

WEST ORANGE
1
BOLAND DRIVE

7,653 SF Remaining

Join a Thriving Ecosystem of Tenants
in the Last Remaining Suites



JLL



About 1 Boland Drive

Situated just 3 miles from Downtown Montclair, 1 Boland Drive is a modern, conveniently located office building with ample space to fit your team's current and future needs. With the exits leading to I-280 directly adjacent to 1 Boland, the property is extremely commutable. Your team will find its easy access and abundant parking a major highlight, along with the generous amenities throughout.

Additional Highlights

- Executive garage covered parking
- Superior quality construction
- Strong ownership
- Park-like setting
- 1 Boland is the winner of the BOMA building of the year award

Building Specifications

- Total space: 122,863 SF
- Class A
- Land size: 7.74 acres
- Year built: 2002
- Year renovated: 2023
- Stories: 3 + Amenity level
- Parking ratio: 3.6 / 1,000 SF
- Parking spaces: 394
- Elevators: 3



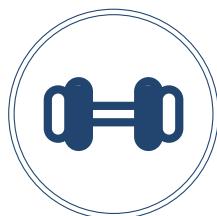


Capital Improvements, Completed 2024

- Redesigned café & dining area
- Redesigned fitness center
- Game room
- Golf simulator

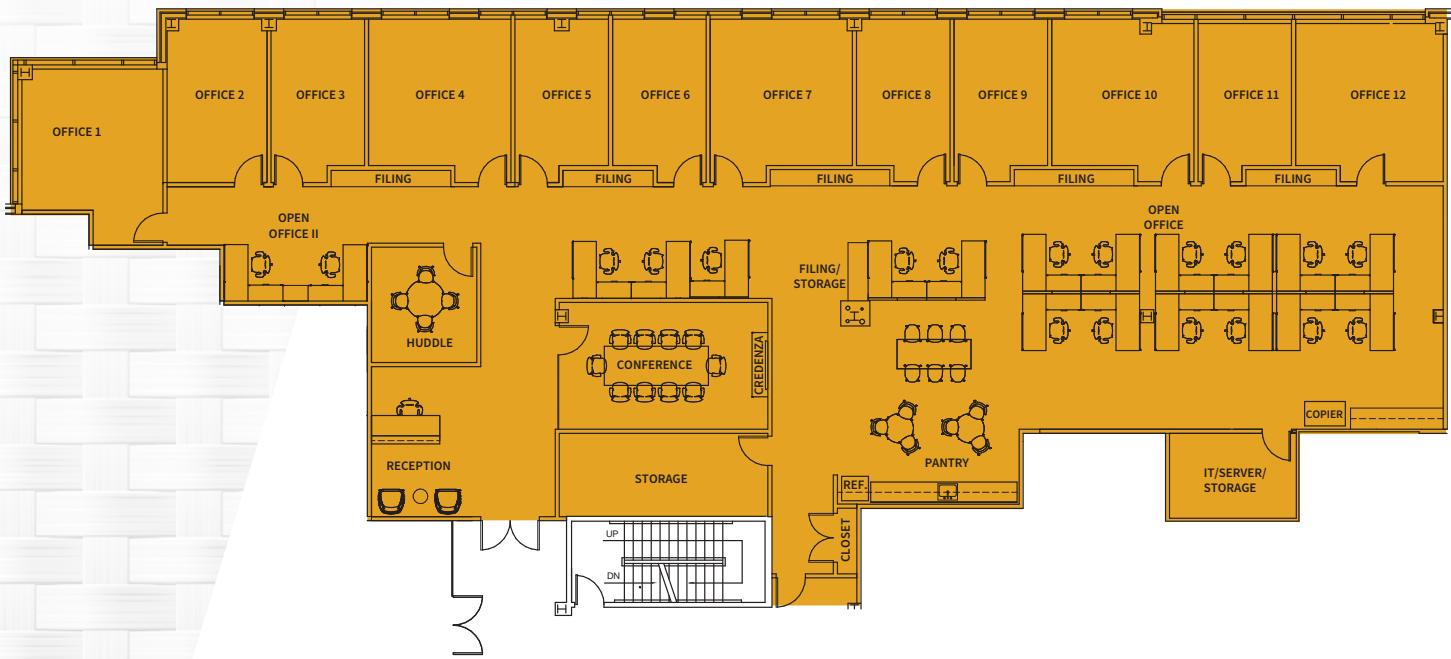
Current Amenities

- Fitness center
- Cafeteria
- Dining area
- Available storage
- 100% back-up generator power
- Abundant parking including an executive garage
- Onsite amphitheater
- ± 3 miles from Downtown Montclair

