

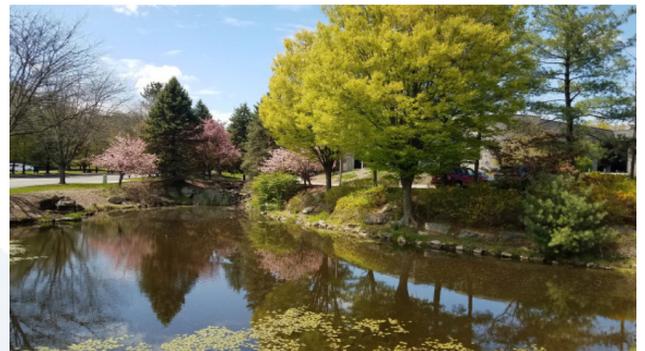
FOR LEASE | Mt. Arlington Corporate III | 111 Howard Boulevard | Mount Arlington, NJ

OFFICE/FLEX/HI-TECH SUITES FROM 1,400 - 3,620 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Mt. Arlington Corporate III offers 72,666 SF of Office/Flex/Hi-Tech Suites
- **Directly off Exit 30 on New Jersey I-80**
- **Available Suites:** Suite 214 (3,620 SF)
Suite 170 (1,784 SF)
Suite 200 (3,350 SF)
Suite 206 (1,400 SF) (can be combined with suite 200)
- Generous Parking Ratio: 5/1,000 SF
- Handicapped Accessible/Elevated
- Individually Controlled HVAC Units
- Next to **Courtyard Marriott**, restaurants and convenience stores. **Minutes to Rockaway Mall**, Picatinny Arsenal, International Trade Zone. Convenient to Routes 46 and 10.
- **1/8 mile to Mt. Arlington NJ Transit station** with service on the Morristown and Montclair/Boonton Lines to Hoboken and New York Penn Station. Park and ride serving Lakeland Bus line to New York City.
- **Lease Rates:** \$17.95 PSF plus tenant electric



111 HOWARD BOULEVARD			
FIRST FLOOR		SECOND FLOOR	
Biomed Technologies	100		200
Van Cleef Engineering	100B	MB Distri Group	201
Templar Technologies	101	Mouser Electronics	202
	102	NCI - The NeuroCognitive Institute	204
	103	NCI - The NeuroCognitive Institute	205
Child & Family Resources	104	NCI - The NeuroCognitive Institute	208
NAIHS - North American International Logistics	107	Tahsin USA	206
School Accounting Professionals	108	Uniglobe	210
	110	Serco	212
Colavito & Associates	150	Serco	214
Innovacos Corp.	160		
Guarantee Rate	170		



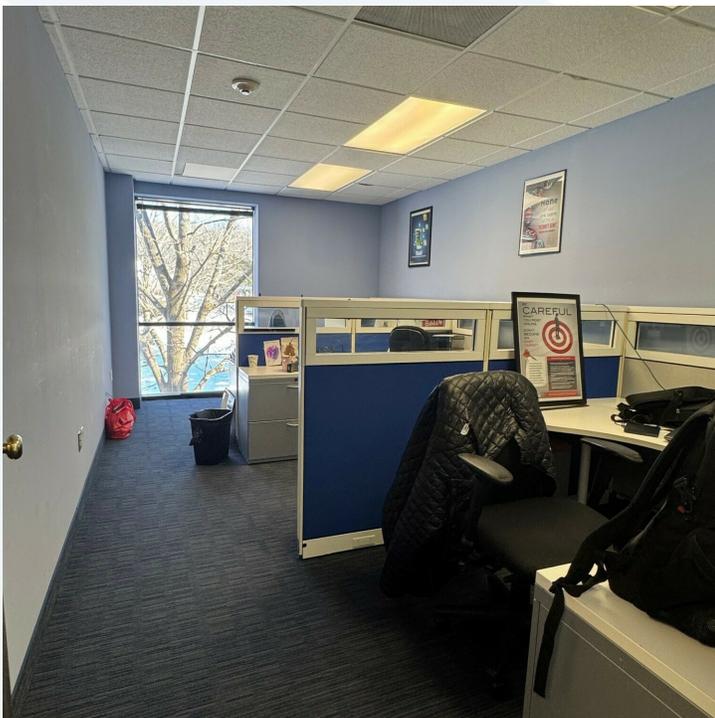
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ADDITIONAL PHOTOS | SUITE 214



