

FOR LEASE

Paramus Design Center

762-776 Route 17, Paramus, NJ 07652

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NEWMARK

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NEWMARK



For Lease

Center SF
136,381 SF

Building SF
41,414 SF

Parking
525 spaces

Available Space

Scenario 1

B3: 8,784 SF +
2,400 SF Outdoor Patio

Scenario 2

B3A: 6,826 SF
B3C: 1,958 SF

*2,400 SF Outdoor Patio

Scenario 3

B3A: 3,452 SF
B3B: 3,374 SF
B3C: 1,958 SF

*2,400 SF Outdoor Patio

Comments

- Located in the heart of the Route 17 Paramus Retail Corridor
- Located at the intersection of Route 17 and Ridgewood Ave
- Three points of ingress/egress (Route 17, Ridgewood Ave and Sunflower Drive)
- Access to/from center without getting on Route 17

Signage: Storefront Signage, 2 Pylon Signs, Digital Sign, Directional Signage

Traffic Counts: 137,377

Potential Uses: Retail, Entertainment, Restaurant

Zoning: HCC-2 – Highway Corridor Commercial 2

Borough of Paramus, NJ Highway Corridor Commercial — 2 (HCC-2) Zone

Co-Tenants:

Design Within Reach, Room & Board, The Shade Store, Roche Bobois, CB2, Natuzzi, Tempur-Pedic, Equinox, Panera Bread, Stickley, Modani, Ornare, Artistic Tile, Saatva, Worldwide Floor Coverings, Kucht Professional

Neighbors

Mercedes Benz, Crate & Barrel, Barnes and Noble, Floor & Décor, Tesla, Bo Concept, Home Depot, Costco (coming soon)



