



**GARRET MOUNTAIN  
PLAZA**

# Office and Medical Space

Woodland Park, NJ

Your Logo  
Here

Your Logo  
Here

**2,000 SF - 100,000 SF  
Available for Lease**



## About 1 Garret Mountain

Located adjacent to the on- and off-ramps for I-80, 1 Garret Mountain offers unbeatable access and large office and medical suites to suit any company's needs. With spaces from approximately 2,000 SF to 45,000 SF (contiguous), your current and future footprint needs will be met at 1 Garret Mountain. Property highlights include a full-service cafeteria, a property manager on-site, and the ability to grow without leaving the building. Plus, building signage with prime views from I-80 is available.

### Building Specs

- Total SF: 174,849 SF
- Stories: 9
- Lot size: 13.07 Acres
- Class A
- Parking Ratio: 4 / 1,000 SF
- Parking Spaces: 652
- On-Site Handicap Spaces: 14
- Loading docks: 5
- New roof : installed November 2022
- New 350-ton chiller/cooling power (HVAC): 2017
- Backup Generator: 300kw

### Amenities & Highlights



Onsite property manager



Full-service cafeteria with dining area



24/7 ATM



Outdoor patio with seating



Typical Existing  
Floor Plan

## Available Space

1st Floor - 15,000 SF

2nd Floor - 15,000 SF

3rd Floor - 15,000 SF

4th Floor - 2,000 SF

5th Floor - 7,058 SF

7th Floor - 17,458 SF

8th Floor - 15,000 SF

9th Floor - 14,208 SF

**Over 100,000 SF available, with prime  
opportunity for building signage.**

\*Inquire with brokers for more details and each space's floor plan.



# Envision your team at 1 Garret Mountain

With full floor availability and individual spaces ranging between 2,000 SF and 17,458 SF, the possibilities for your new workplace are endless.



**Conceptual Medical  
Renderings**



## Conceptual Office Renderings



# TAKE A VIRTUAL TOUR OF POTENTIAL OFFICE & MEDICAL SUITES

[View Virtual Tour - Medical](#)

[View Virtual Tour - Office](#)



# Unbeatable Access & Exposure to I-80



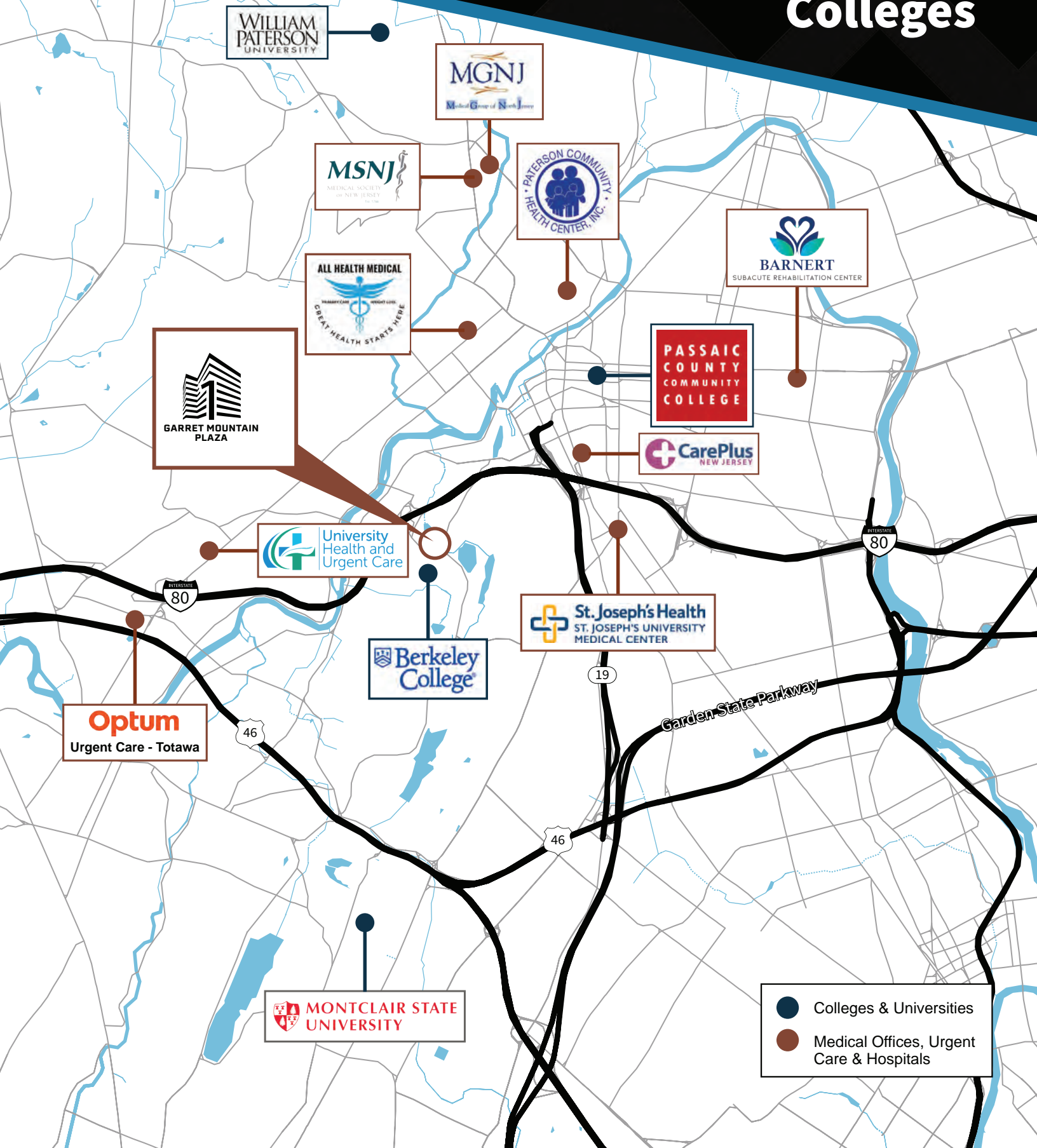
**DUNKIN'**



**2 min**  
0.5 miles

**2 min**  
0.8 miles

# Nearby Medical Offices, Hospitals, and Colleges



- Colleges & Universities
- Medical Offices, Urgent Care & Hospitals



[www.1garretmountainplaza.com](http://www.1garretmountainplaza.com)

**For more information and to arrange a private tour:**



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