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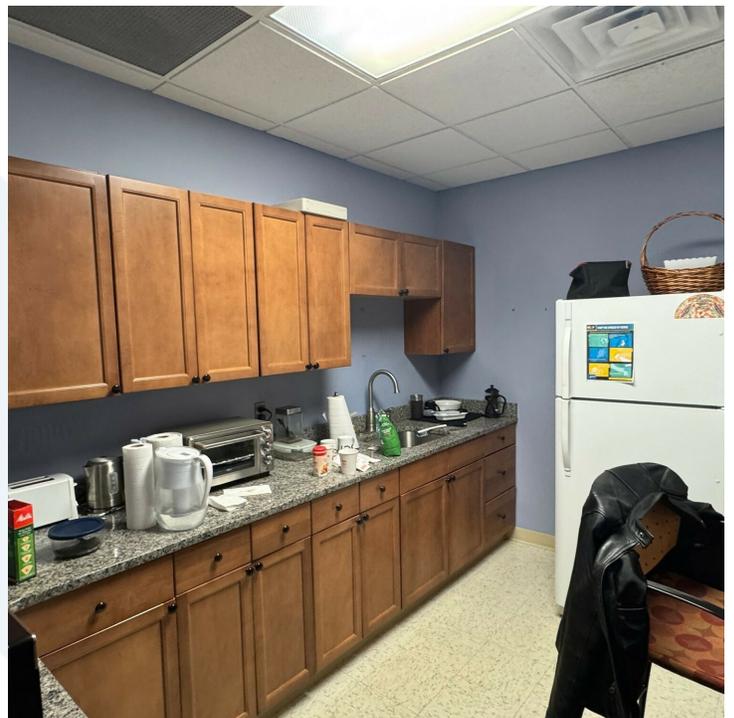
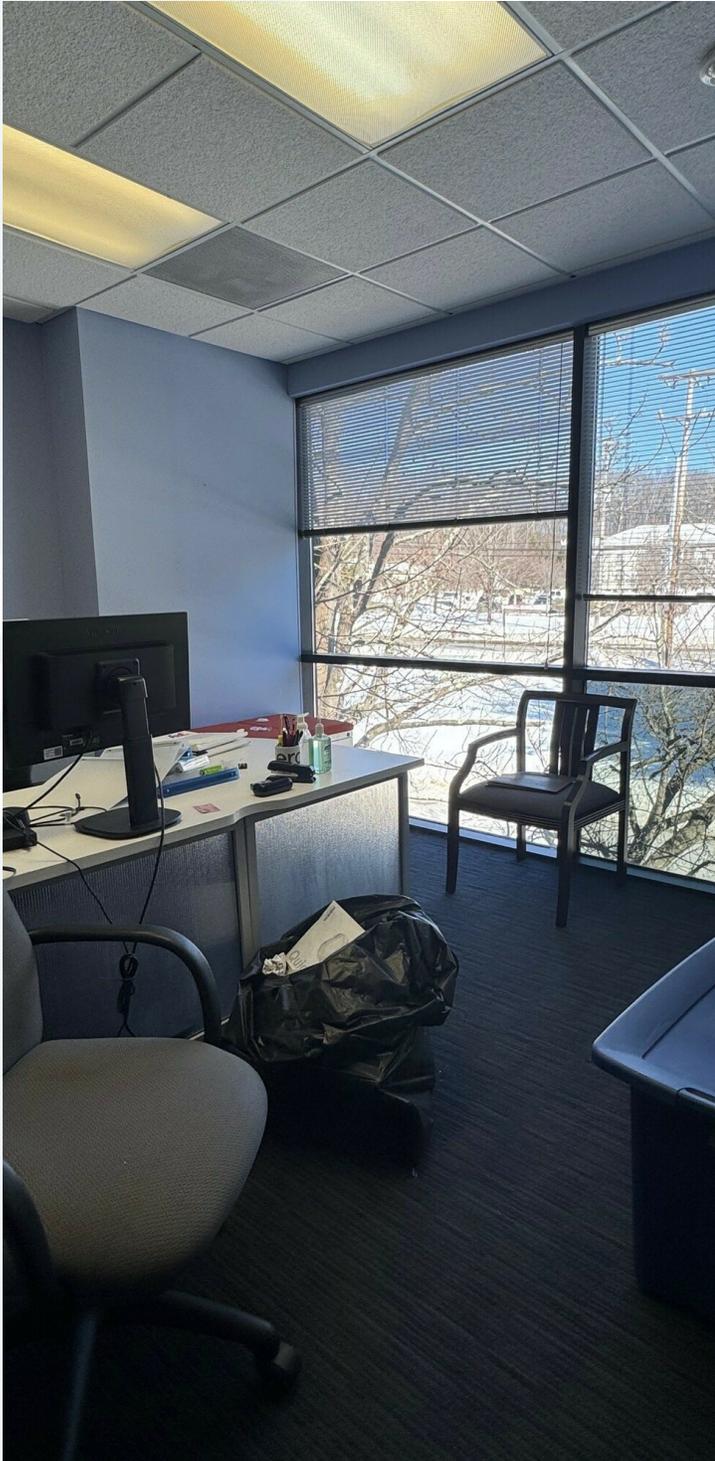
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ADDITIONAL PHOTOS | SUITE 214

