



PARK80WEST



250 PEHLE AVENUE | SADDLE BROOK, NEW JERSEY

CBRE



Park 80 West is Northern New Jersey's premier office destination and a dominant office complex within Bergen County.

Situated at the crossroads of the Garden State Parkway and Interstate 80, Park 80 offers tenants a combination of unmatched building amenities and total ease of access from any point in the tri-state area.



UNRIVALED AMENITIES

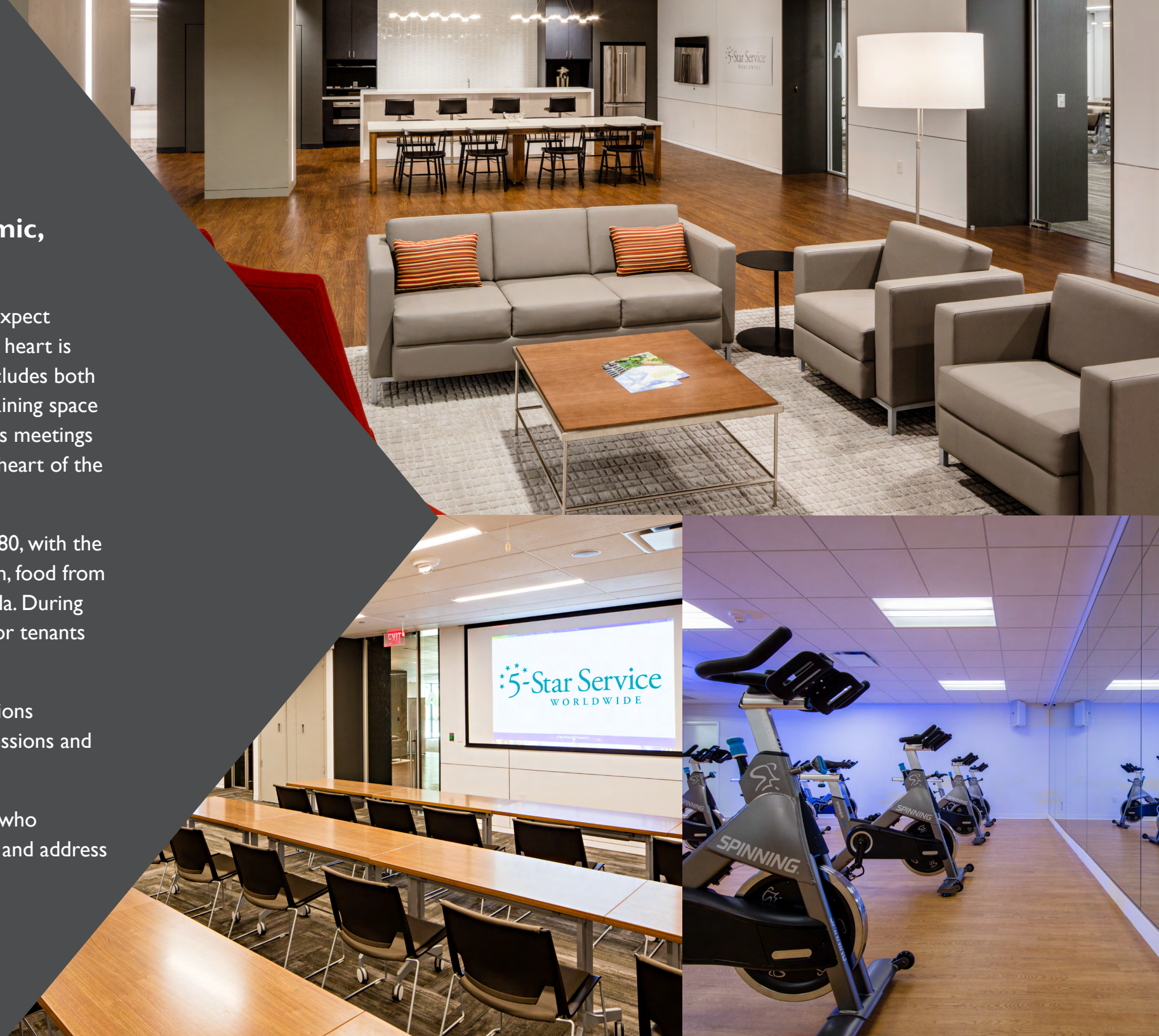
Experience the new standard for dynamic, engaging workspace.

Park 80 West has raised the bar for what tenants can expect when it comes to office building amenities. At the very heart is the 5-Star Center, a modern conference facility that includes both private meeting rooms with video conferencing and training space and an open collaborative space meant for spontaneous meetings and social interaction among tenants. This space is the heart of the culture that sets Park 80 apart.