PDC Expansion Photos



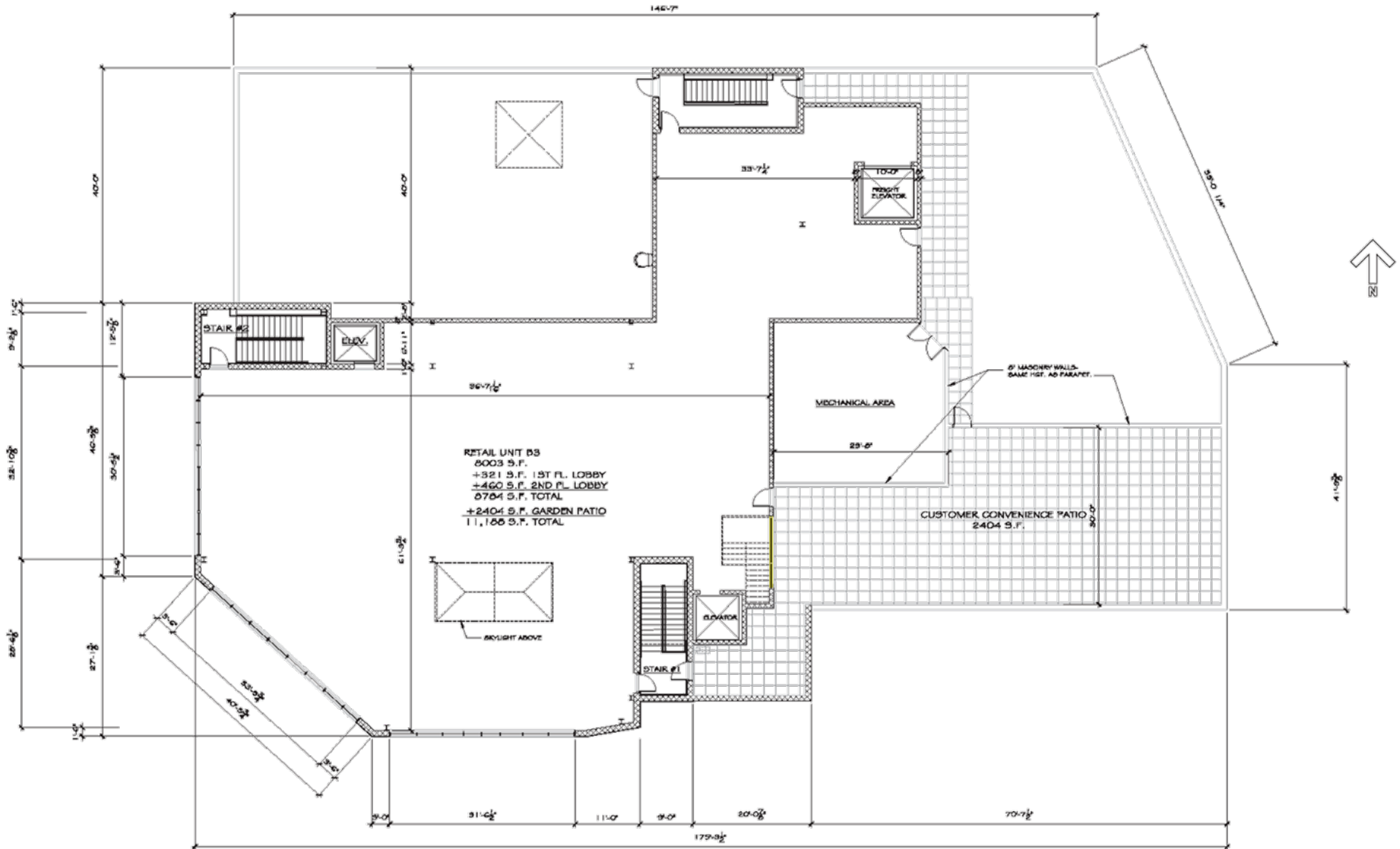
Signage Renderings



PDC Photos

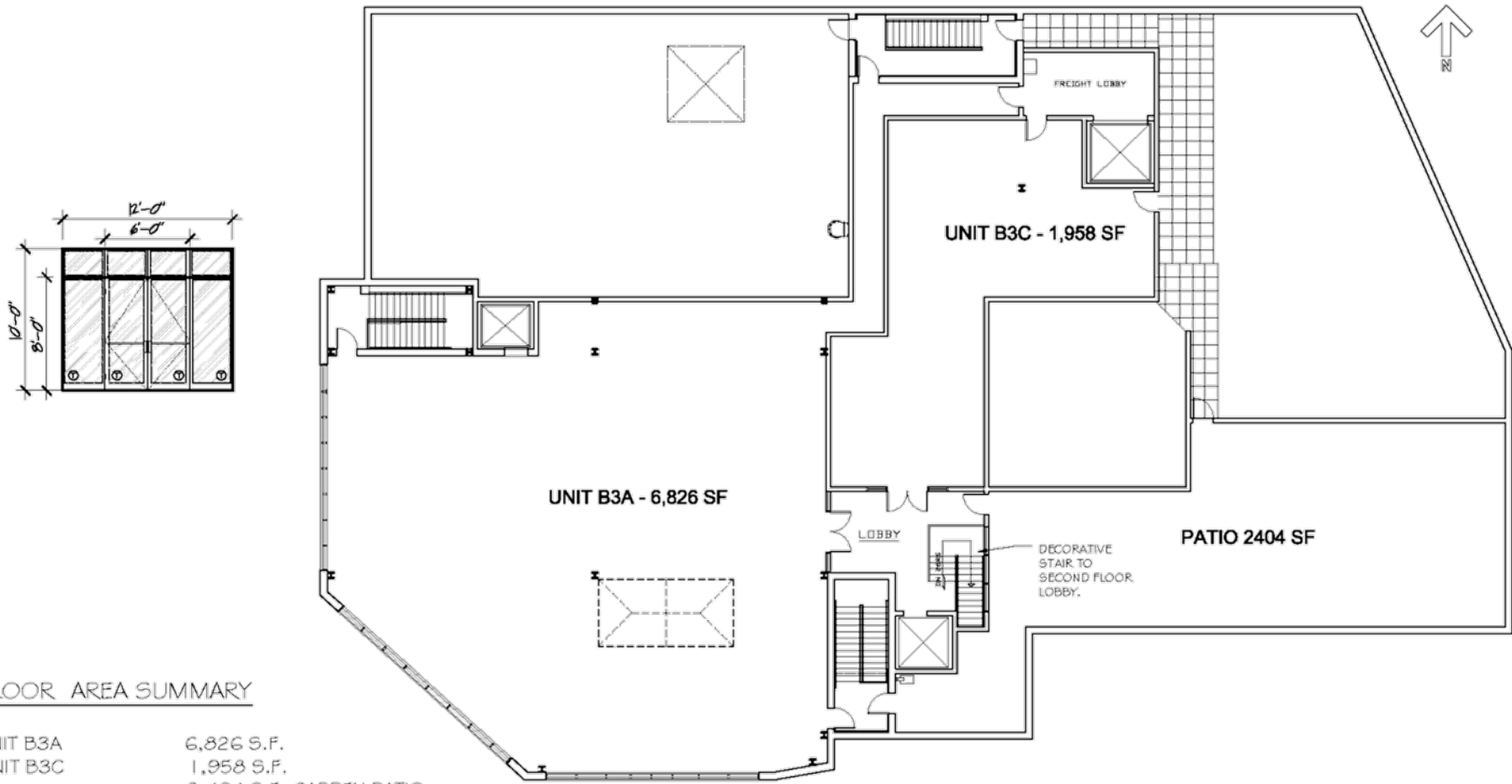


Roof Plan | Scenario 1



ROOF PLAN
SCALE: 1/8"=1'-0"

