

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

OFFICE/FLEX/HI-TECH SUITES



PROPERTY DESCRIPTION

Mt. Arlington Corporate III is a 72,666 SF office/flex/hi-tech building strategically located directly off Exit 30 of Interstate 80 in Mt. Arlington, New Jersey. The property offers a variety of suite sizes to accommodate office, technology, and flex users, with convenient access to major transportation routes, nearby amenities, and public transit.

PROPERTY HIGHLIGHTS

- **Lease Rate:** \$18.95 PSF plus tenant electric
- **Loading:**
 - Suite 100B: One (1) overhead loading door
- **Power:**
 - Suite 100B: 400 AMP 3 phase
- **Accessibility:** Handicapped accessible building with elevator service
- **HVAC & Utilities:** Individually controlled HVAC systems
- **Parking:** Generous parking ratio of 5 spaces per 1,000 SF
- **Prime Location:** Direct access to Interstate 80 (Exit 30), with convenient access to Routes 46 and 10.
- **Nearby Amenities:** Adjacent to the Courtyard Marriott and within minutes of restaurants, convenience stores, Rockaway Townsquare Mall, Picatinny Arsenal, and the International Trade Zone.
- **Public Transportation:** Approximately 1/8 mile from the Mt. Arlington NJ Transit Station with service to Hoboken and New York Penn Station via the Morristown and Montclair-Boonton Lines. Nearby park-and-ride access to Lakeland Bus service to New York City.

AVAILABLE	UNIT SIZE	CONT. WITH	TOTAL CONT. SF
100B	7,000 SF		
170	3,350 SF		
206	1,400 SF	Unit 214	5,020 SF
214	3,620 SF	Unit 206	5,020 SF



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ADDITIONAL PHOTOS | SUITE 100B



Executive Office



Conference Room



Work Area (Middle)



Work Area (South)



Break Room



Loading/Packaging Area

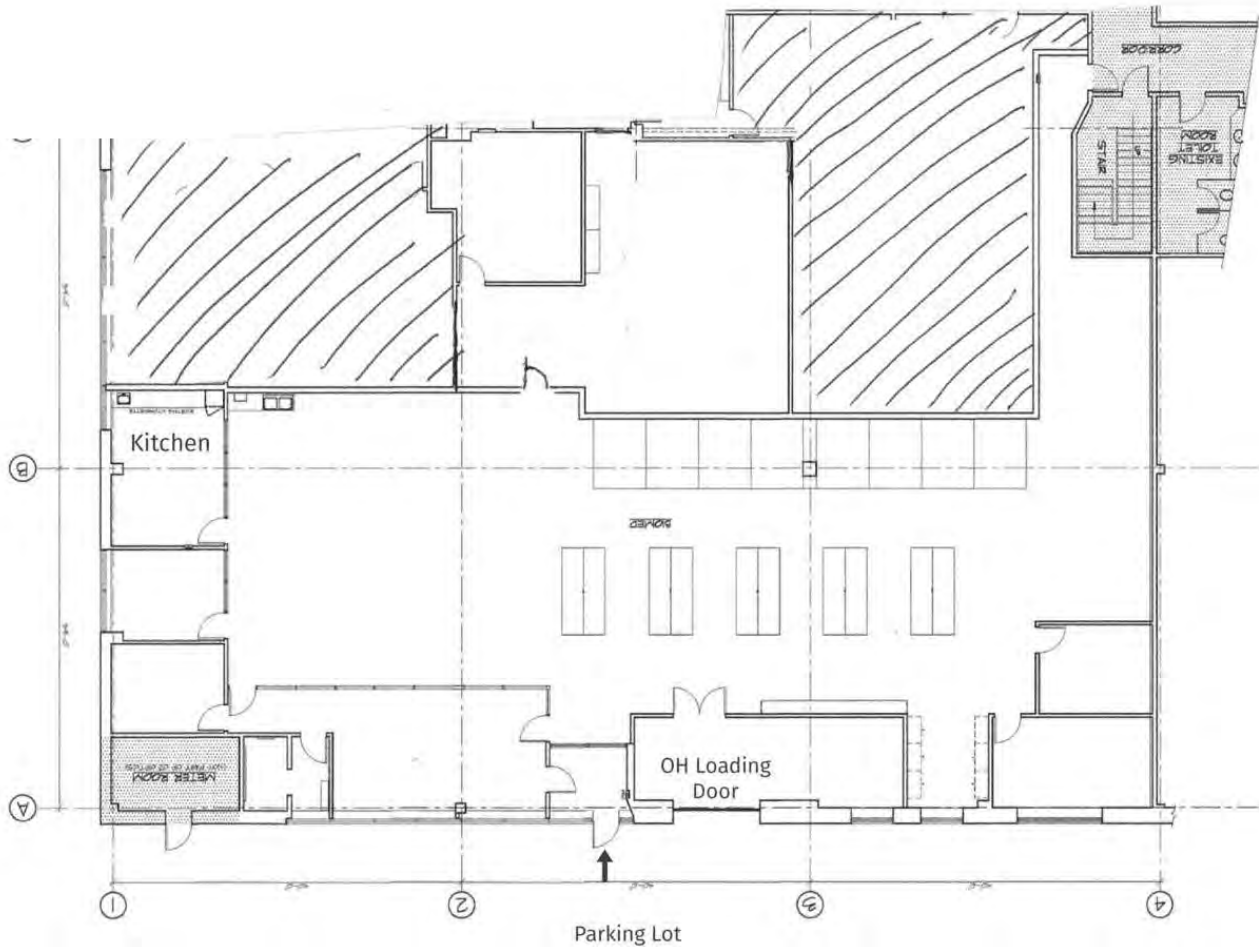
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FLOOR PLANS | SUITE 100B