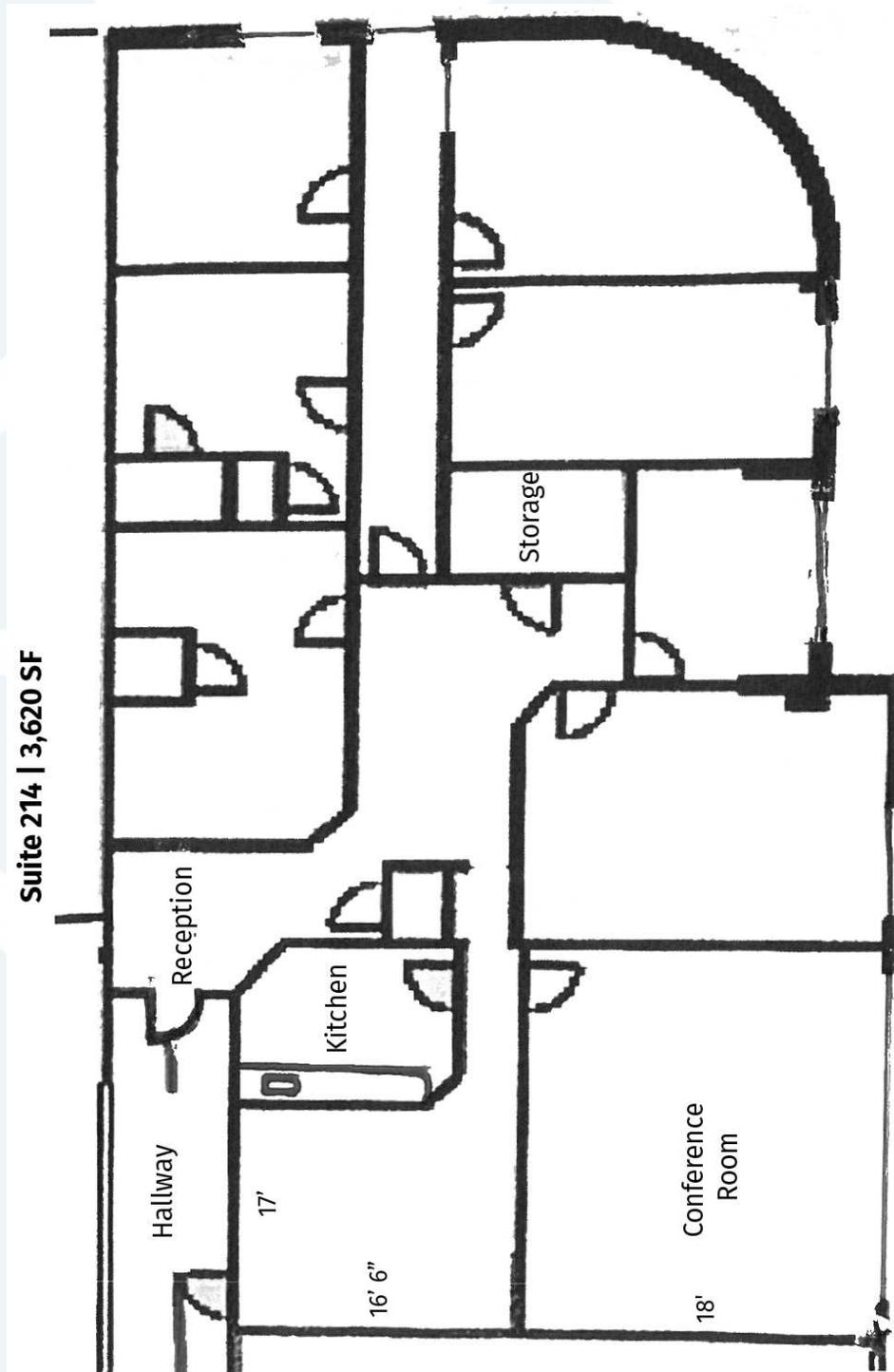


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FLOOR PLANS | SUITE 214



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