Potential Division Plan | Scenario 2



FLOOR AREA SUMMARY

UNIT B3A	6,826 S.F.
UNIT B3C	1,958 S.F.
	<u>2,404 S.F. GARDEN PATIO</u>
ROOF LEVEL TOTAL	11,188 S.F. TOTAL

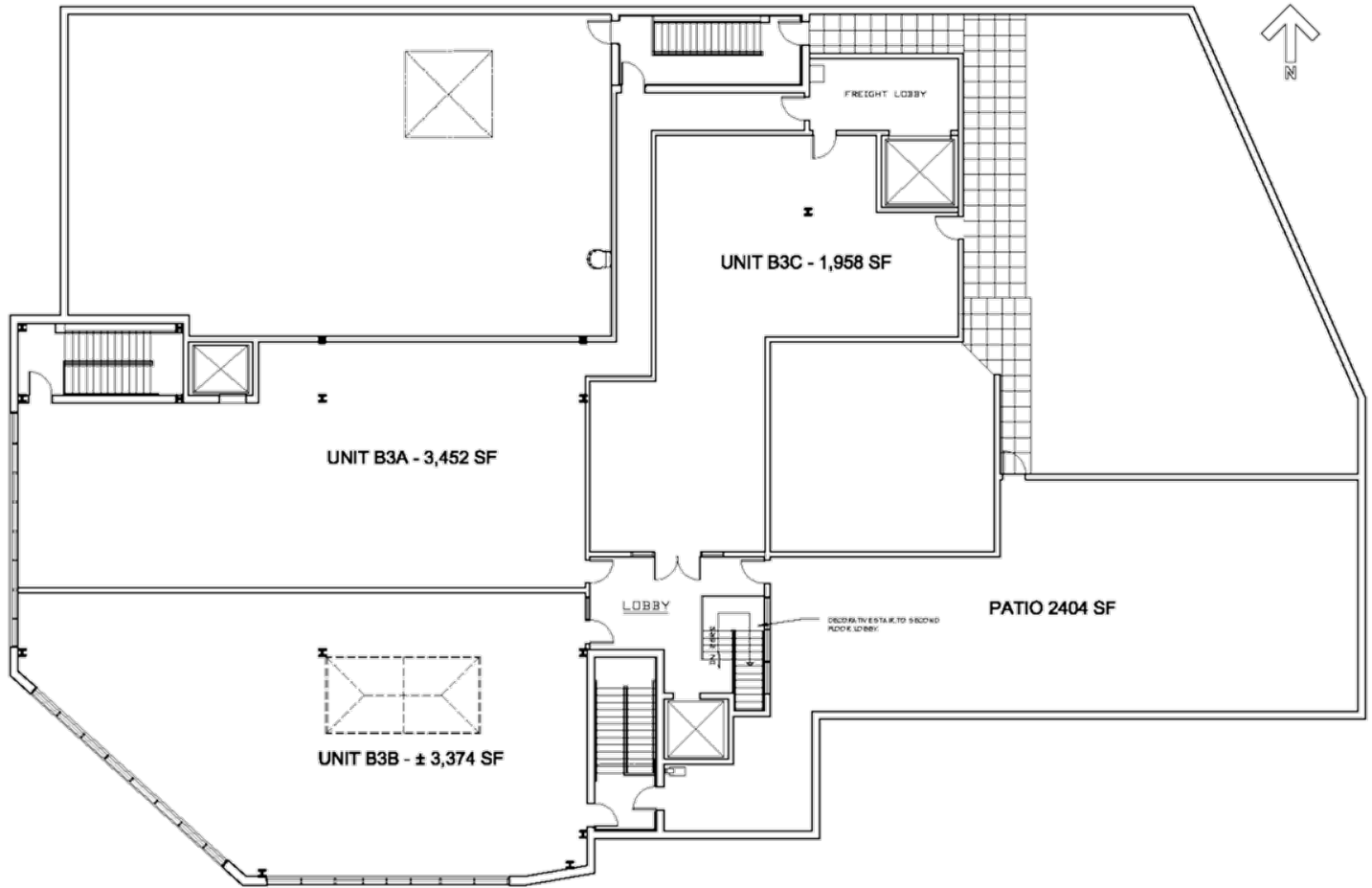
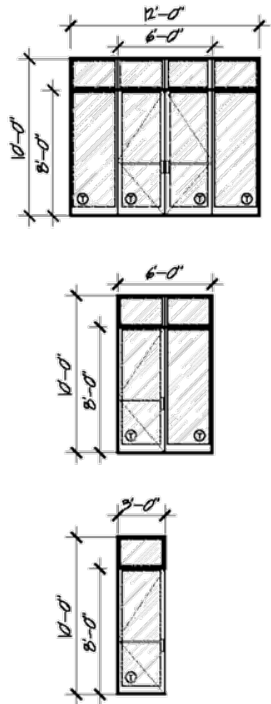
NOTES:
 1. BUILDING UNIT AREA CALCULATIONS INCLUDE ALL COMMON ELEVATORS, STAIRS AND LOBBIES, LOADING DOCKS, FREIGHT ELEVATOR.