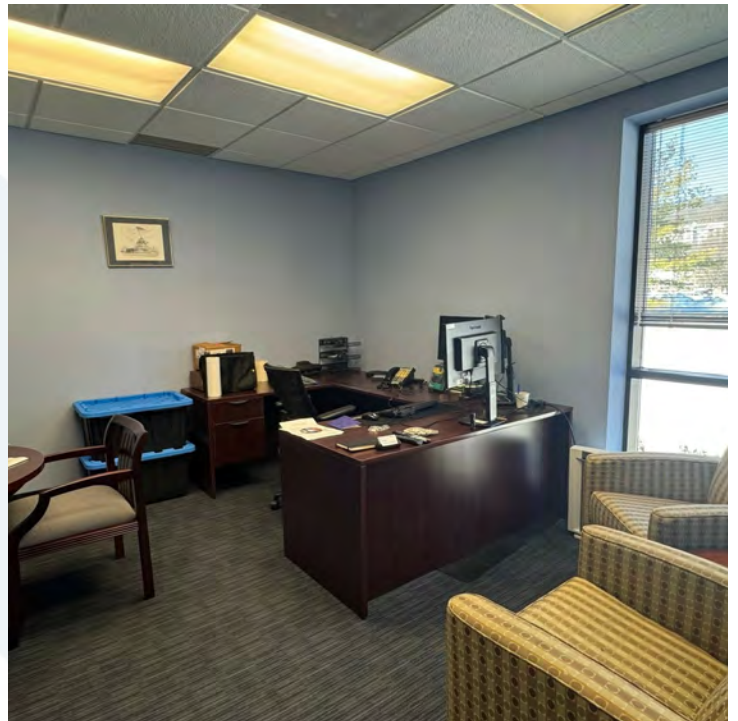
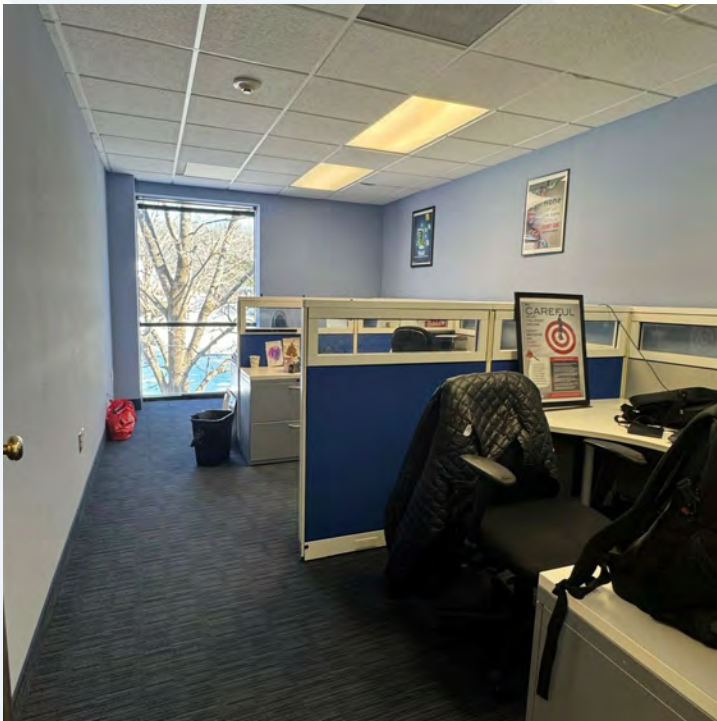
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ADDITIONAL PHOTOS | SUITE 214