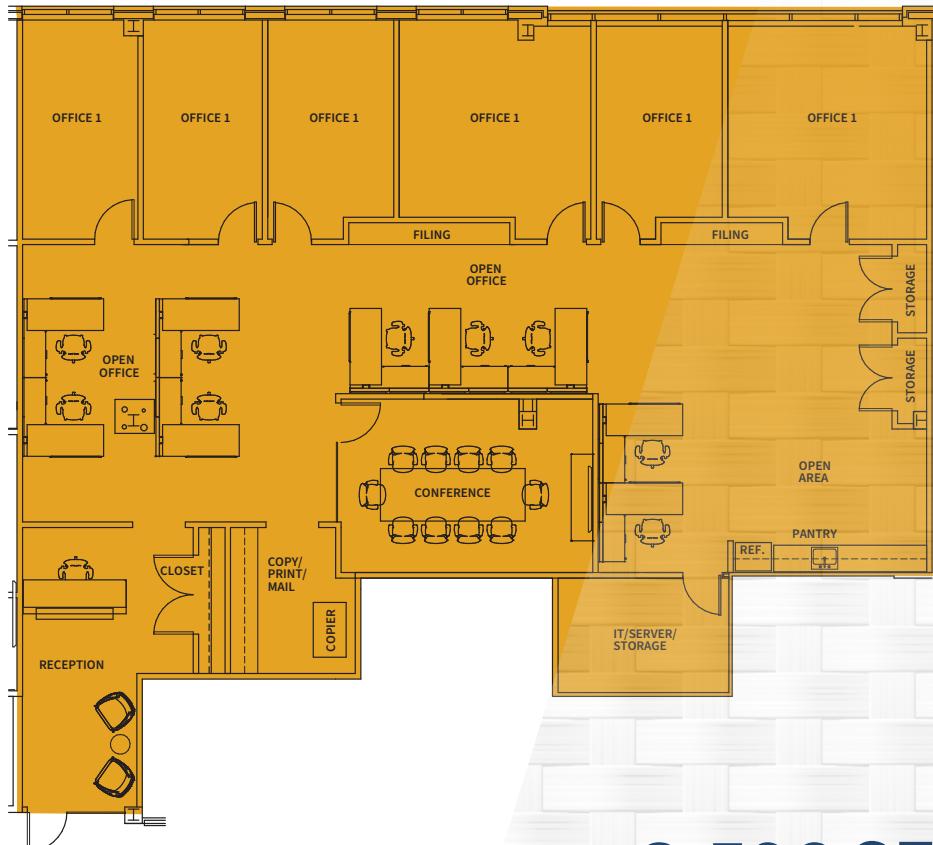


Spec Suite Test Fits

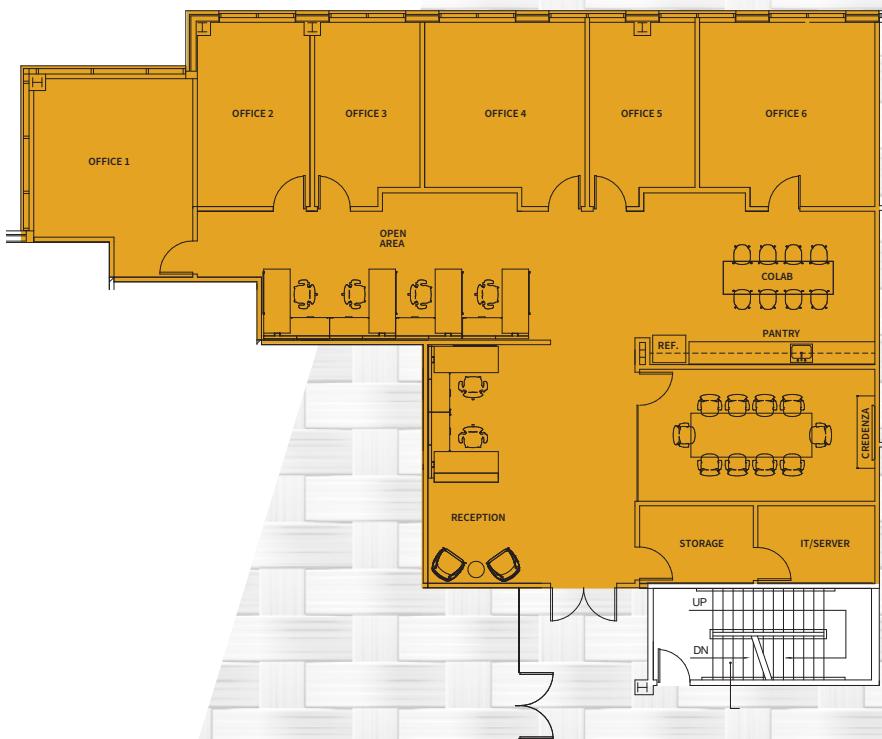