ROOF PLAN - TENANT LAYOUT

#2025-3

DESIGN CENTER PARAMUS
 762 ROUTE 17 NORTH
 PARAMUS, NJ

Potential Division Plan | Scenario 3



FLOOR AREA SUMMARY

UNIT B3A	3,452 S.F.
UNIT B3B	3,374 S.F.
UNIT B3C	1,958 S.F.
	<u>2,404 S.F. GARDEN PATIO</u>
ROOF LEVEL TOTAL	<u>11,188 S.F. TOTAL</u>

NOTES:

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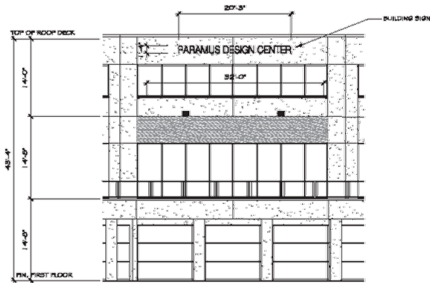
ROOF PLAN - TENANT LAYOUT

#2025-2

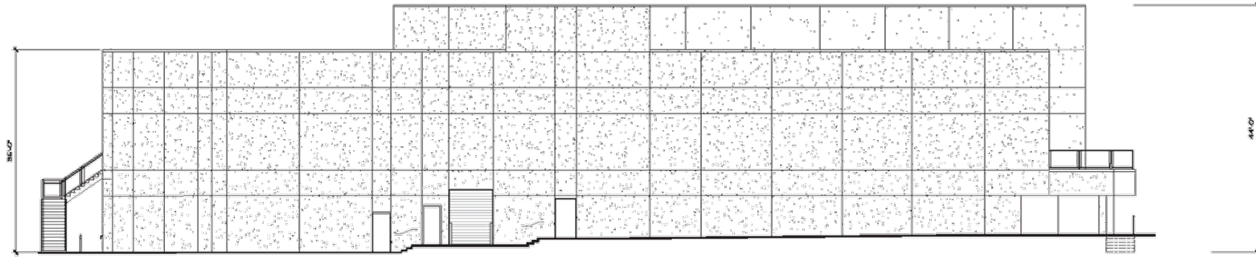
DESIGN CENTER PARAMUS
762 ROUTE 17 NORTH
PARAMUS, NJ

12/09/25

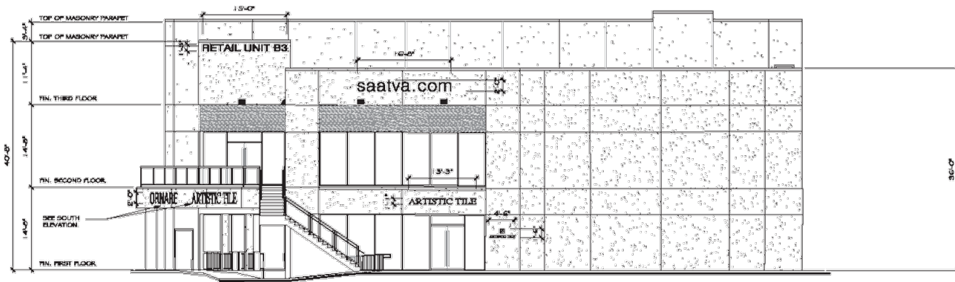
Elevations



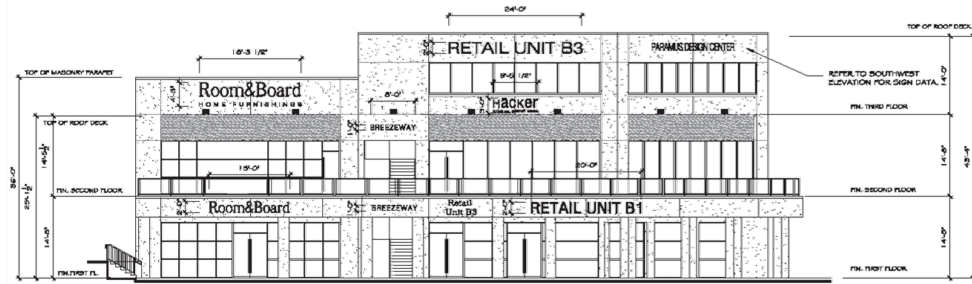
SOUTHWEST ELEVATION
SCALE: 1/8" = 1'-0"