The food offerings are another unique feature to Park 80, with the full-service cafeteria offering weekly specials. In addition, food from local restaurants is brought in each week through Fooda. During the spring and summer, food trucks come each week for tenants to enjoy.

The 5-Star Fitness Center offers tenants countless options similar to first class gyms, including personal training sessions and instructor-led classes.

Park 80 currently features a dedicated 5-Star Manager who provides full time, personalized assistance to anticipate and address each and every need.





Click The Icons To View Virtual Tour



REDEFINING THE WORKPLACE

EVENTS & OFFERINGS

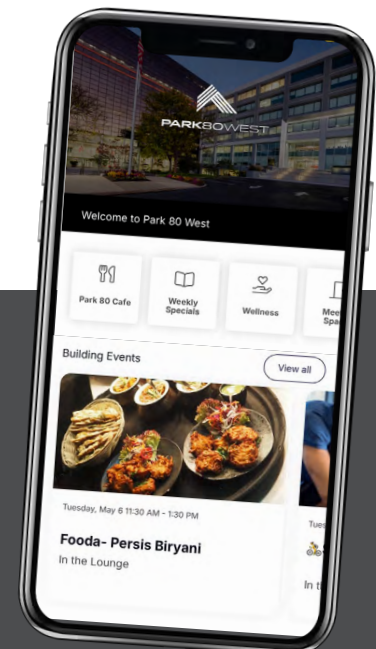
Every month Park 80's concierge provides a jam-packed calendar of events for tenants to shake up their day-to-day, whether it's stirring things up at a cocktail making class, creating unique flower arrangements, boosting your resume at a writing webinar, or being guided through a peaceful meditation, Park 80 has it all. Plus, all these events and more can be viewed in Park 80's exclusive app, Tenant X perience.



Tenant **X** **perience**
by CBRE|Host

We make busy lives easier with a single, customer-facing app.

Stay connected to your building community by unlocking a range of services, amenities and offers.





EVEN **MORE** ON-SITE

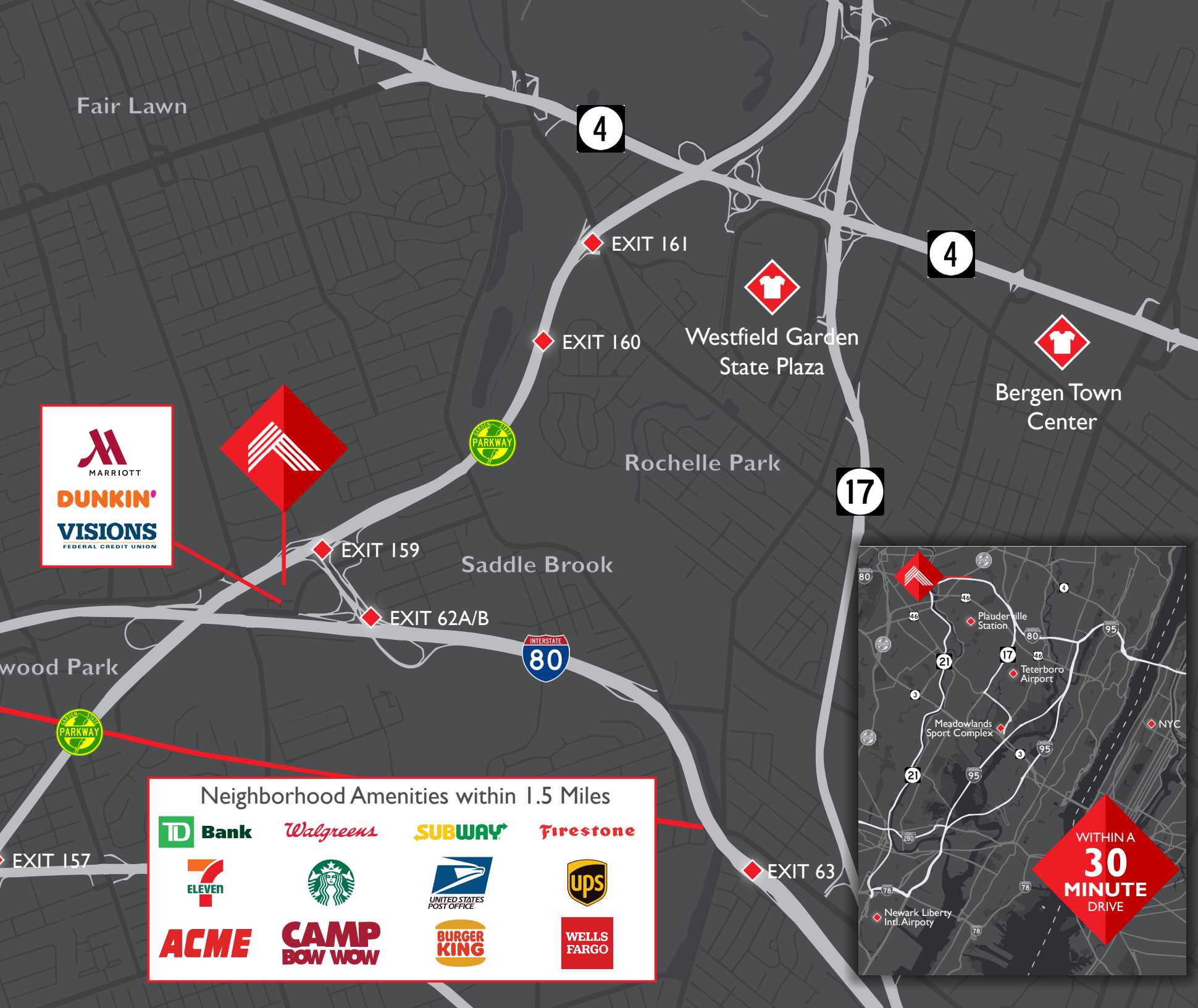
- Dry-cleaning
- Shoe shining
- Wi-fi in common areas
- Bike racks
- EV charging station
- Fantastic views of the New York skyline
- VAV capability on all floors
- Local food vendors