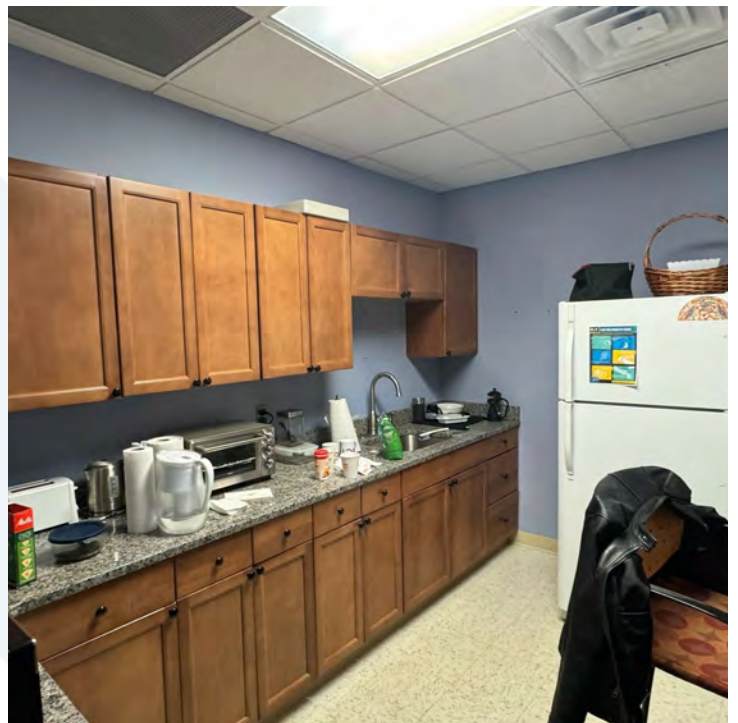
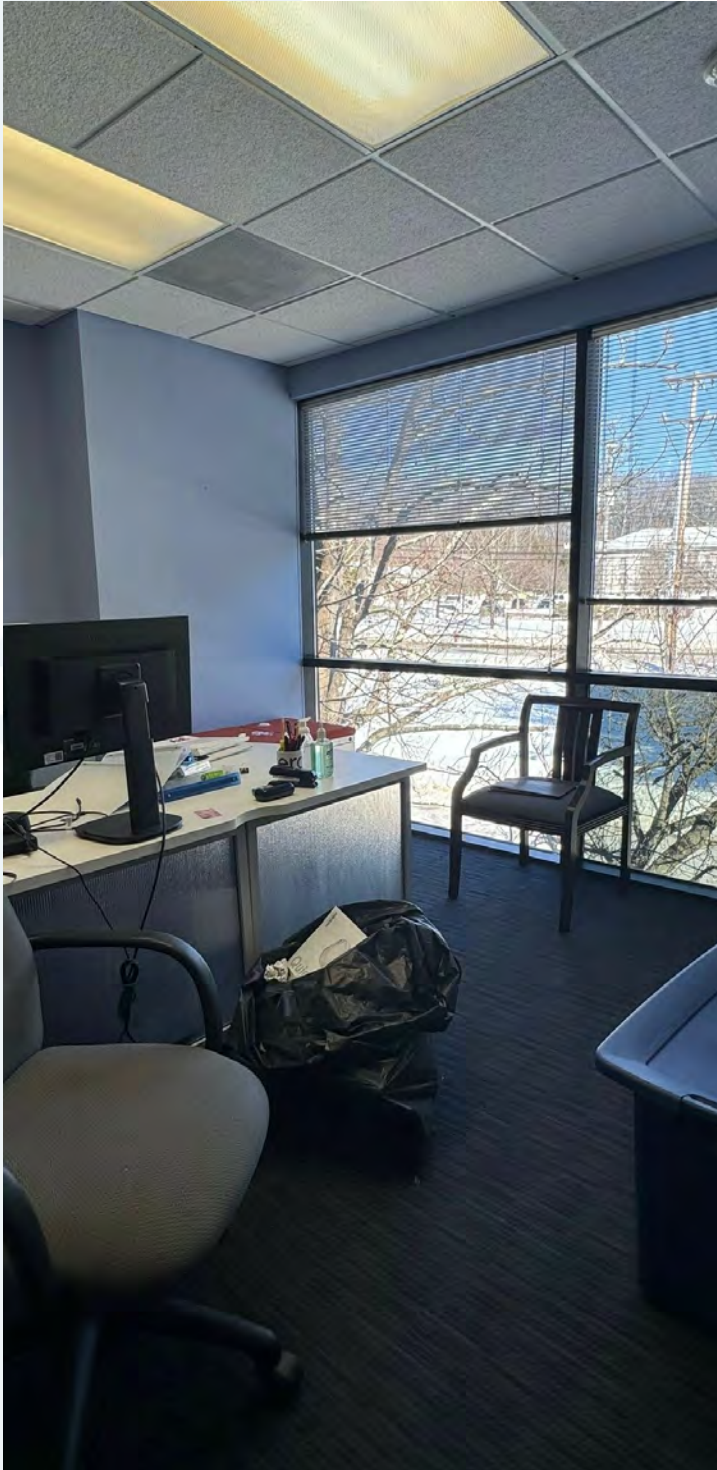
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ADDITIONAL PHOTOS | SUITE 214