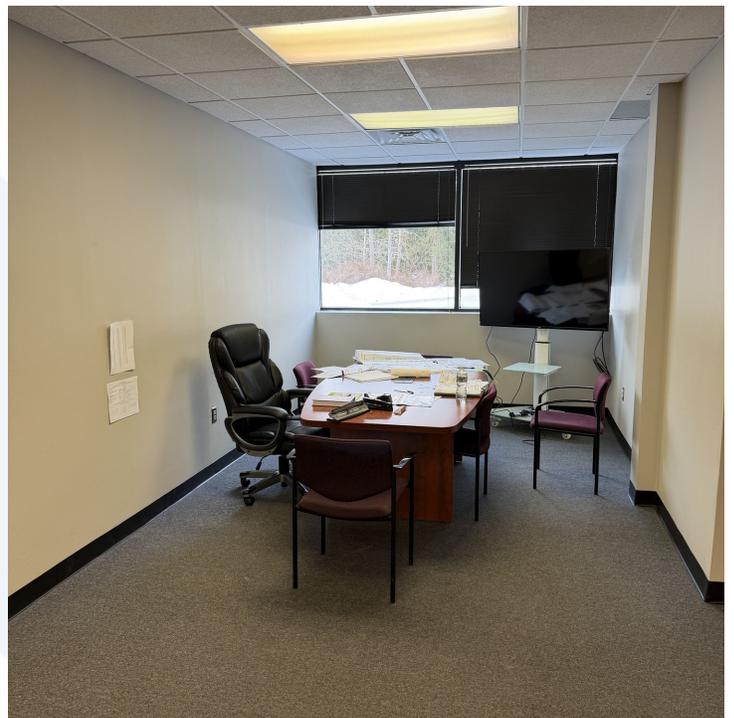
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ADDITIONAL PHOTOS | SUITE 170