7,653 SF CONTIGUOUS

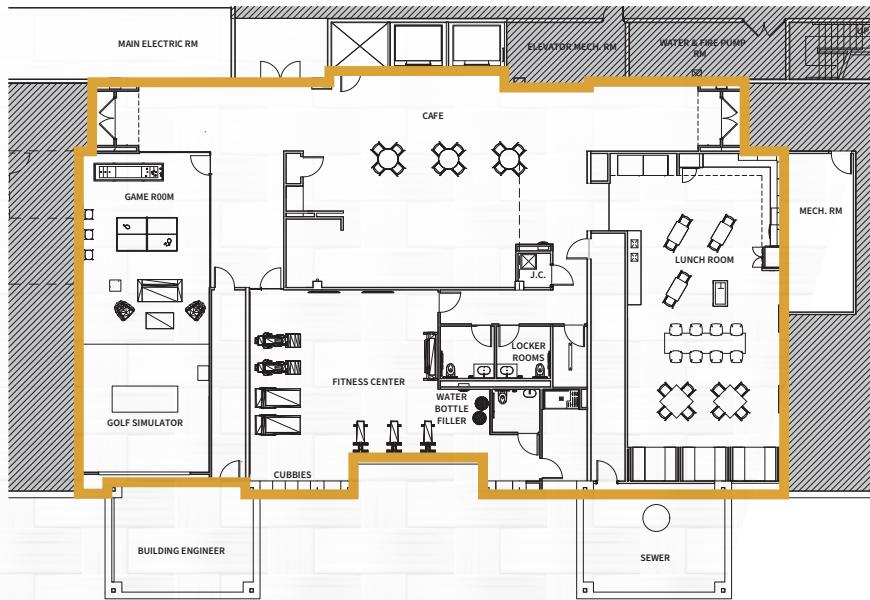


4,065 SF