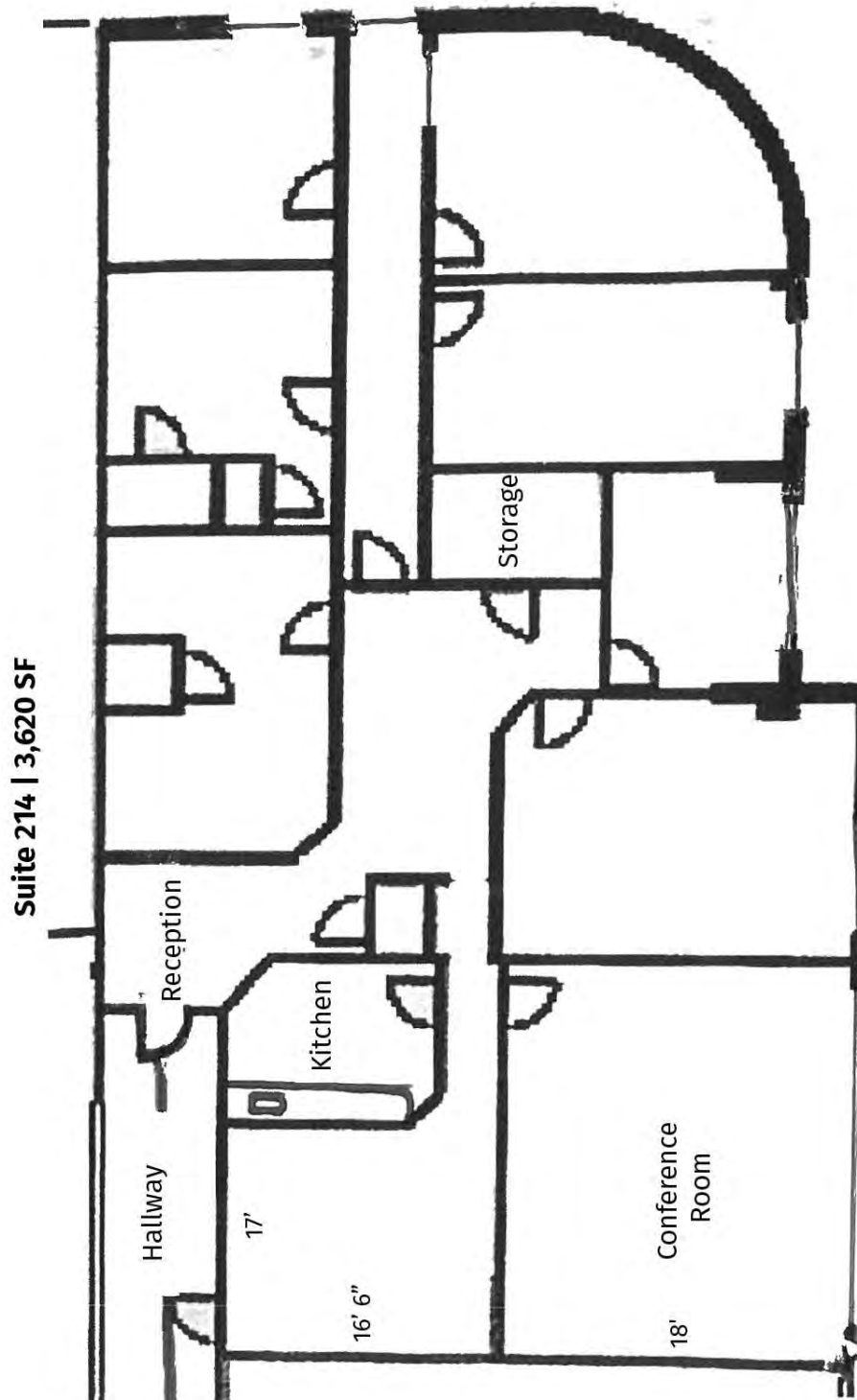
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FLOOR PLANS | SUITE 214



