

35 WATERVIEW

BOULEVARD



FOR LEASE
CLASS "A" OFFICE

 **FOR MORE INFORMATION**

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 **James E. Hanson**
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

35WATERVIEW
BOULEVARD

OWNED & MANAGED BY

YMP
REAL ESTATE
MANAGEMENT

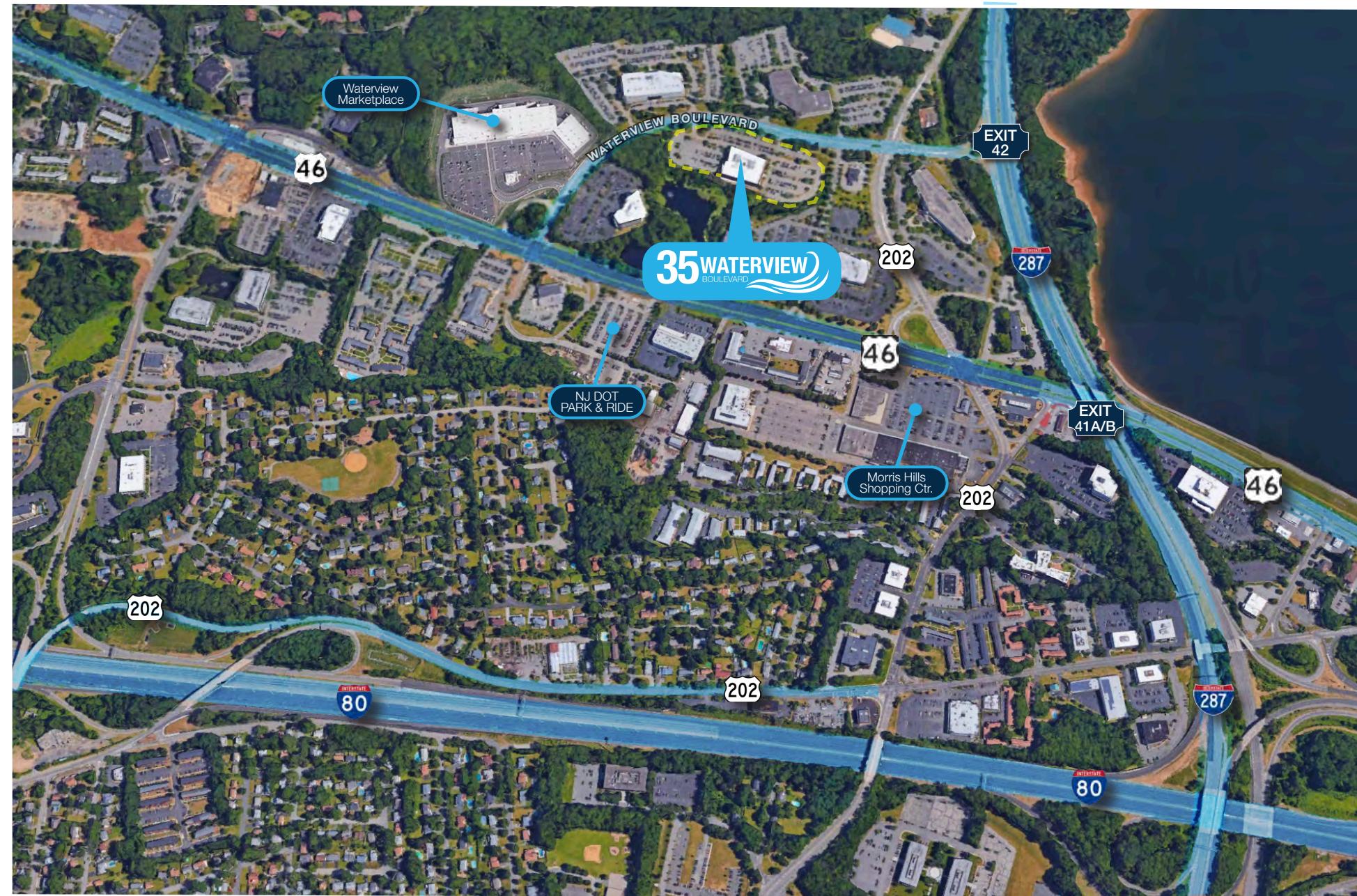
35WATERVIEWBOULEVARD.COM



IT'S ALL ABOUT LOCATION

Simplify your commute. 35 Waterview Boulevard is highly accessible with convenient access to Interstates 80, 287 and Routes 46, 202, 10, and a Park & Ride for easy access to NYC. The property is within close proximity to **Waterview Marketplace** and **Morris Hills Shopping Center**. The area boasts unparalleled amenities within one mile including **restaurants, event centers, numerous retail centers, fitness centers, hotels & residential communities.**

LOCATION, LOCATION, LOCATION!



AREA AMENITIES



LET'S TALK ABOUT LOCAL AMENITIES

Surrounded by an abundance of restaurants, banks, retail stores, hotels and daycare facilities. Adjacent to Waterview Marketplace, featuring Whole Foods, HomeSense, Shake Shack, DSW, Old Navy, Ulta, The Paper Store and more!





MAKE YOURSELF AT HOME



LOBBY RENOVATIONS COMPLETE

Come and enjoy our brand **new state-of-the-art lobby** that recently underwent a complete transformation into a modern yet luxurious working environment. **High-end finishes** will not fail to impress any client, making this inviting space a place to gather, connect and collaborate. Our **large and luminous skylight** affords an airy and inspiring atmosphere that will be sure to wow.

