

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

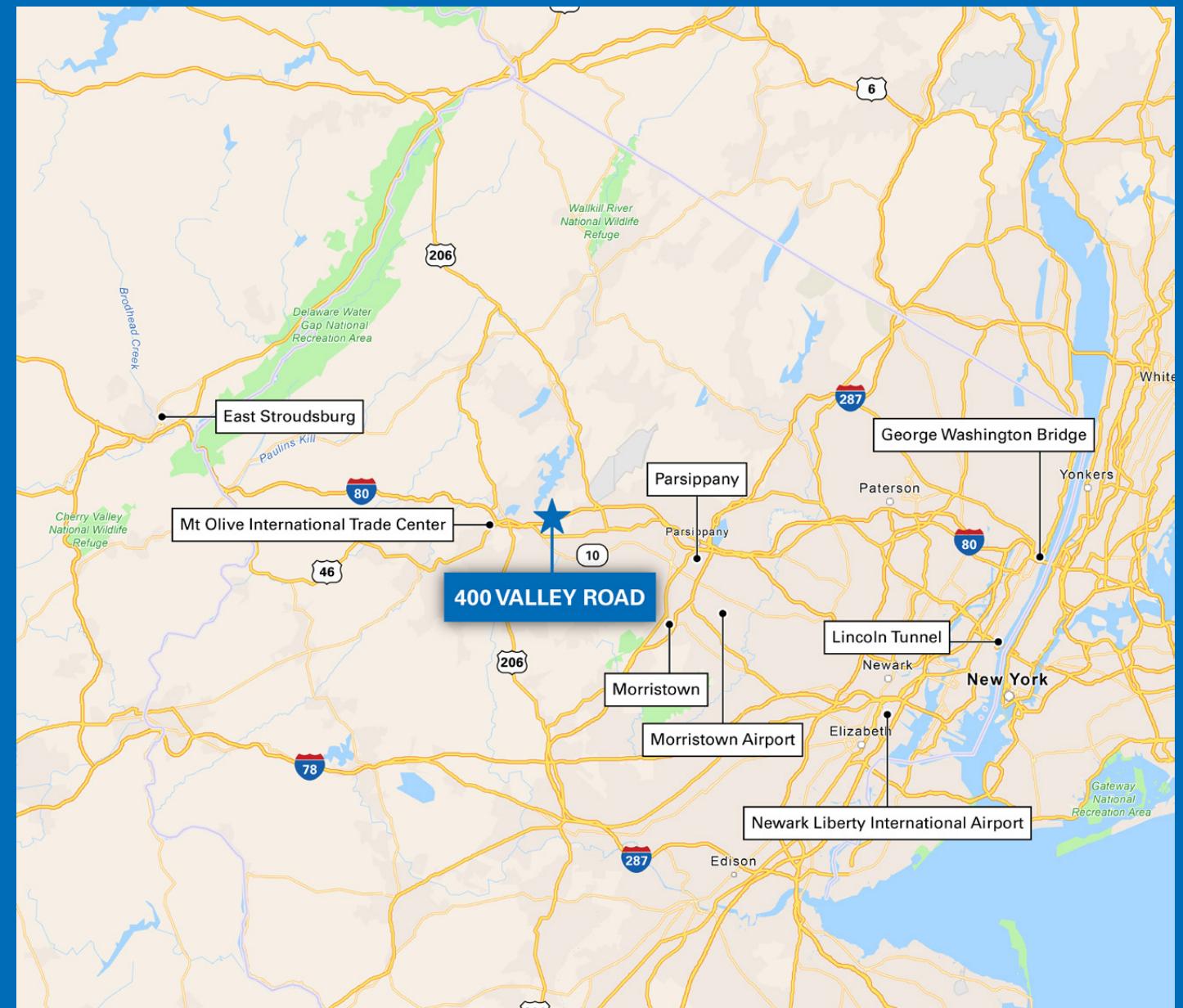


- Accessible via a four-way interchange at Exit 30 of Rt. I-80
- Convenient access to Routes 46 and 10
- 0.8 miles to Mt. Arlington NJ Transit station with service on the Morristown and Montclair/Boonton Lines to Hoboken and New York Penn Station

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.
- Lincoln Tunnel: 45 mins.





For more information:

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