

J&S Realty

of Bergen County, LLC
6 Arrow Road
Ramsey, NJ 07446

Arrow Road Building Ramsey, New Jersey



Property Description

Six Arrow Road is a well-maintained, modern, two-story, multi-tenant, commercial office building with 33,000 sq. ft. in area. Erected in 1981, the property is managed by the ownership which originally developed the site. Owners maintain an office in the building.

The property is located at the corner of East Crescent Avenue and Arrow Road, on the border of Ramsey and Upper Saddle River. It is just $\frac{1}{4}$ mile away from the Lake Street interchange on NJ Route 17. There is convenient highway access in both directions.

PROPERTY DESCRIPTION, cont'd.

The site features a large 65,000 sq. ft. parking lot with 156 spaces. Parking is ample, with two entrances/exits to local roads. A park-like wooded setting surrounds the lot and creates places for outside activities in good weather.

The building complex has an award-winning architectural design, due to its triangular shape. Compared to other square buildings of the same size, 6 Arrow Road has 50% more window space than a normal box-shaped building. Large windows provide great amounts of ambient light throughout the entire facility.

The building is designed for general administrative offices. Building tenants include a regional accounting firm, an international oil trading company, an electronics manufacturer and a tax appraisal consulting company and a law firm. The accounting firm have been tenants since 2005. Three new tenants have moved in since 2020.

Typical office suites range from 1000 sf up to 10,000 sf. Sub-division and office fit-ups are available upon request. Lease rates and terms have historically been extremely competitive in the local Bergen County “Route 17 corridor” commercial office market.

VIEW FROM CRESCENT AVENUE / ARROW ROAD INTERSECTION



AMENITIES & FEATURES:

The building features some unusual assets, for a facility of its size.

A Swiss-made automatic sliding door is located at the front main entrance. It uses direct-drive motor operation which provides reliable and silent entry access. Excellent security is provided by electric locking doors at all entrances. A building intercom enables remote front door unlocking at irregular hours.

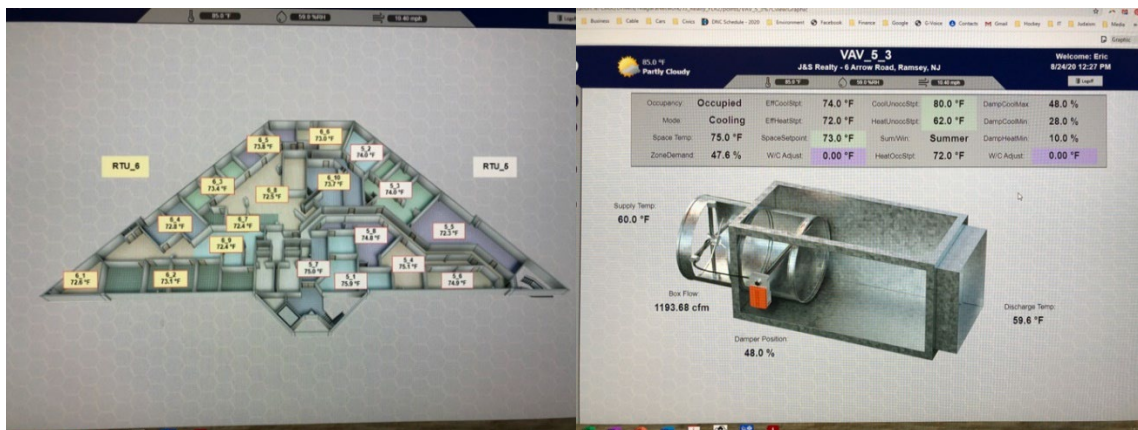
Internet services were enhanced from 2022 to 2024, with the addition of LightPath fiber in the building. LightPath circuits add to existing Optimum fiber, with coaxial connections distributed to all office suites in the building. Bandwidth service up to 1GB is available.

This year, building elevator safety was improved with the installation of a Reynolds PowerVator Emergency Return System. This is a battery-powered lowering unit which operates to bring down the elevator car when building power is lost. This prevents “entrapment” and eliminates the need to call for emergency services.

In 2020, building mechanical systems were upgraded with a state-of-the-art Johnson Controls Building Automation Management System. The Johnson BMS uses an open source Tritium programming backbone. This enables precise and continual control of the internal HVAC environment, in thirty-two separate areas.

Floors are broken down into small zones, each with independent comfort control. The system has remote monitoring with internet access. It also has power backup, in the event of loss of building power. The BMS also controls lighting and domestic hot water supply.

In 2024, new heating was installed in the building atrium. A fan-powered reheat air distribution box was added as an additional control zone, in addition to the existing eighteen zones on the second floor.



In 2019, electric vehicle charging stations were installed in the parking lot. Three 36 kW “Level 2” stations are part of the EVConnect public network, available with an easy-to-use smartphone app. Each post provides two charging ports. Up to six vehicles can be charged simultaneously. The Six Arrow Road workplace charging site is one of the few office buildings in Bergen County with electric vehicle charging infrastructure.



These BTC Power stations are equipped with J1772 charging connectors. Electric vehicles which can be charged include Audi, BMW, Cadillac, Chevy, Dodge, Ford, Fisker, Genesis, Honda, Hummer, Hyundai, Jaguar, Jeep, KIA, Lincoln, Lucid, Mercedes ESQ, Mini, Mitsubishi, Nissan, Polestar, Porsche, Ram, Rivian, Subaru, Toyota, Volvo, and VW. Teslas can also be connected with adapters which plug into CCS charging equipment.