PROPERTY FEATURES

BUILDING	PLAZA I	PLAZA II
Year Built/Renovated	Built in 1972, major renovations in 1996 & 2016/2017	Built in 1981, major renovations in 2016/2017
Floors	8 stories	11 stories
Building Size	233,383± SF	276,743± SF
Ceiling Heights	12' slab to slab / 9' finished	12' slab to slab / 8'6" finished
Building Structure	Consists of cast-in-place concrete, perimeter footings and concrete foundation walls. Steel columns support the Plaza Level up to the roof. The concourse level ceiling is comprised of cast-in-place waffle slabs and the roof is constructed of metal decks supported by steel beams.	Consists of cast-in-place concrete, perimeter footings and concrete foundation walls. Structural steel columns support the upper floors and roof. The upper floors have concrete-topped metal decks and are supported by steel beams.
Column Spacing	Approximately 24'	Approximately 24'
Exterior Walls	Pre-cast concrete panels.	Aluminum and glass curtain wall system.
Windows	Ground level windows are part of an aluminum-framed, storefront system incorporating the entry doors. 2016—replacement of all single-pane windows with new energy-efficient units.	Windows are part of the metal-framed curtain wall system. Windows above grade are fixed, double paned tempered panels, tinted bronze with aluminum frames.
Roof	Replaced Fall of 2016 and has a warranty through 12/7/2037	Replaced Fall of 2016 and has a warranty through 12/2/2031
Lobby	Both lobbies were renovated in the Summer of 2014 with upgrades including porcelain flooring, LED lighting, stainless steel elevator doors, Concierge Desk TV monitors, and security cameras.	
Elevators	Three passenger elevators and one freight elevator. Elevator modernization in progress, includes controls, hoist way motors and ropes and interior cab refurbishment.	Four passenger elevators and one freight elevator. Upgrade performed in 2004.
Loading Facility	One loading door on grade level.	Two loading bays, one with 13'6" maximum height tailgate lift.
Cafe	Refurbished in 2017, the café offers a variety of dishes for both breakfast and lunch including both hot and cold meals, a salad bar, and specialty items.	
Security	24/7 on-site security with Eco-Friendly vehicle for monitoring the garages and parking lots. Card Key Access is required after normal building hours and cameras monitor the property continuously. One Call Now has been implemented to relay inclement weather and building emergencies.	
Fitness Center	Expanded and renovated in 2016, the 5-Star Fitness Center provides tenants a plethora of exercise options comparable to first class gyms, including instructor led classes and personal training sessions.	





EVERYTHING WITHIN **REACH**

No matter where you're going, Park 80 West's ideal, best-of-all-worlds location will completely change how you get around.

Hop right on I-80 or the Garden State Parkway with little to no traffic. Head to Manhattan in less than 30 minutes, or retreat into Saddle Brook's suburban surroundings.



PARK80WEST

PLAZA
TWO

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