



# 80 W. Century Road

Paramus, New Jersey

OFFICE FOR LEASE

For more information:

**Jessica Curry, CCIM**

201 488 5800 x199  
jcurry@naihanson.com

**Andrew Somple, SIOR**

201 488 5800 x151  
asomple@naihanson.com



**80** W. Century  
Road  
Paramus, New Jersey

**30,225 SF**  
AVAILABLE FOR LEASE



## *Distinctive Design*



### **Large Windows**

Large windows on all sides of the building



### **High Ceilings**

High ceilings on all floors.  
First floor has 15' ceilings.



### **Renovations**

Renovated Bathrooms and  
Common Area (2018)



### **Easy Access**

Easy access lobby with  
covered walkways & entrances



## *Building Features*



# Covered Walkway



COVERED WALKWAY (BACK ENTRANCE VIA PARKING LOT)

## CONVENIENCE

- Abundant surface parking
- Covered walkway
- Two-way building entrance
- Easy access to Garden State Parkway and Routes 4 & 17

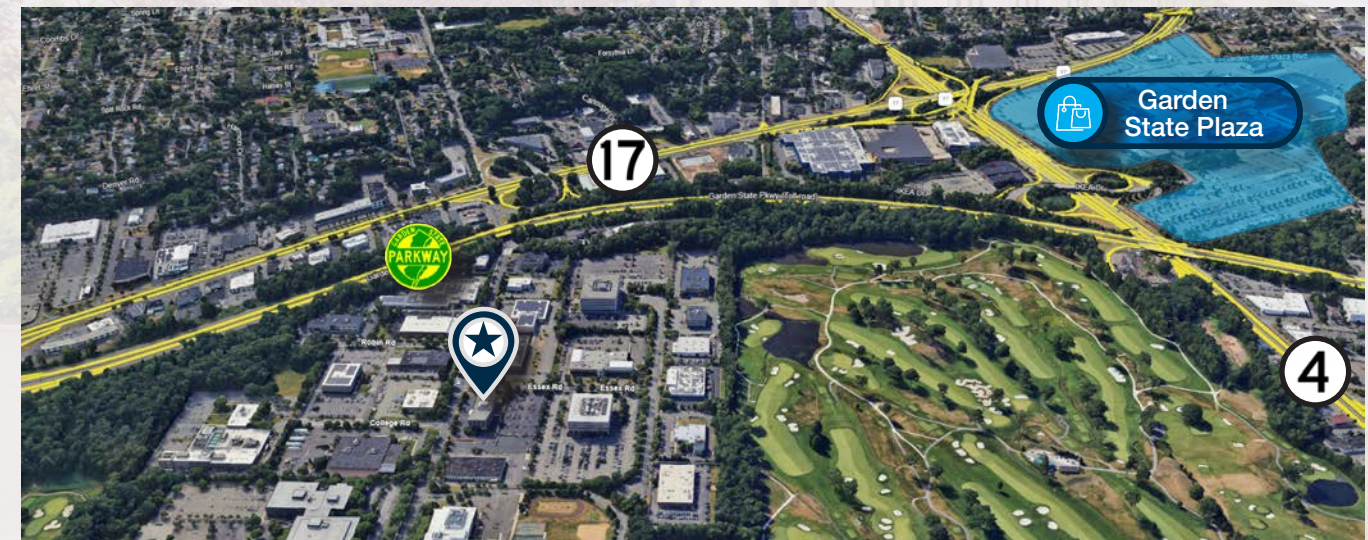
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## 75,000 SF ICONIC OFFICE BUILDING

**\*AVAILABLE SUITES RANGE FROM 150 SF - 13,500 SF\***


- Premier office building with exceptional visibility
- Iconic, highly sought-after building spans approximately 70,000 square feet across four stories plus a lower level
- Perfectly suited for a corporate headquarters or adaptable office space
- Excellent window line in all suites
- Ample on site surface parking
- Fully built out and available immediately
- Easily accessible in close proximity to a wide array of entertainment, shopping, hotels, dining, and lifestyle amenities - an ideal choice for businesses seeking both prestige and convenience