There have been other building improvements in recent years.

Building irrigation was automated in 2022 with a Hunter Hydrowise Wi-Fi controller. It has internet access with real-time flow metering. This enables management to precisely control all watering zones and prevents wasted water when sprinkler heads fail. The Hunter system is tied to AccuWeather forecasting, which automatically adjusts sprinkler times to compensate for hot weather or dry spells.

In 2020, Elkay high-tech filtered bottle-filling stations were installed on both floors. These are environmentally friendly water fountains which can be used to fill up reusable bottles with clean water. Dispensing cool, filtered water, the amount of disposable plastic bottle waste can be significantly reduced.



In 2020, bathroom fixtures were upgraded to hands-free operation. Sanitizer stations were also installed around the building to assure high levels of hygiene.

In 2018 and 2020, the first and second floor lobby areas were rehabbed, including all new high efficiency LED lighting.

In 2015, a high efficiency reflective white Firestone “TPO” roof was installed over the entire main building. The lower roof received a new elastomeric “EPDM” rubber surface.

The same year, all outdoor lighting was replaced with high intensity LED fixtures, for enhanced nighttime safety and visibility.

In 2010 and 2011, major HVAC and mechanical systems were all replaced, with new rooftop units and a computerized building control system. All building areas are now served by efficient HVAC equipment, which replaced original units installed in 1981.

The building is secure, with automatic locking entrances which operate with day/night schedules (open during the day, locked at night). An automatic sliding front door allows convenient access for tenants and visitors.



An intercom with automatic lock release (operated with remote phone access) is located in the front lobby vestibule. This is maintained for visitors who enter the building outside of regular business hours.

Other building amenities include:

- Bathrooms now equipped with hygienic/touch-free operation fixtures.
- Expansive window areas and with efficient LED overhead lighting
- Excellent vehicle site access, with two driveway entrances/exits.
- Easy entry, with ADA-compliant automatic sliding glass doors
- Good security, with electric locks at all building entrances
- Lower rental rates compared to other local properties.
- Small suites available, down to 1000 sq. ft. in area
- On-site building management

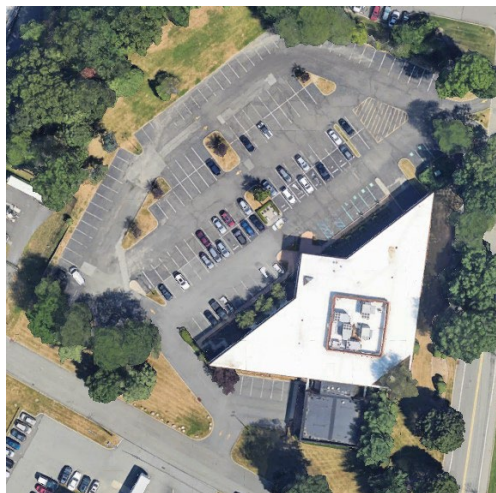
SIX ARROW ROAD BUILDING DESIGN

Erected in 1981, the building has an unusual triangular design. Large window areas surround every floor, so that every office suite has excellent outside natural light. The angular shape of common hallways also provides greater privacy. Common corridors are broken up by turns and corners; sound is attenuated in these hallways.

ORIGINAL ARCHITECT'S BUILDING RENDITION



AERIAL VIEW OF BUILDING AND PARKING LOT



SIX ARROW ROAD – LOCATION



The building is located at the corner of Arrow Road and East Crescent Avenue (also known as Lake Street). The intersection is only two blocks away from NJ State Route 17, with convenient on/off access in both directions. Arrow Road is just four miles south of Interstate Routes I-287 and I-87 (the New York State Thruway).

Arrow Road is the first left hand block north of the intersection of East Crescent Avenue and Lake Street (shown at the top of the Google Earth map above).

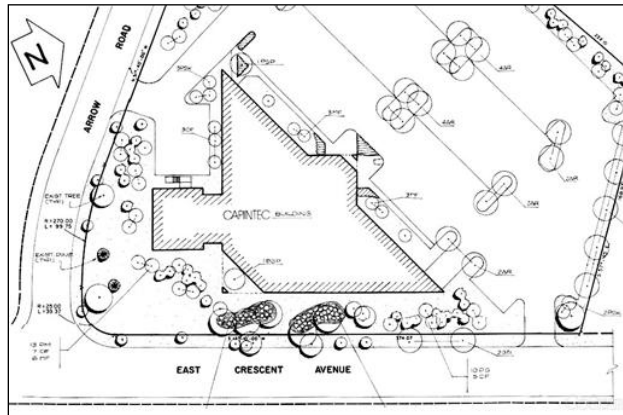
Turning into and out of Arrow Road is easy, even on the worst winter days. All roads in the immediate neighborhood are cleared by NJ DOT plows, which operate from a depot located immediately across the street from our building, right on Arrow Road.

Access to and from Route 17 north is enabled from the Lake Street Extension, which runs east/west between Crescent Avenue and Route 17. Southbound Route 17 traffic reaches Arrow Road from the Lake Street overpass (shown at the bottom of the map).

The Lake Street interchange on Route 17 is easy to find, with a large office building (Mountainview) just south of the overpass, followed by a large shopping center north of the overpass. The shopping center is bounded by Route 17 and Lake Street Extension and is the site of Uncle Giuseppe's Market.

The building is located near convenient restaurants on Route 17; lunch meetings can be held just moments away.

Six Arrow Road – Image Gallery



Property Site Plan



Southwest corner landscaping



Building front main entrance