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ADDITIONAL PHOTOS | SUITE 170



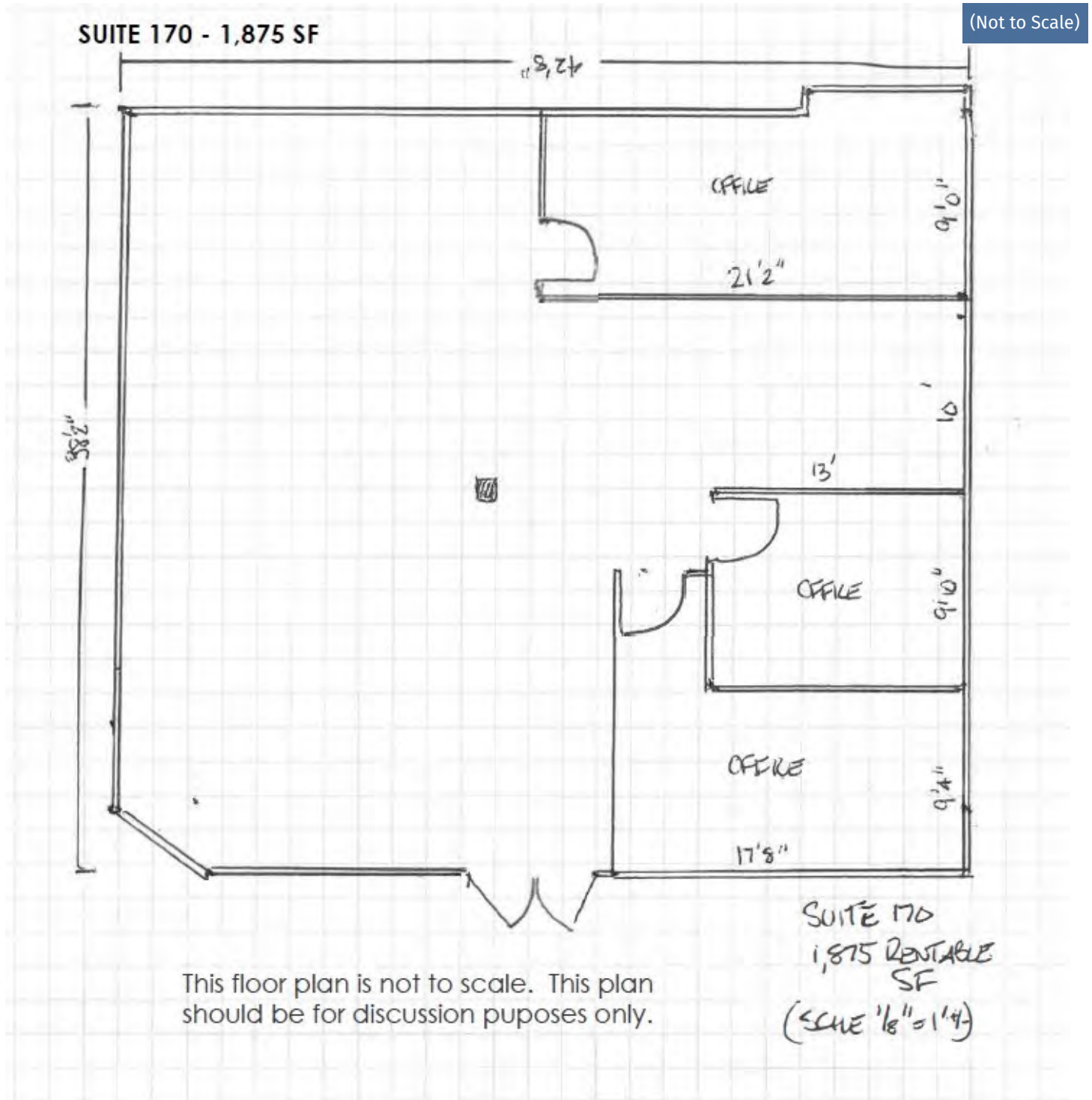
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FLOOR PLANS | SUITE 170



