

# 400 Valley Road

Mount Arlington, NJ 07856



NEW OWNERSHIP & NEW PROPERTY MANAGEMENT

**NEWMARK**





## OFFICE SUITES FOR LEASE

# 400 Valley Road Mount Arlington, NJ

## New Ownership New Property Management

- 133,000+ SF Class A building
- Suites divisible to  $\pm 2,000$  SF
- Outdoor seating area
- Planned conferencing center
- Completely renovated restrooms
- On-site management
- Financially strong stable ownership
- Professional property management
- Located 500 yards from a 4-way interchange Exit 30 off Route 80

## Specifications

- Gross Leasable Area: 131,660 SF
- No. of Elevators: 2
- Parking spaces: 483
- Structural columns set 30' on centers to accommodate flexible tenant space plans
- Floor load: 100 lbs PSI
- Individual tenant electrical meters are provided for each tenant, along with an electric closet within tenant's rented space where electric distribution panels are located.
- State-of-the-art HVAC system provides maximum flexibility and economy to each tenant. Heating and air conditioning units are provided for zones of approximately 1,500 SF of space, each with its own programmable thermostat.
- 24-hour security system in addition to card access systems for after-hours use

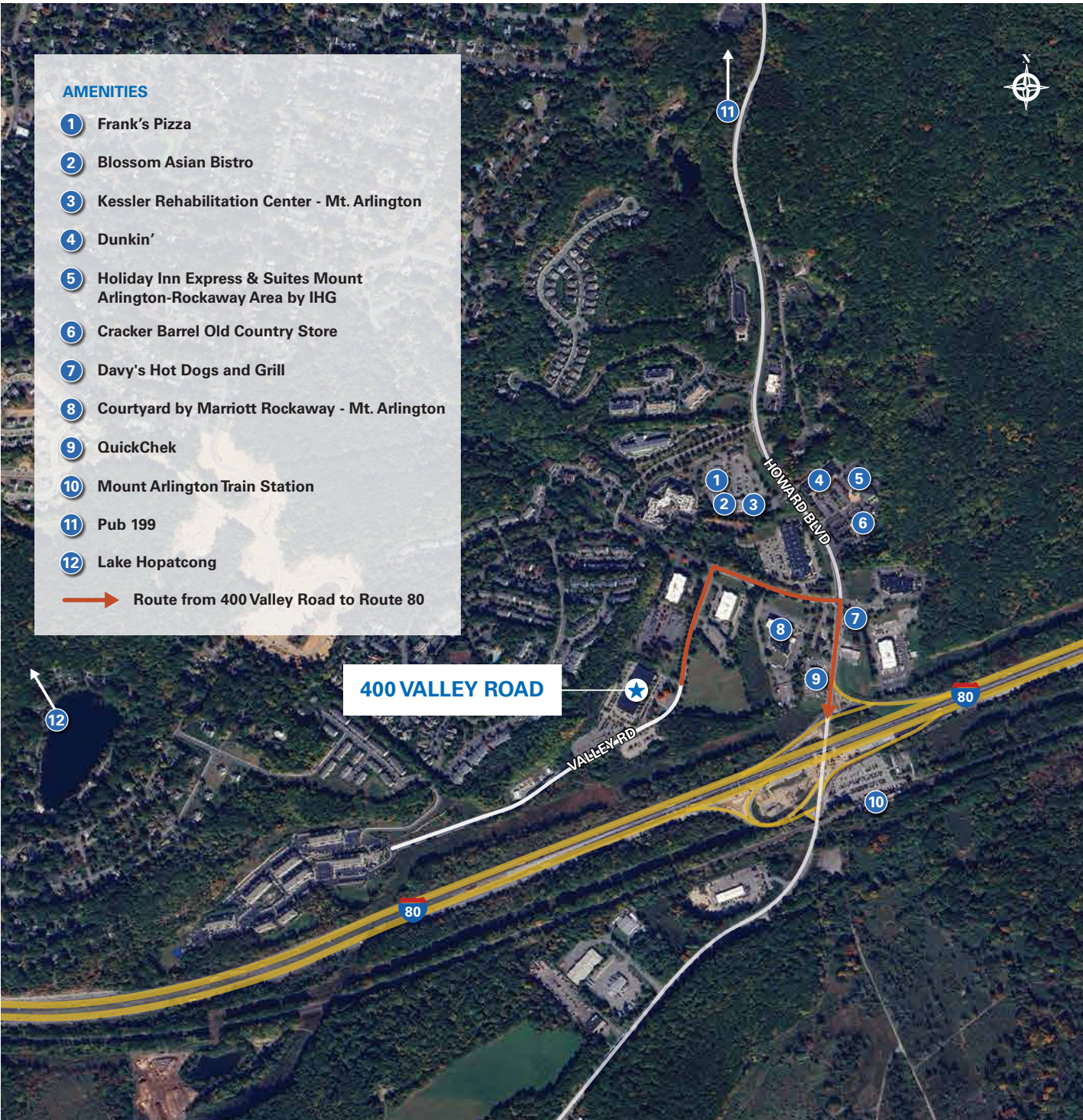


AVAILABLE SPACE





LOCAL AMENITIES

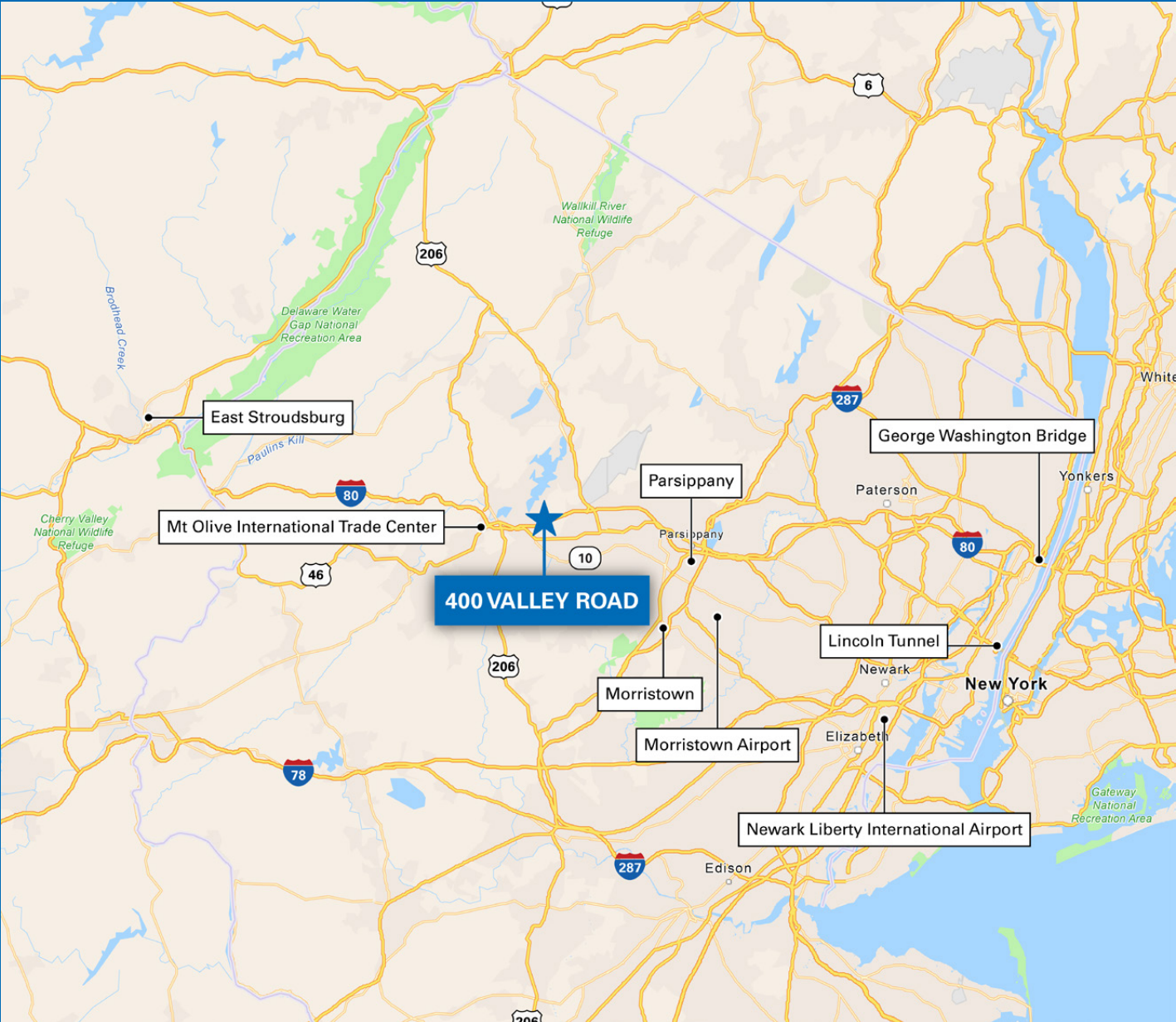


- Accessible via a four-way interchange at Exit 30 of Rt. I-80
- Convenient access to Routes 46 and 10
- 0.8 miles to Mt. Arlington NJ Transit station with service on the Morristown and Montclair/Boonton Lines to Hoboken and New York Penn Station

REGIONAL ACCESS

## 2 Minutes from Route 80

- Route 80: 2 mins.
- Route 46: 8 mins.
- Route 10: 6 mins.
- Route 206: 10 mins.
- Mt. Olive International Trade Center: 14 mins.
- Parsippany: 17 mins.
- Morristown: 22 mins.
- East Stroudsburg, PA: 41 mins.
- Newark Liberty International Airport: 40 mins.
- George Washington Bridge: 42 mins.
- Lincon Tunnel: 45 mins.







---

*For more information:*

**Jeff Kolodkin**

t 201-460-5163

m 551-427-3600

jeff.kolodkin@nmrk.com

**Andrew Kirshenbaum**

t 201-460-5119

m 914-552-9303

andrew.kirshenbaum@nmrk.com

**nmrk.com**

# NEWMARK

Newmark, Licensed Real Estate Broker | 201 Route 17 North, Rutherford, NJ 07070

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.