



**ASPEN CORPORATE PARK**  
1460 / 1480 US HIGHWAY 9 NORTH, WOODBRIDGE, NEW JERSEY



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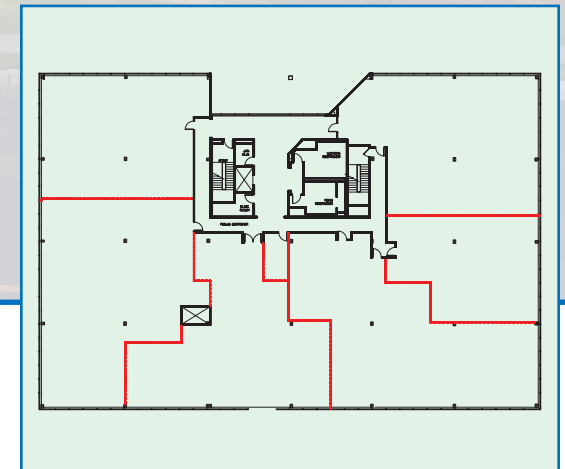
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## Building Features and Amenities:

- Two three-story office buildings comprising approximately 45,500 square feet each for a total of 91,000 square feet
- Flexible floor plates to accommodate small users from 1,000 sf and up
- Attractive lobby, newly refurbished elevators and common areas
- Grab & Go Market Café
- 24/7 Card Key access
- HVAC Energy Management System and central station monitoring for fire/security
- Building upgraded to MERV 13 air filtration system - 2021
- Professional local Ownership and Management with on-site Building Manager
- Professional landscaped grounds with outdoor picnic areas
- Ample on-site parking (4/1000); surface and lighted covered parking

## Location Features:

- Direct access to US Highway 9 North with immediate access to Route 1, Route 35, and close proximity to GSP (Exit 131) and NJ Turnpike (Exit 11), Routes 440 and I-287
- Across from Woodbridge Center Mall and nearby to Menlo Park Shopping Mall (1.3 miles), shops, hotels (Residence Inn Marriott, Hampton Inn, Renaissance Hotel, Holiday Inn Express) and numerous restaurants
- 1.5 miles to NJ Transit – Woodbridge Station and 3.5 Miles to Metropark Train Station
- 11 miles from Newark Liberty International Airport
- 28 miles to Manhattan



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