

900 ON 9

900 US-9, WOODBRIDGE, NJ 07095

Available Units

SUITE 600 – 9,045 SF

SUITE 104 – 1,607 SF

SUITE 404 – 3,861 SF

1ST FLOOR – 3,686 SF

2ND FLOOR – 3,506 SF & 11,690 SF

4TH FLOOR – 5,914 SF & 8,456 SF (CONTIGUOUS TO 14,370 SF)



EXCLUSIVE BROKER

Jordan Zimmel

Vice President, Zimmel Associates



email: jzimmel@zimmel.com

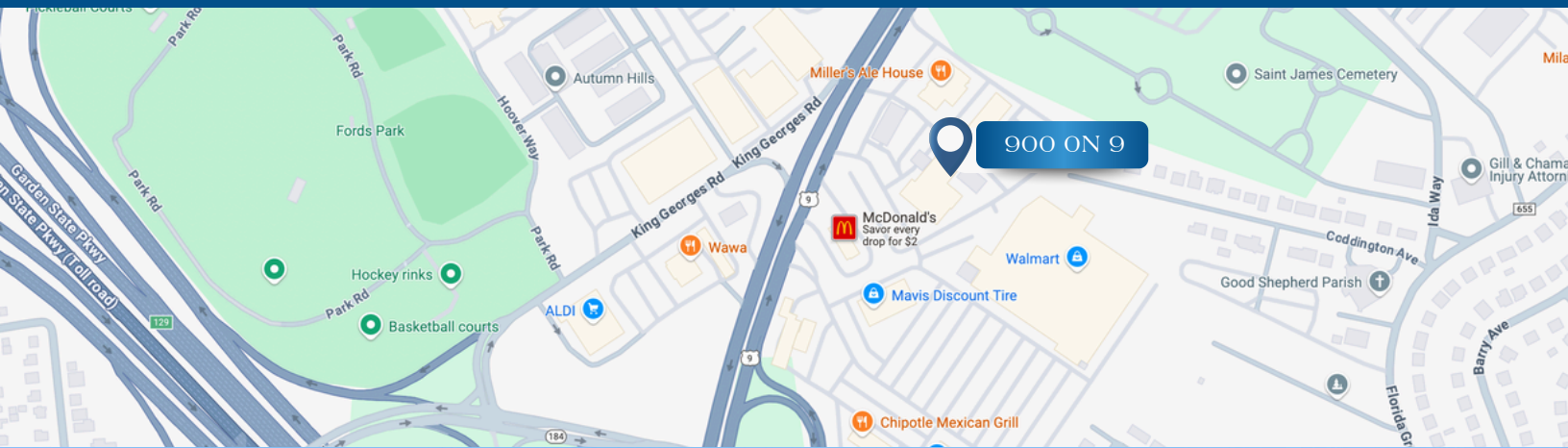
office: 732.661.9200

www.Zimmel.com

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Building Highlights:

- 112,705 SF, six-story Class A office building
- Newly acquired with capital improvement plans underway
- Renovated common areas coming soon
- Work letter available for tenant buildouts
- Generous 4.4/1,000 SF parking ratio
- Exceptional visibility and frontage on Route 9
- Seamless access to:
 - Garden State Parkway
 - New Jersey Turnpike
 - Route 1, Route 35, Route 287/440
- Surrounded by dining, retail, and transit amenities
- Just minutes from Metropark Station & Woodbridge Town Center





Floor Plan: 2ND FLOOR | 3,506 SF



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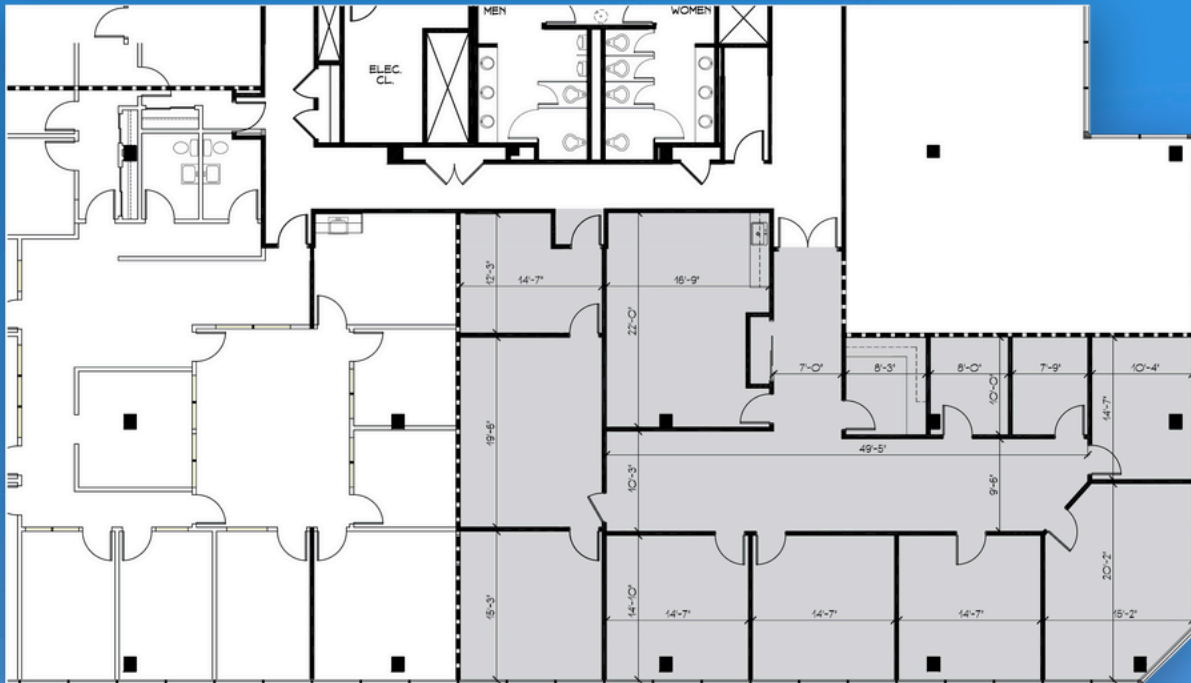
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FEATURES AND AMENITIES:

- On-site property management team
- Advanced security system throughout
- Eye-catching front façade signage
- Efficient central heating system
- High, airy ceiling heights
- Bright interiors with abundant natural light
- Plug-and-play ready spaces
- Sleek recessed overhead lighting
- Dedicated monument sign at entrance