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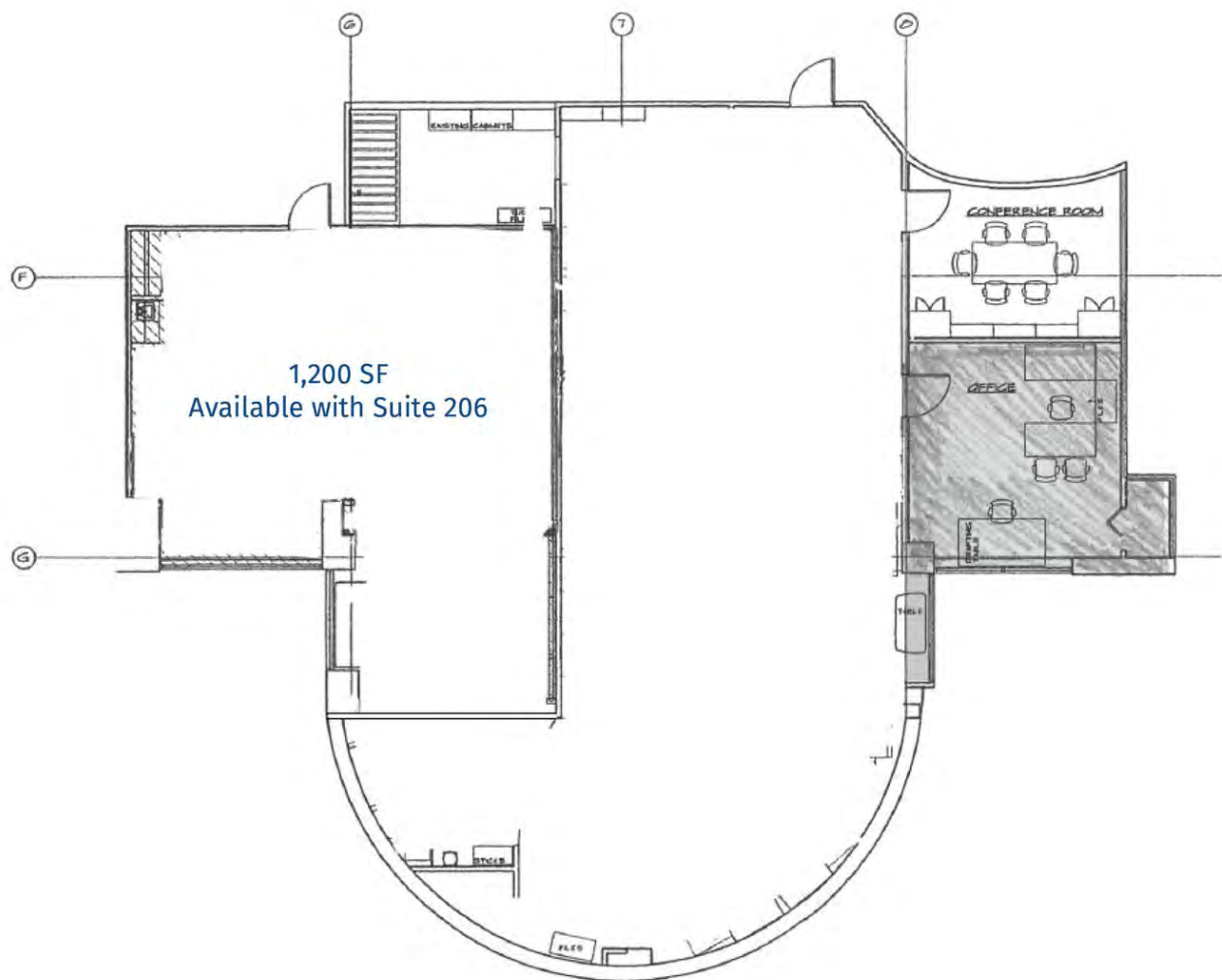
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FLOOR PLANS | SUITE 200