  
**Fiber Internet**  
Connectivity through - Verizon Fios, Lightpath & Optimum

  
**Ample Parking**  
251 surface spaces (4:1,000)

  
**Onsite Banking**  
Drive up banking and ATM located on level 1.

  
**Coffee Bar**  
Coffee, snacks and drinks.

  
**Storage Units**  
Locked & Secure Self Storage Units available.

  
**24/7 Security**  
Protected by 24 hour video surveillance.

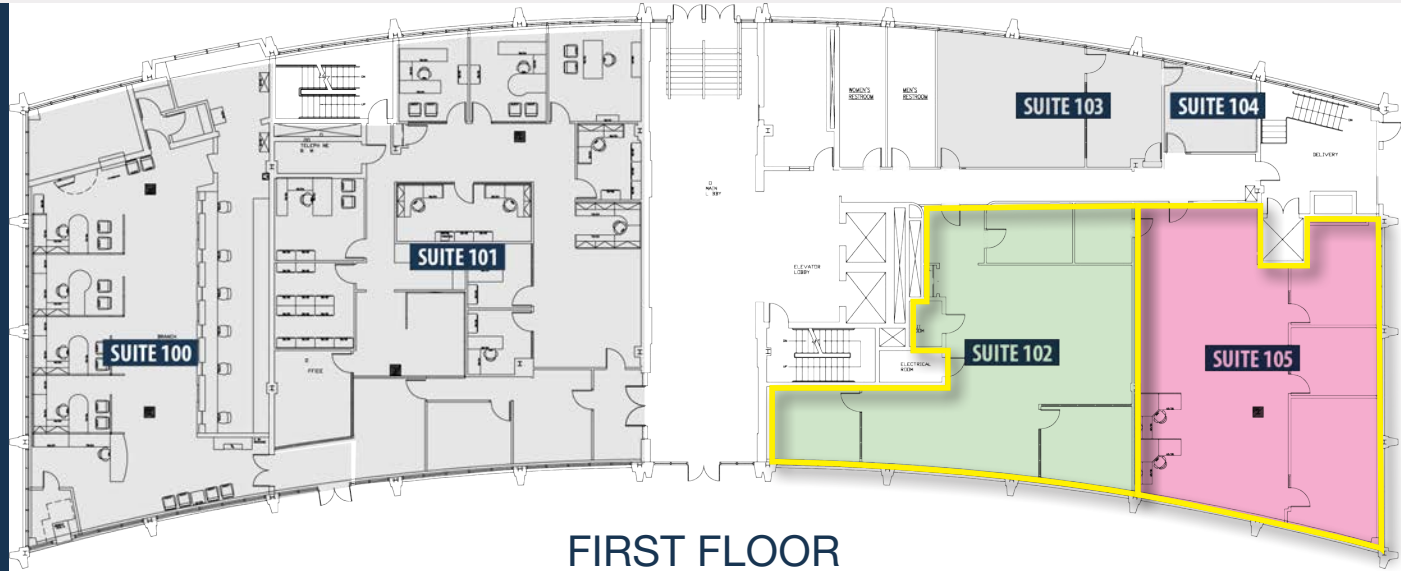
UPSCALE OFFICE SPACE



# AVAILABLE SUITES RANGE FROM 150 SF - 13,500 SF

Highlighted office suites are vacant and available for immediate occupancy.