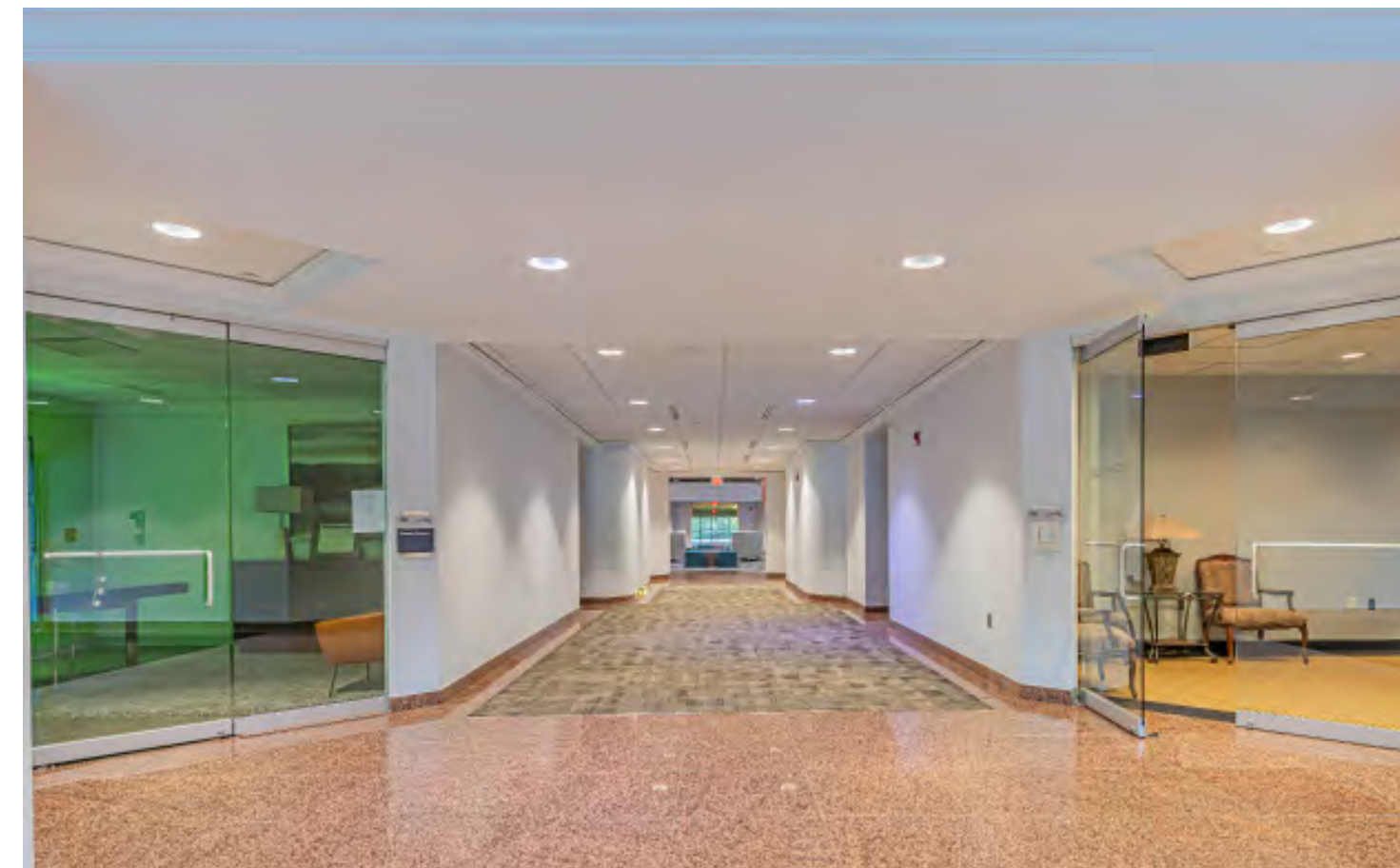




FLEXIBLE SEATING

A place to sit, plan, think, collaborate. Lobby renovations boast meeting areas, work stations, & lounge seating. There is space for everyone to decompress and impress.





EXTENSIVE BUILDING RENOVATIONS

Welcome to the **new** 35 Waterview Boulevard. After a complete overhaul, the building has transformed into a state-of-the-art, high-tech, yet warm and inviting space to enjoy. With complimentary Wi-Fi throughout, you can take your work anywhere in the building, including our brand new conference center available to all tenants. A flexible working environment will be sure to meet the needs of today's workforce.

COLLABORATE WITH US



CONFERENCE CENTER

Brand new, state-of-the-art fully equipped conference center is available to all tenants. Enjoy this complimentary, think-tank and let your creativity take the wheel.