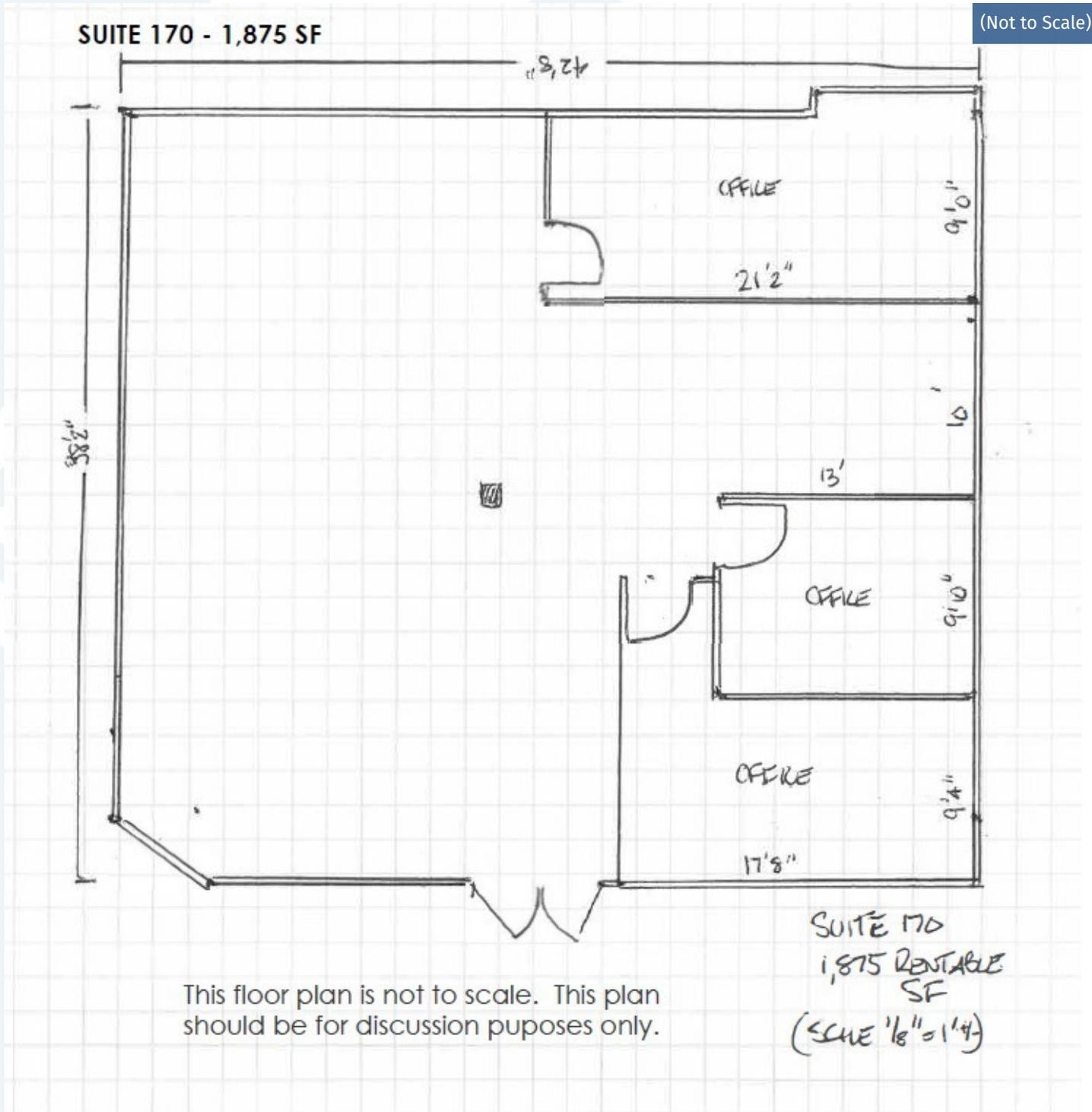
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FLOOR PLANS | SUITE 170