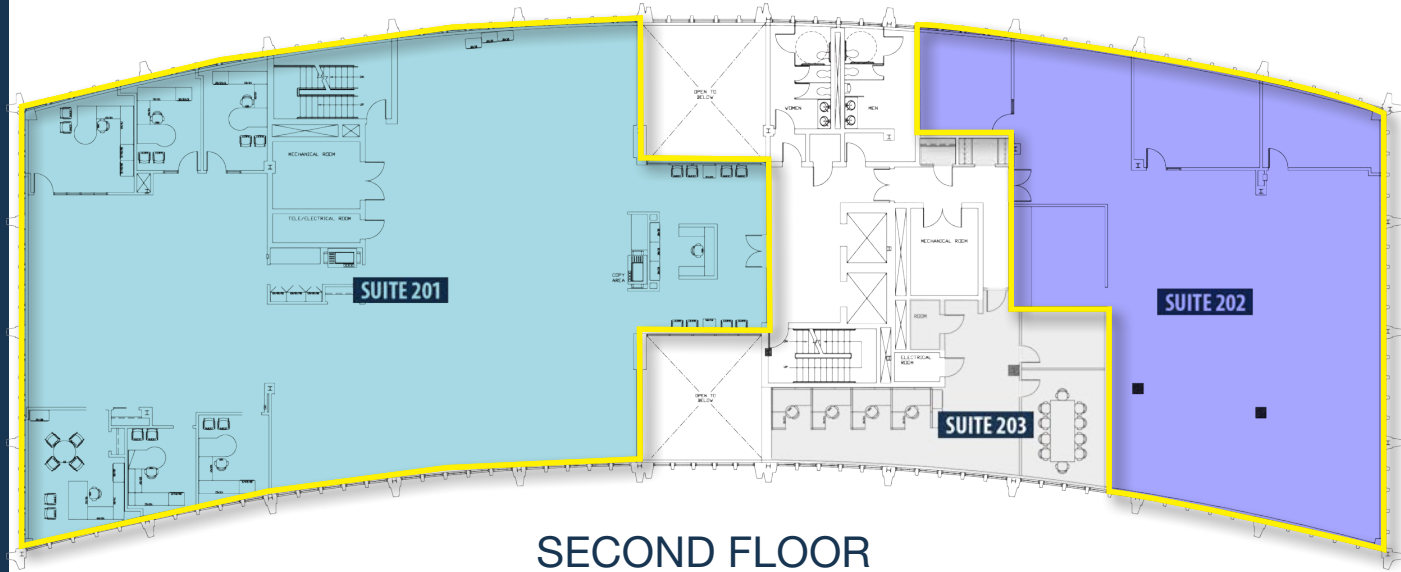
AVAILABLE OFFICE SPACES



FIRST FLOOR

SUITE 102: 2,200 SF | AVAILABLE 1/1/25

SUITE 105: 2,275 SF

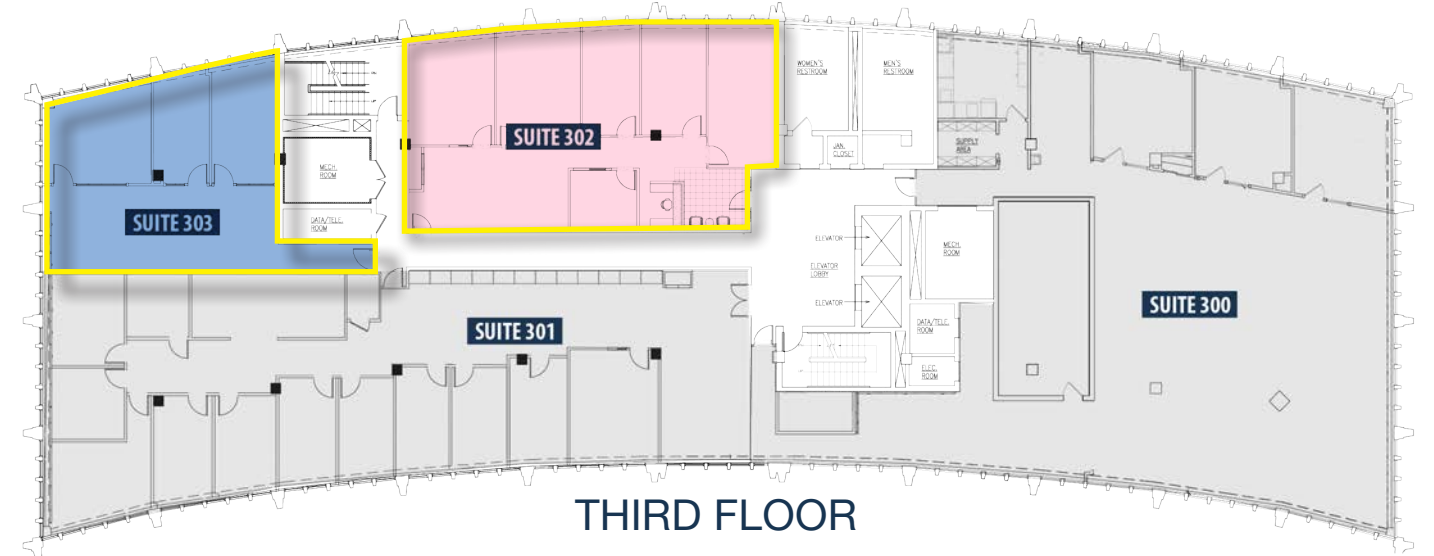


SECOND FLOOR

SUITE 201: 8,000 SF

SUITE 202: 4,500 SF

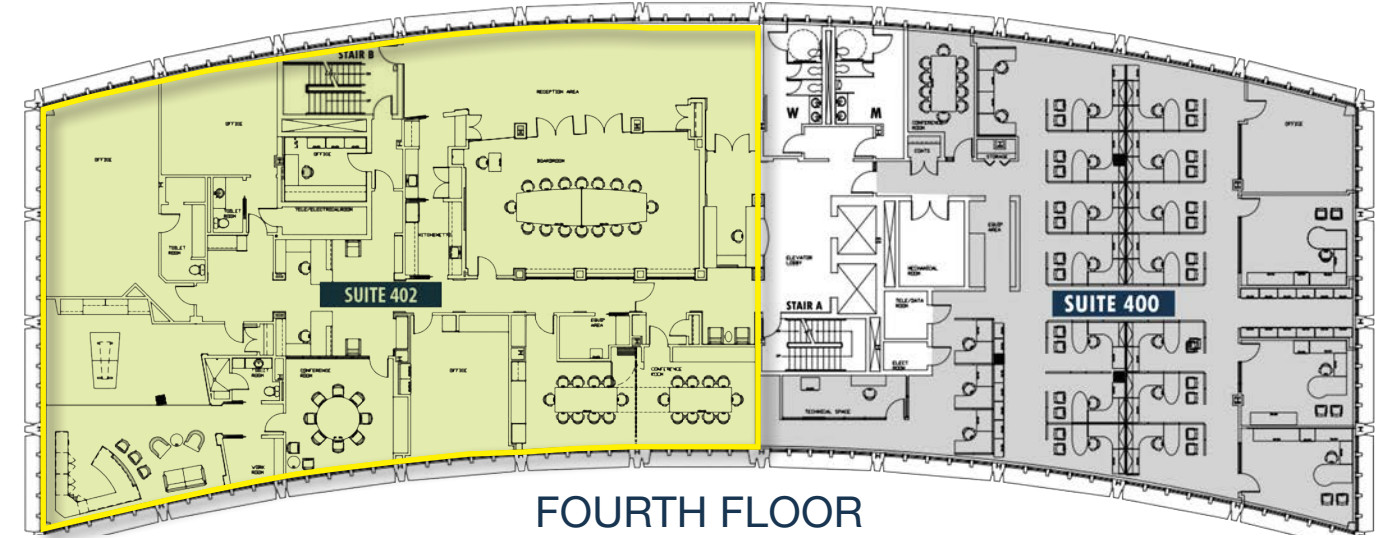
CUSTOMIZE AND RECONFIGURE AS NEEDED



THIRD FLOOR

