



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 West 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 Tenant Lounge, an open collaborative space meant for spontaneous meetings and social interaction among tenants and a modern conference facility that includes both private meeting rooms with video conferencing and training space. This space is the heart of the culture that sets Park 80 West apart.

The food offerings are another unique feature to Park 80 West, with the full-service cafeteria offering weekly specials. In addition, food from local restaurants is brought in each week through Foda for tenants to enjoy.

The fitness center offers tenants countless options similar to first class gyms, including personal training sessions and instructor-led classes.

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





CONCOURSE AMENITIES

CONFERENCE CENTER & LOUNGE

- Conference center seating for 80+ people
- Private meeting rooms
- Video conferencing & training space
- Gathering area with lounge & bar-style seating
- Full-service catering kitchen
- Full-time event coordination/support from Events Manager

CAFÉ

- Full-service café with seating throughout
- Catering capabilities
- Weekly menu specials
- Outdoor seating

FITNESS CENTER

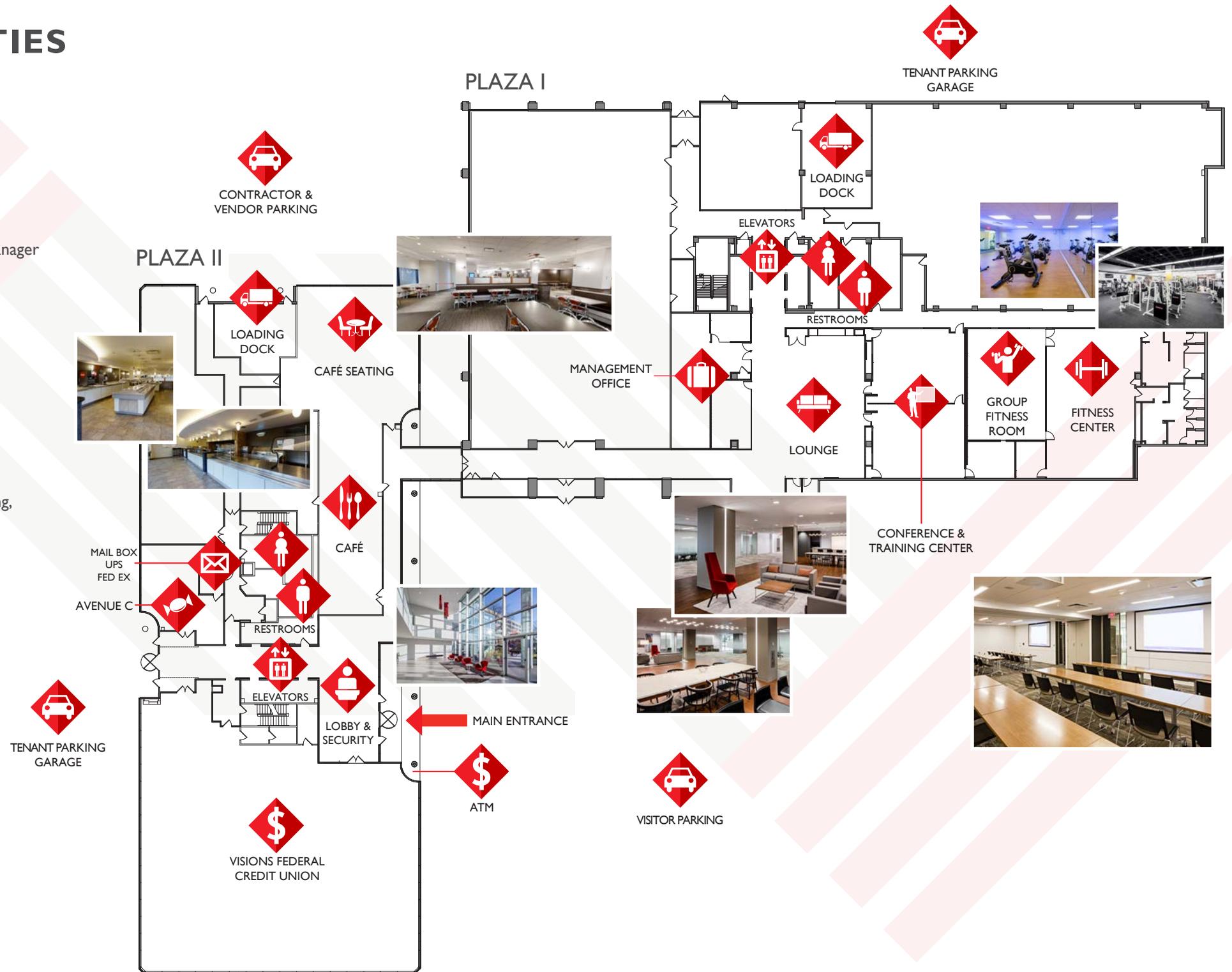
- Personal trainer
- Group fitness room with instructor led classes: cycling, kick boxing, yoga, zumba, etc.
- Areas for cardio, free weight, & strength training exercise
- Locker rooms

EVENTS MANAGER

- Full-time personalized assistance to address every tenant need including:
 - Conference center & lounge reservations
 - Catering & vendor coordination
 - Travel & dining reservations
 - Specialty corporate events
 - Tours

LOBBY & SECURITY

- 24/7 building security
- Covered parking decks for each building

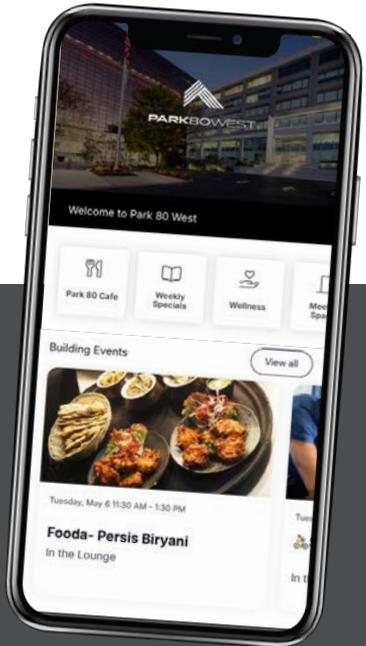




REDEFINING THE WORKPLACE

EVENTS & OFFERINGS

Every month Park 80 West's Events Manager 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 West has it all. Plus, all these events and more can be viewed in Park 80 West'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.







PARK80WEST

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 fitness center provides tenants a plethora of exercise options comparable to first class gyms, including instructor led classes and personal training sessions. | |






 MARRIOTT

 DUNKIN'

 VISIONS
 FEDERAL CREDIT UNION

Neighborhood Amenities within 1.5 Miles

| | | | |
|--|---|---|--|
|  TD Bank |  |  |  |
|  |  |  |  |
|  |  |  |  |

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

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