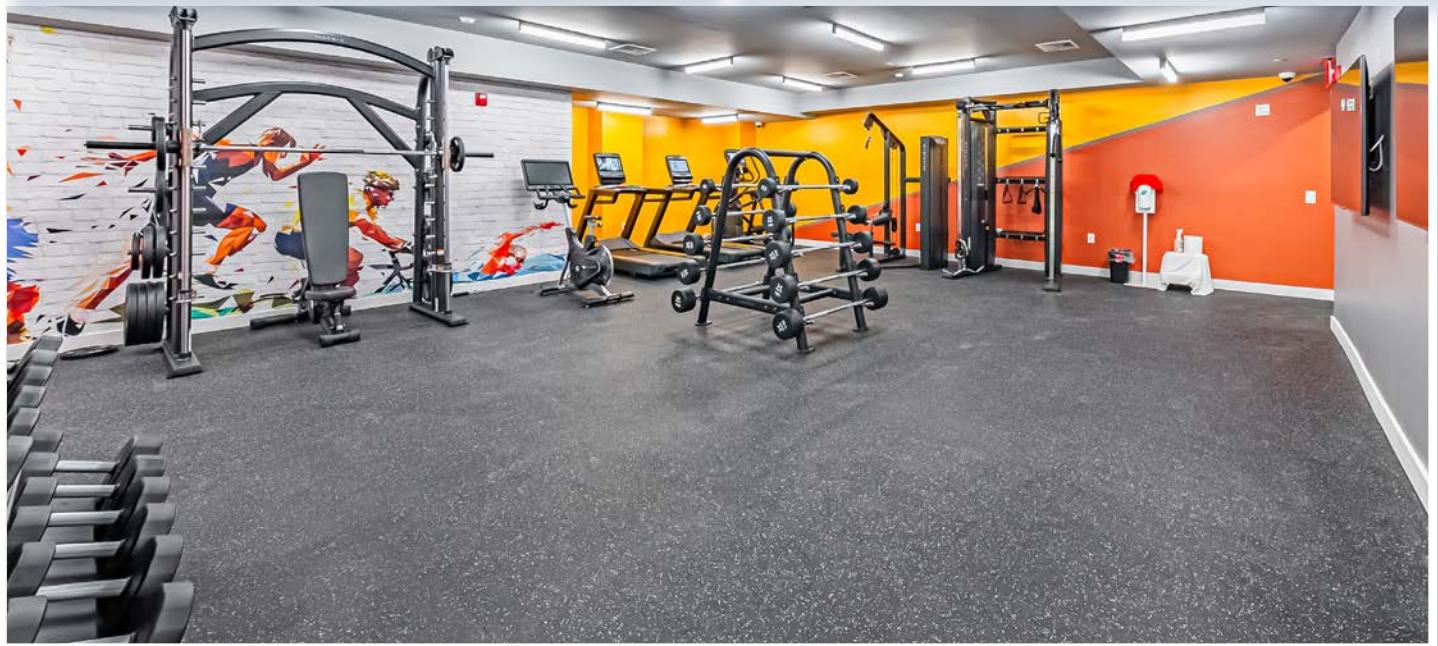
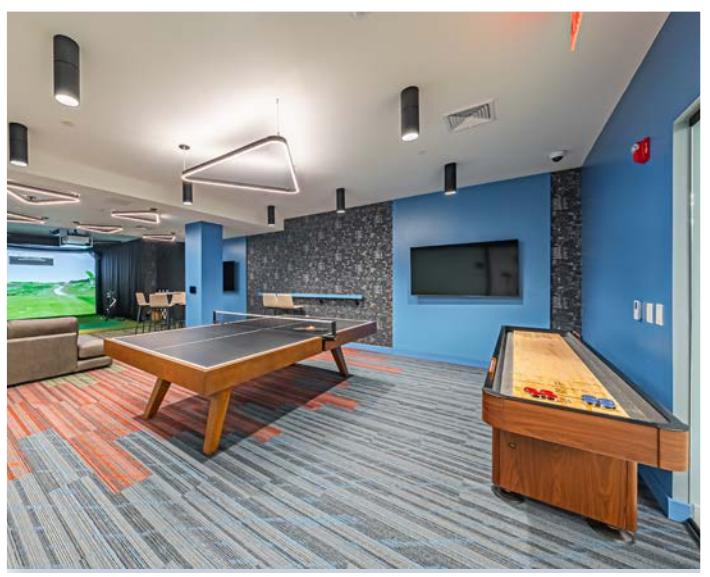
3,596 SF