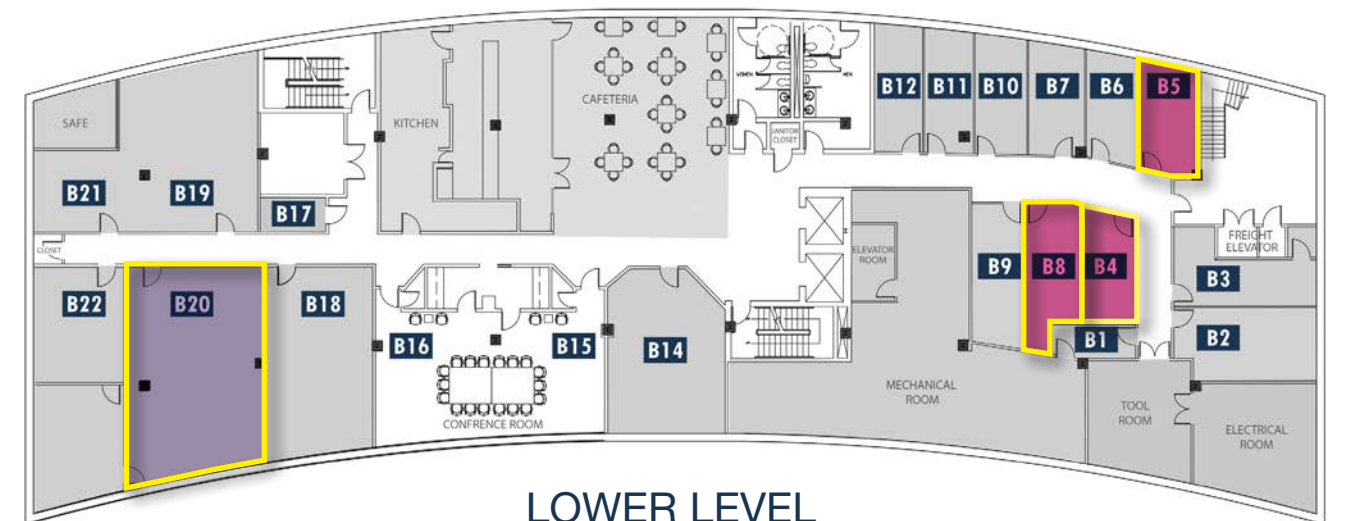
SUITE 303: 1,500 SF | AVAILABLE 4/1/25

SUITE 302: 2,350 SF



FOURTH FLOOR

SUITE 402: 8,000 SF | HIGH END EXECUTIVE DESIGN  
*(ENTIRE FLOOR POSSIBLE AT 13,500 SF)*



LOWER LEVEL

SUITE B20: 1,400 SF

B4, B5 & B8: OFFICE/STORAGE

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