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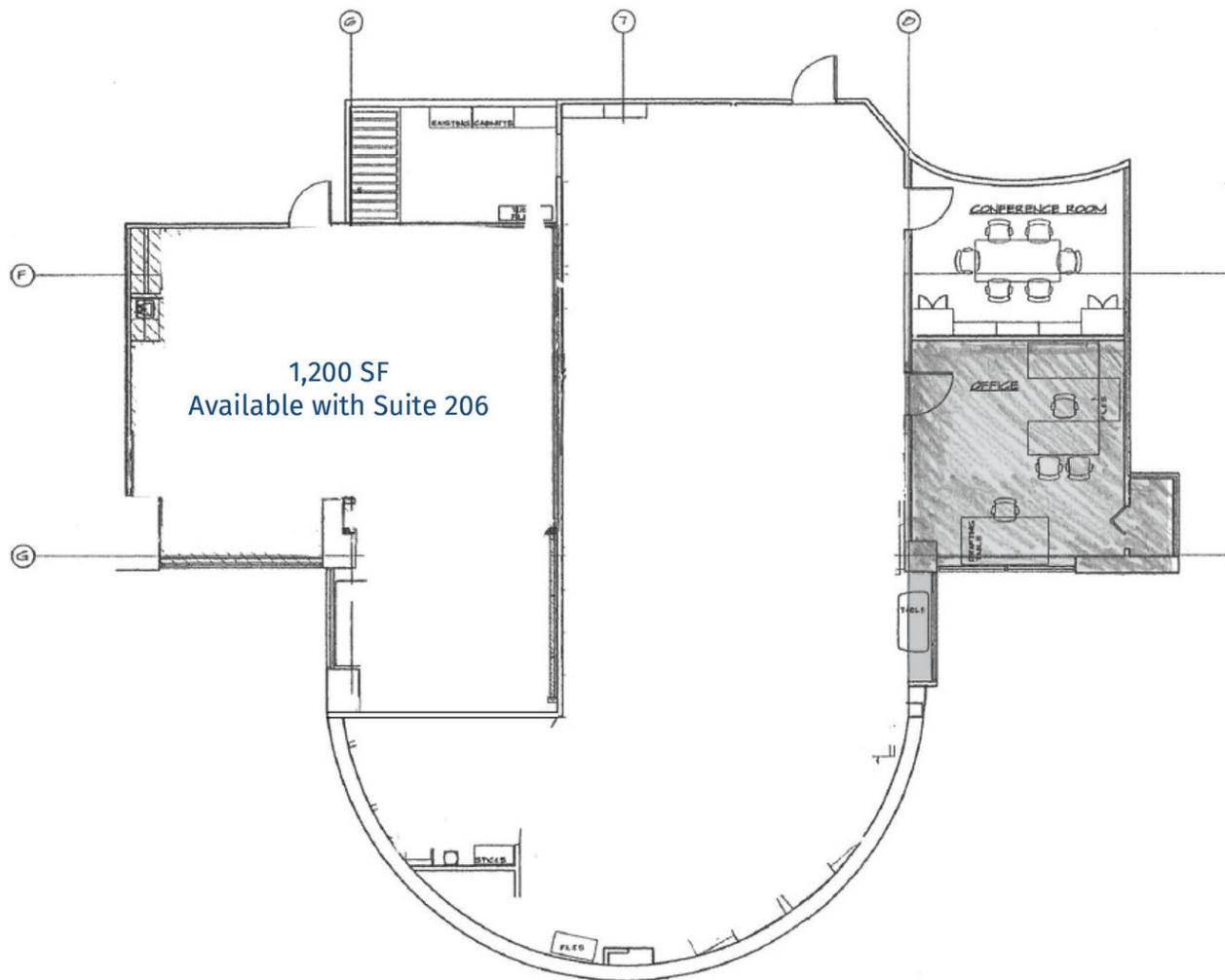
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FLOOR PLANS | SUITE 200