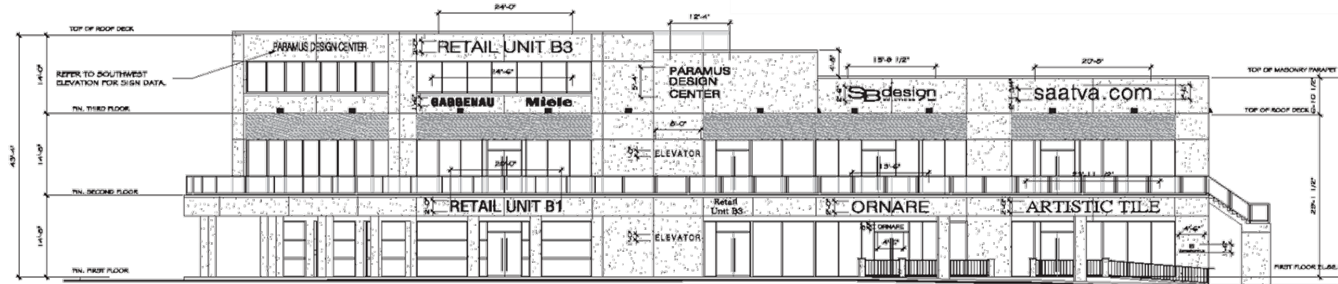
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

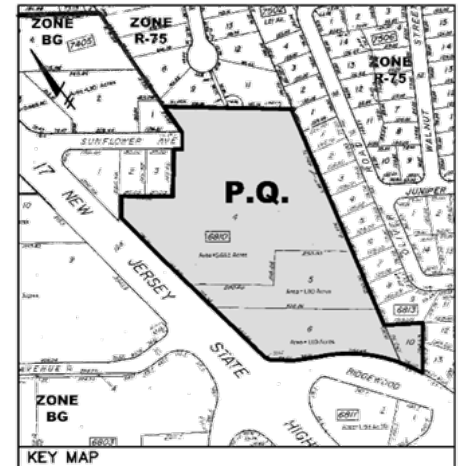


WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

Site Plan



BUILDING AREA SUMMARY

492 CONSTRUCTED SPACES
 33 FUTURE SPACES
 525 PARKING SPACES

DESIGN WITHIN REACH	11,223 SF
THE SHADE STORE	2,020 SF
ROCHE BOBOIS	5,990 SF
CB2	11,900 SF
NATUZZI ITALIA	10,771 SF
TEMPUR-PEDIC	3,513 SF
EQUINOX (TWO STORY)	30,000 SF
PANERA	4,550 SF
STICKLEY	8,234 SF
MODANI	6,766 SF
PDC SKYVIEW DESIGN CENTER	
ROOM & BOARD	9,439 SF
ARTISTIC TILE	3,800 SF
SAATVA	4,924 SF
ORNARE	2,735 SF
WORLDWIDE FLOORING	5,010 SF
LAZZONI	4,381 SF
RETAIL UNIT B3	8,784 SF
KUCHT PROFESSIONAL	2,341 SF
TOTAL PDC BUILDING AREA	136,381 SF

- 7 PDC
 6 SKYVIEW BUILDING
 2 ENTRANCE →
- SIGN ①
- ↑ PDC SKYVIEW BUILDING
 SIGN ②
- ← PDC SKYVIEW BUILDING
 SIGN ③
- PDC SKYVIEW BUILDING
 SIGN ④
- PDC SKYVIEW BUILDING
 SIGN ⑤
- ↑ PDC SKYVIEW BUILDING
 SIGN ⑥
- PDC SKYVIEW BUILDING
 SIGN ⑦

PDC SKYVIEW BUILDING WAYFINDING SIGNS

PROPERTY OF



PARAMUS DESIGN CENTER - PDC SKYVIEW BUILDING

7-17-24

Access Plan Ingress



Access Plan Egress

 Ingress

 Truck Egress

 Egress