Not to Scale



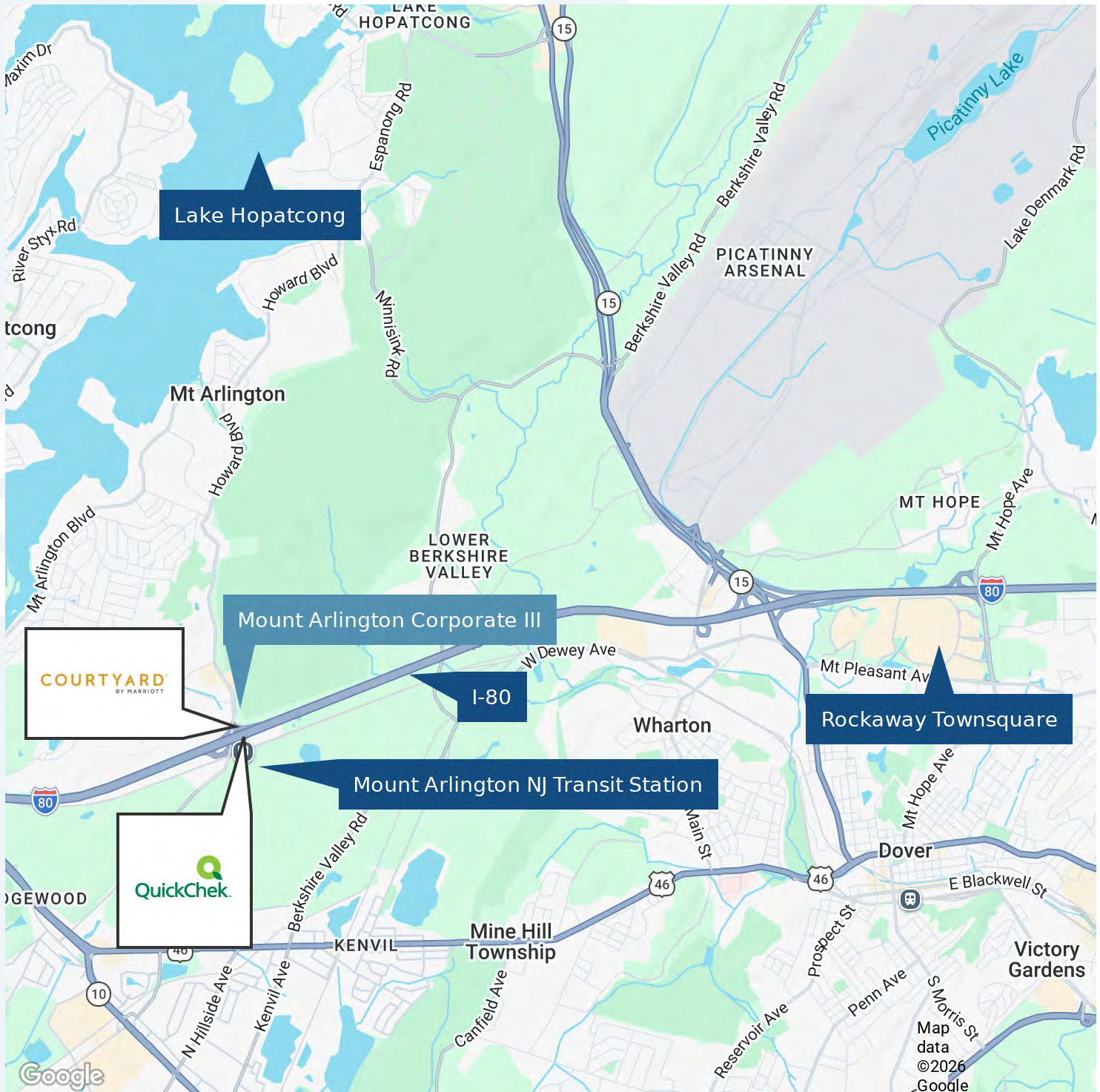
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LOCATION MAP