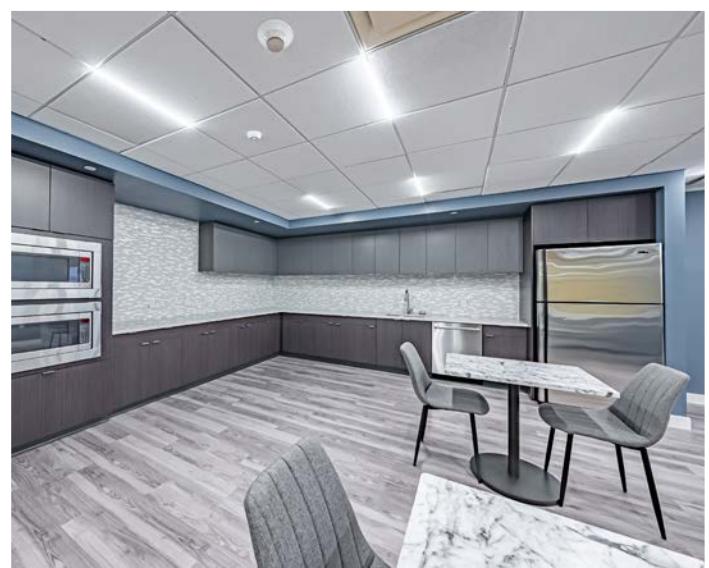




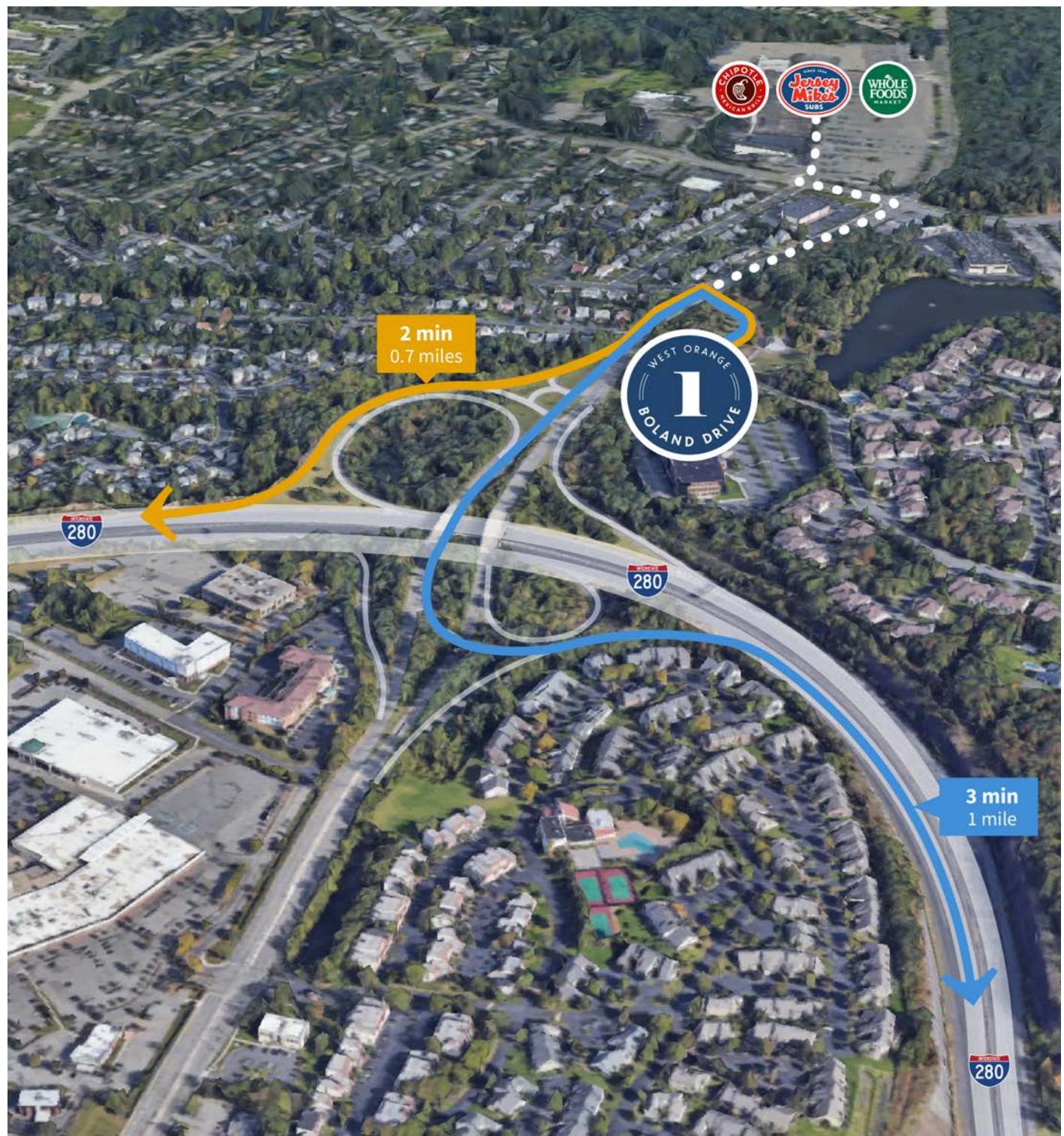