Not to Scale



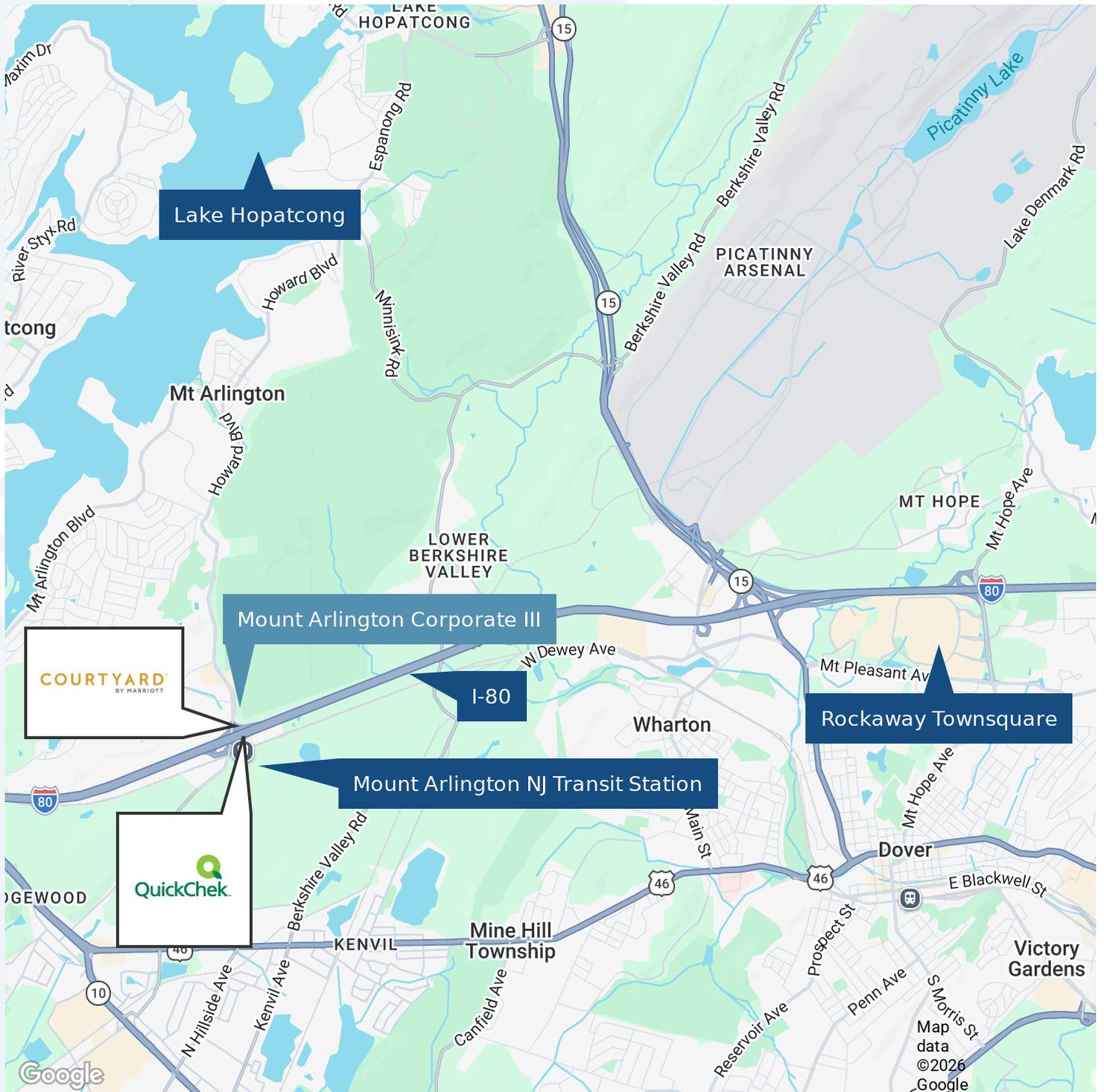
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LOCATION MAP