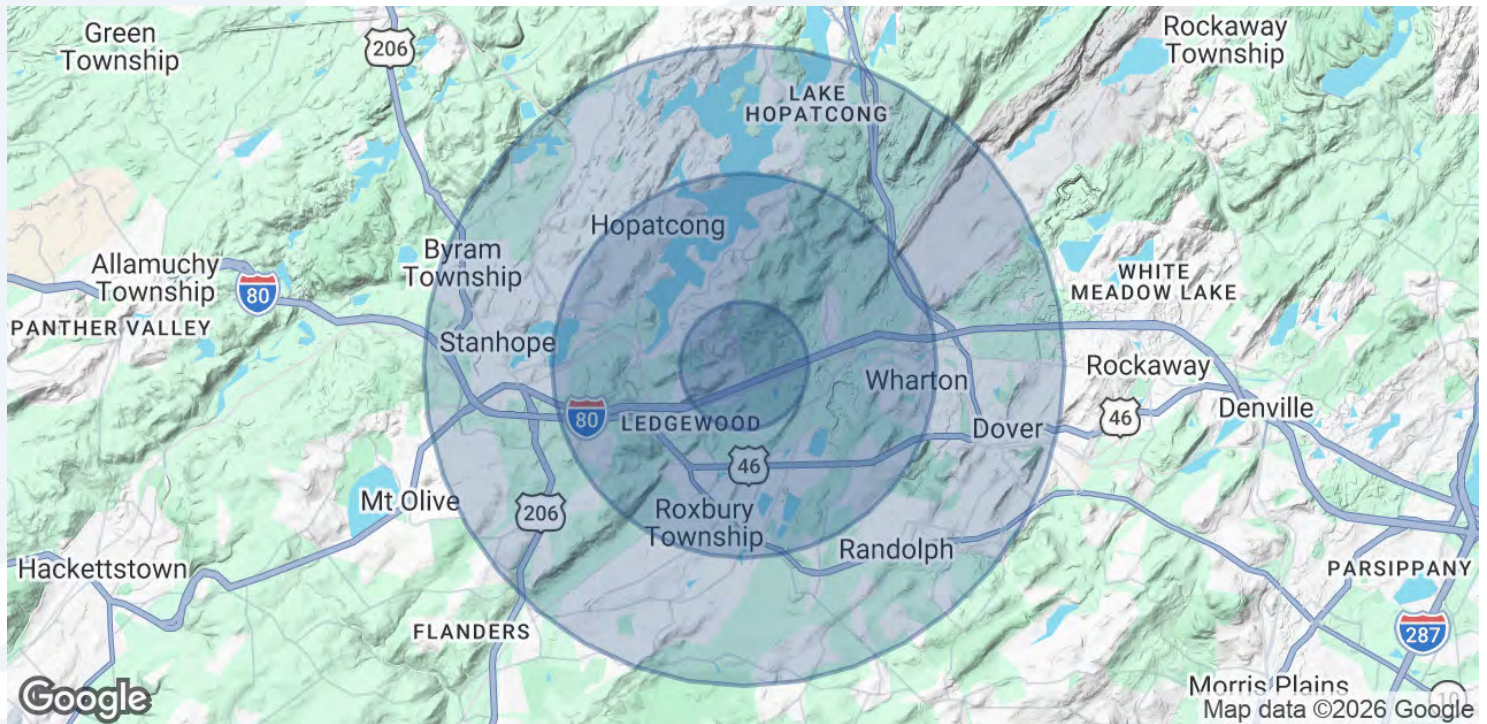
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DEMOGRAPHICS MAP & REPORT



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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