PARKING & AMENITY LEVEL

New amenities completed 2024





Unmatched Access from I-280

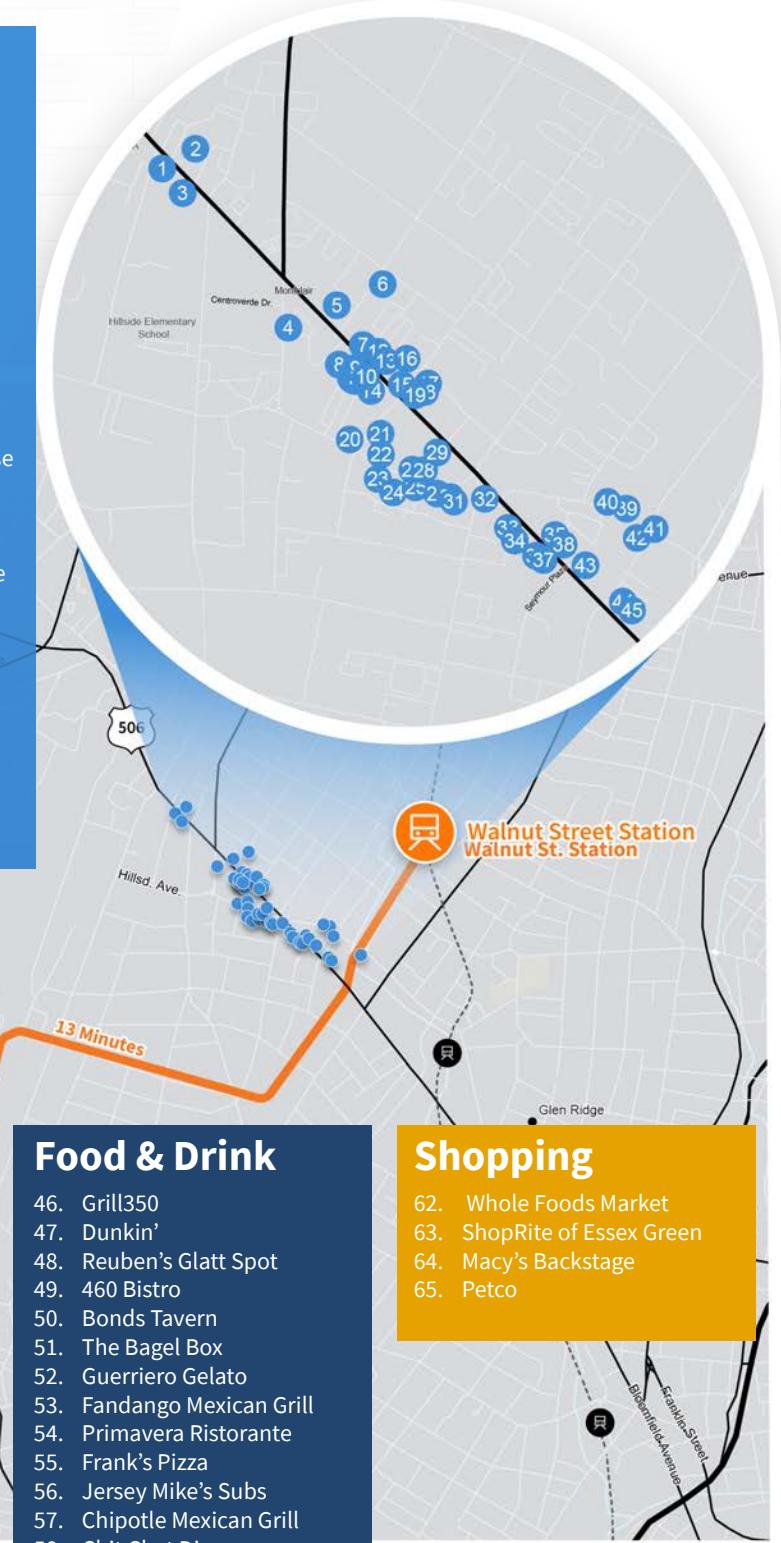
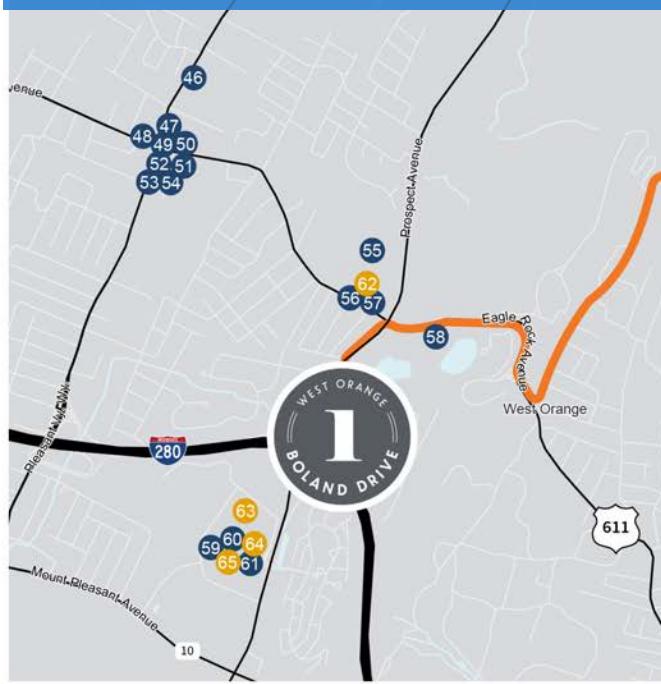