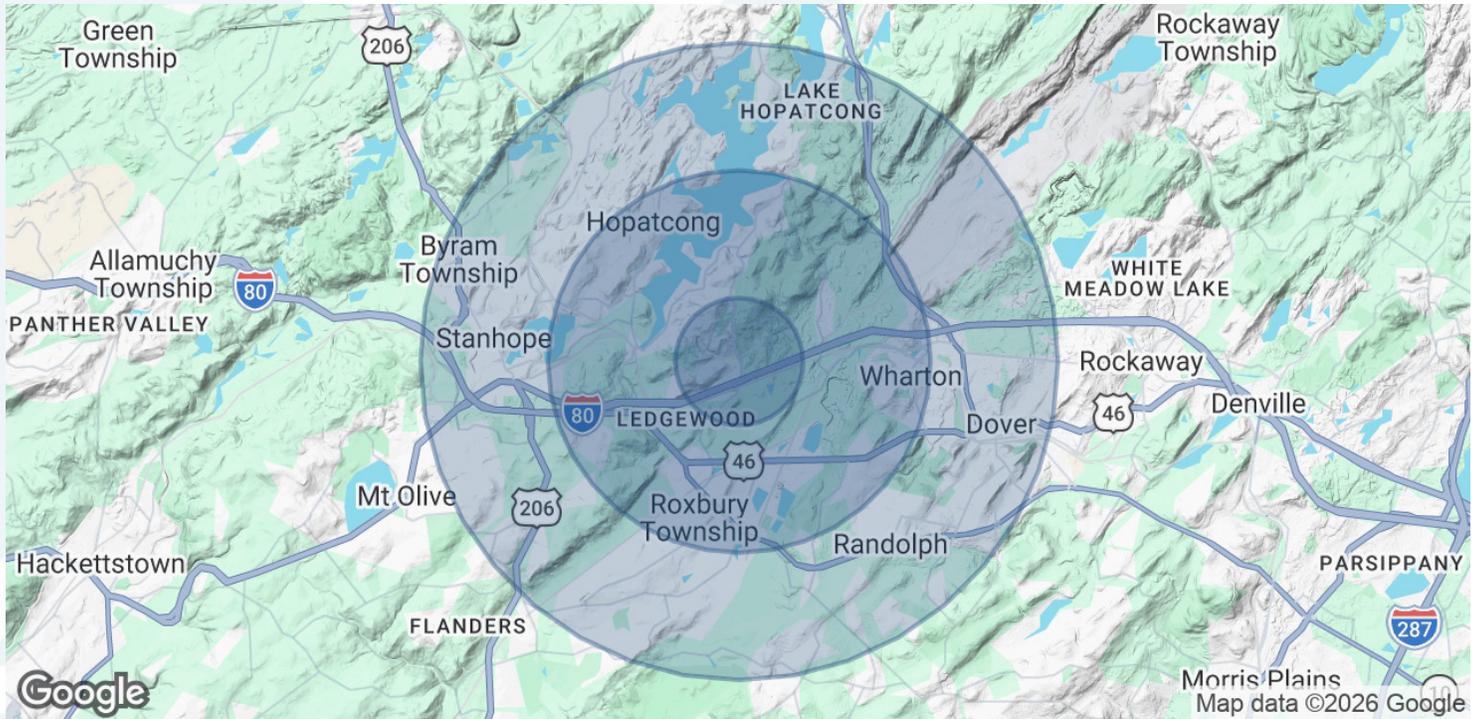
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,216	31,343	98,574
Average Age	45.3	41.4	39.8
Average Age (Male)	42.6	39.6	38.3
Average Age (Female)	47.3	43.1	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,347	11,925	36,473
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$96,169	\$99,633	\$100,409
Average House Value	\$399,583	\$387,541	\$402,526

2020 American Community Survey (ACS)

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