

- Chase Bank

-Sterling Bank

Executive Vice President +1 201 712 5804 james.tully@cbre.com

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