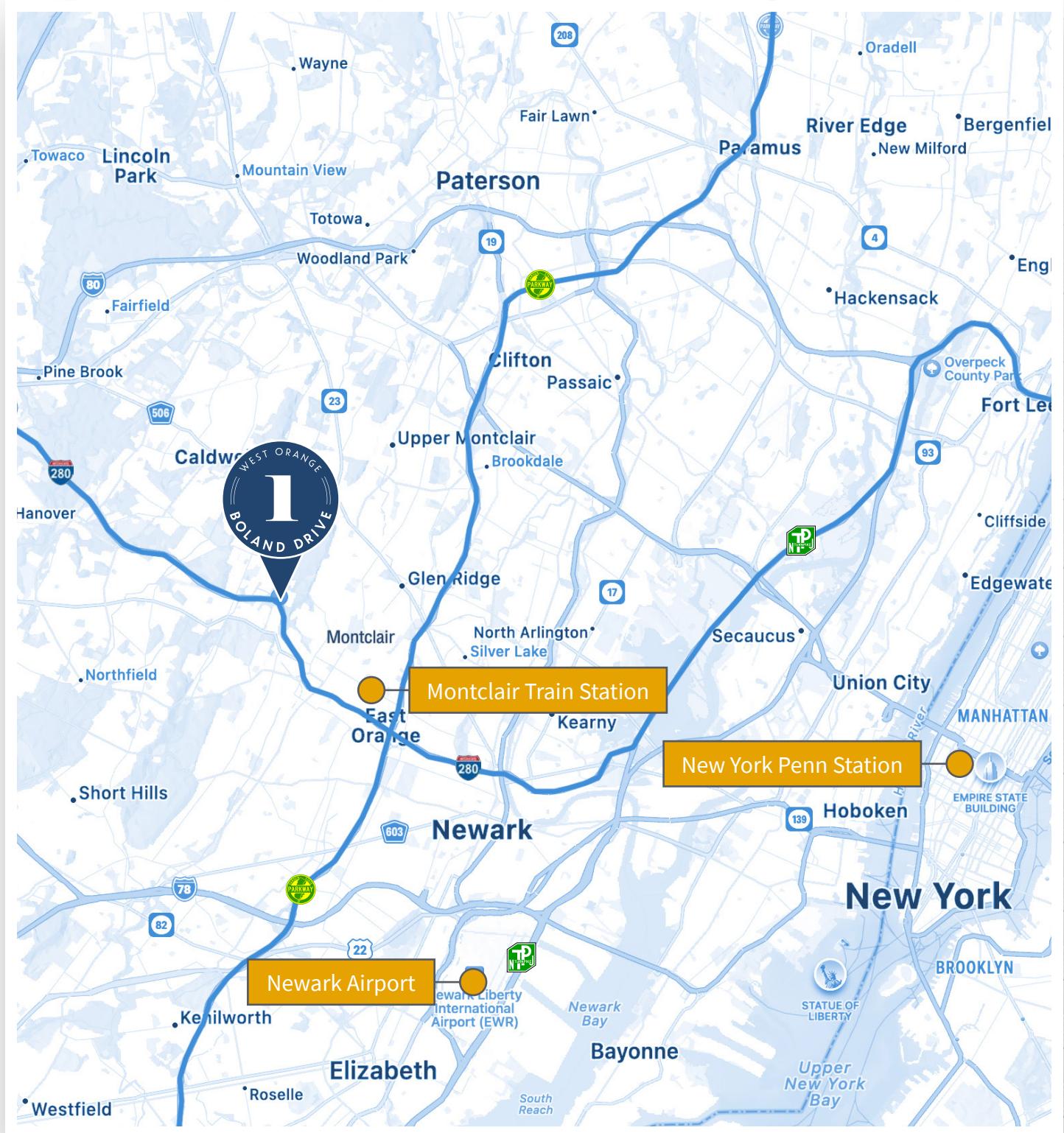
Abundant Amenities Nearby

Downtown Montclair

1. Jack's Seafood Shack
2. Whole Foods Market
3. Toast Montclair
4. Let's Yo! Montclair
5. Laboratorio Kitchen
6. La Rocca
7. Guerriero Gelato
8. Antika Grill
9. Royal Bagle & Deli
10. Fiamma Wood Fired Pizza
11. Fiammella Wood Fired Pizza & Italian Restaurant
12. Nori
13. Golden River Restaurant
14. Faubourg Restaurant and Bar
15. Sweet Kitchen
16. Mikki and Al's Noshery
17. Napoli Trattoria & Pizzeria
18. Samba Montclair
19. Efi's Gyro
20. Playa Bowls
21. Leone's
22. Java Love Coffee Bar Church Street
23. Cafè Giotto
24. Scala Del Nonna
25. Raymond's
26. Benvenuti Montclair
27. Jayce Baudry French Pastry
28. Fresco da Franco
29. Bareburger
30. Dutch's Sandwich Shop
31. Montclair House Grill
32. sweetgreen
33. Teglia Pizza Bar
34. Cuban Pete's
35. Trend Coffee & Tea House
36. Absolute Zero Ice Cream
37. LuLu's Artisanal Cafe
38. Aozora
39. Plum Bakery Gluten Free
40. The Maddox
41. Luigino's Parmigiana
42. La Fontaine Cafe
43. Sweet T's Southern Eatery
44. Tacoria
45. Mochinut Montclair



Regional Connectivity



WEST ORANGE
BOLAND DRIVE



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