DINE WITH US

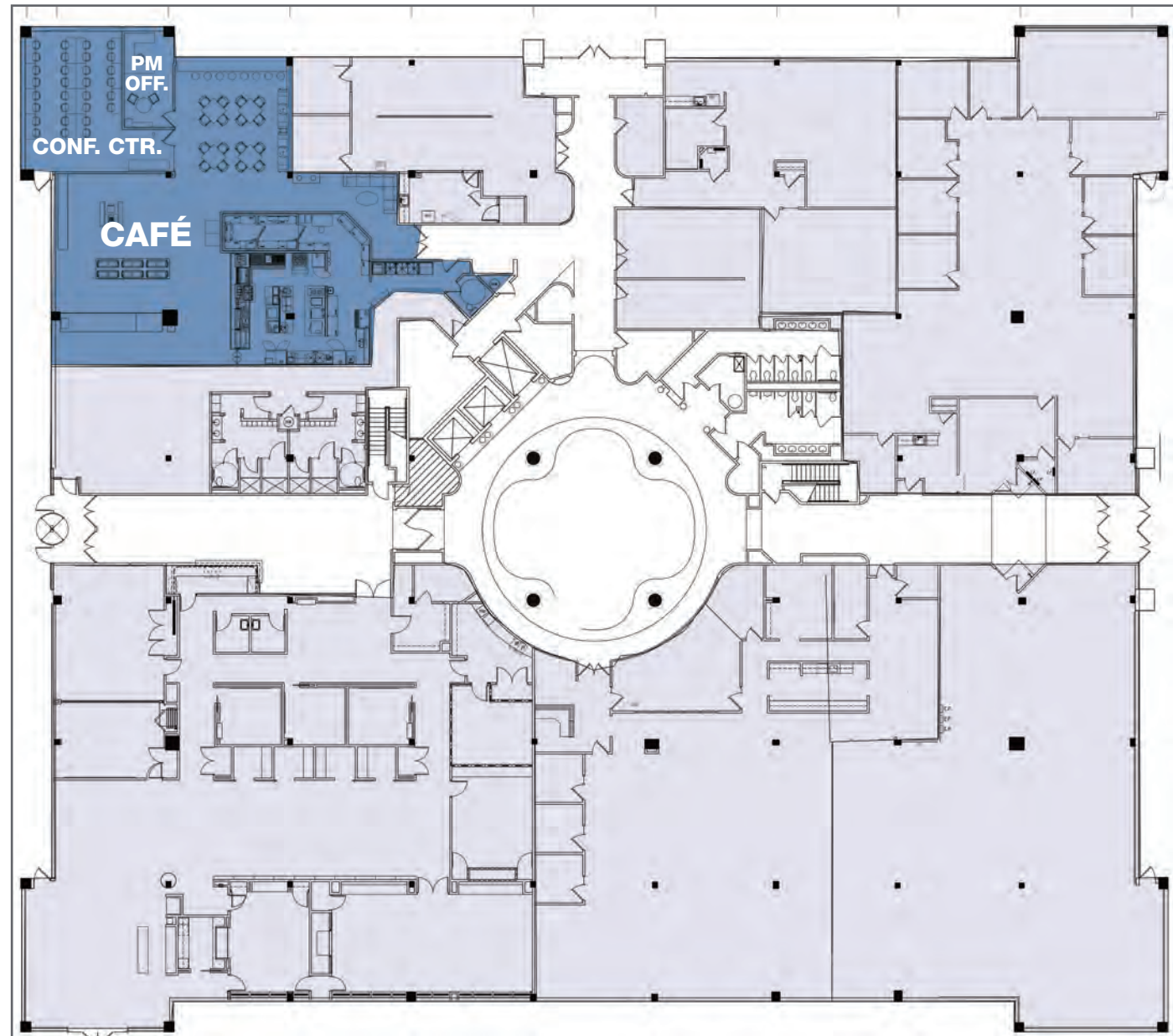


NEWLY RENOVATED CAFÉ

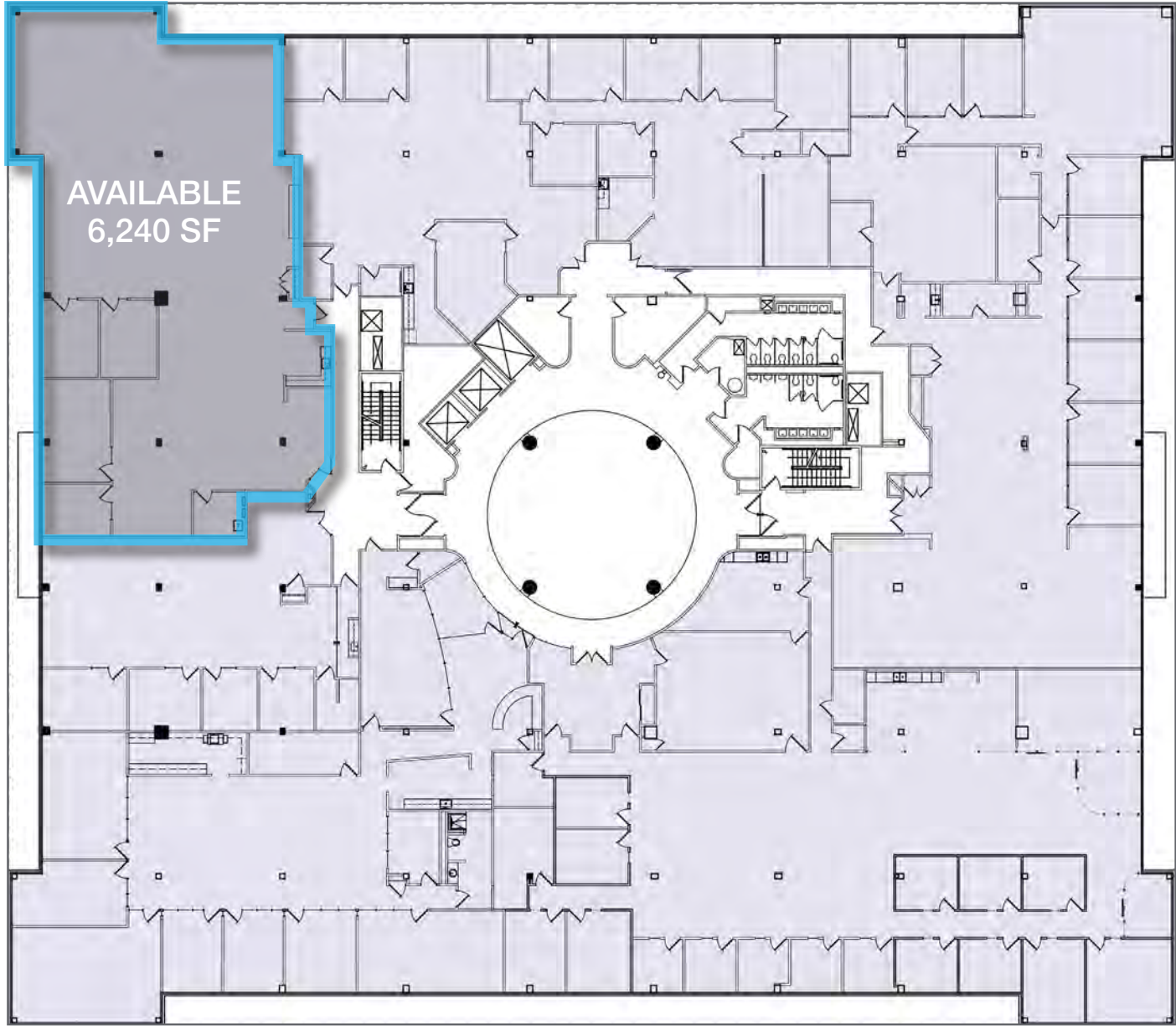
Take a break to enjoy our beautiful new full-service café with corporate catering. Relax and enjoy the ample seating and space to wind down. At 35 Waterview Boulevard we are passionate about creating a comfortable place for tenants to work, play and live.



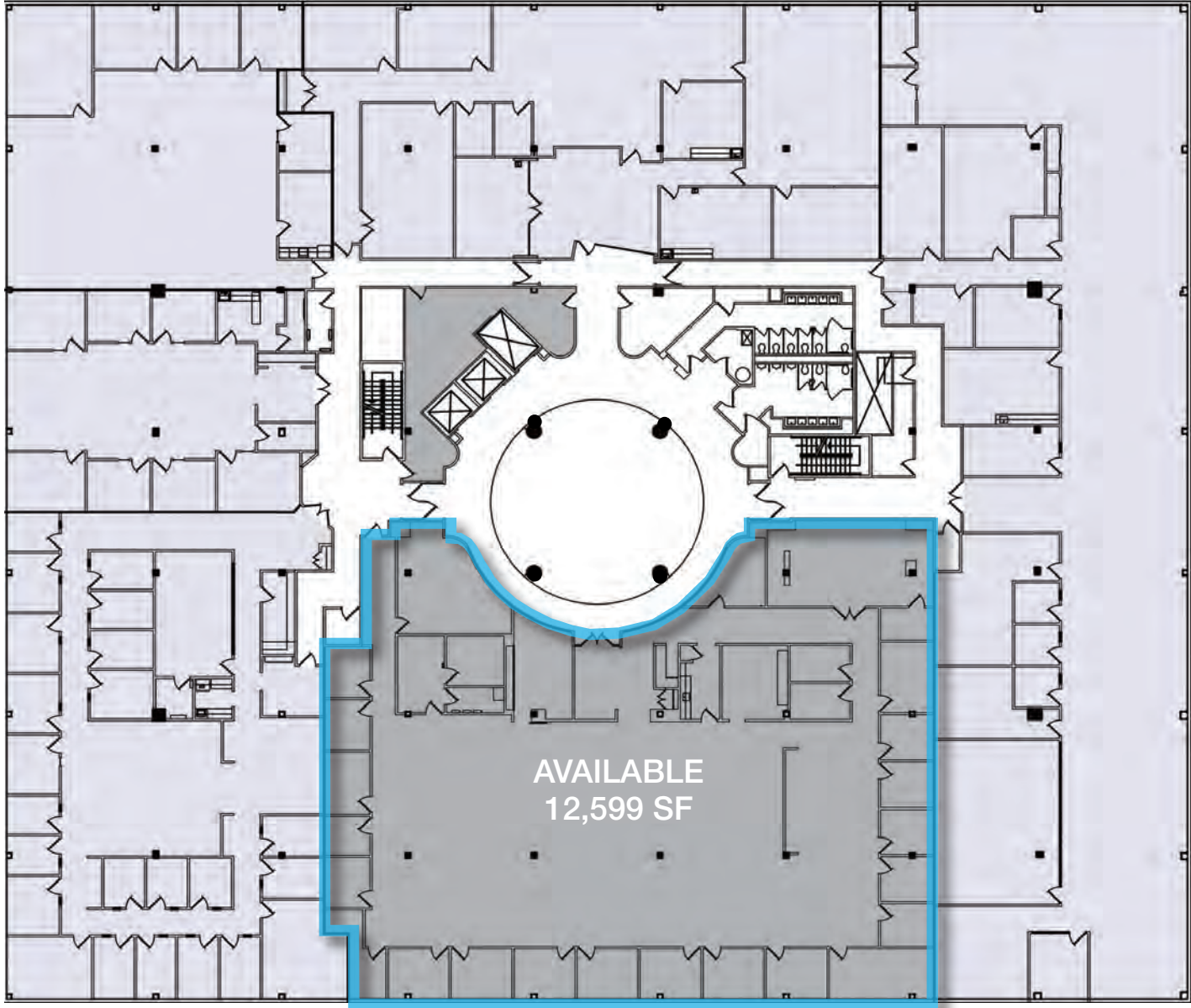
1st FLOOR PLAN



2nd FLOOR PLAN



3rd FLOOR PLAN



PROPERTY SPECIFICATIONS

GENERAL INFORMATION

BUILDING SIZE	172,498± SF
FLOORS	Four (4)
LOBBY DESCRIPTION	4-story circular atrium with domed skylight
YEAR BUILT/RENOVATED	1990/2021
ACRES	12.93± AC
SECURITY SYSTEM	Card access 24 hours per day, 7 days per week
AMENITIES	Food service, conference center, Wi-Fi throughout building, on-site management, easy access to I-287, I-80 and Routes 10, 46, and 202
BUILDING HOURS	8:00am - 6:00pm, weekdays
PARKING PROVISIONS	600 surface parking spaces

CONSTRUCTION

PASSENGER ELEVATOR	Two (2) (2,500 lbs)
FREIGHT ELEVATOR	One (1) (4,000 lbs)
LOADING AREA	North entrance
POWER, WATTS PSF (available for tenant use)	2000 amps, 480/277v, 3-Phase, 4 wire AC, 8 Watts PSF
COLUMN SPACING (bay size)	30' x 30'
WINDOW MULLION SIZE	4' on center through tenant spaces
CEILING HEIGHTS	9'

RESTROOMS

LADIES	One (1) set per floor, six (6) stalls, five (5) sinks
MENS	One (1) set per floor, three (3) stalls, three (3) urinals, five (5) sinks

TELECOMMUNICATIONS

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