

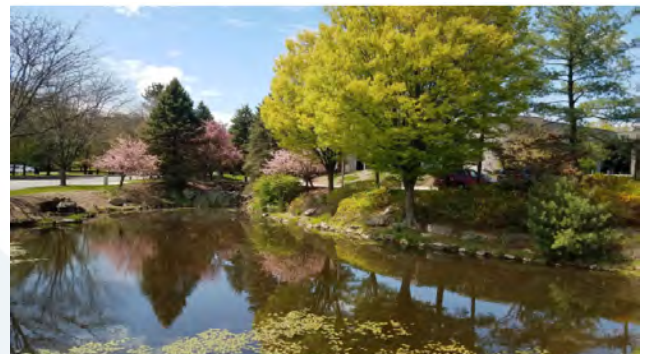
FOR LEASE | Mt. Arlington Corporate III | 111 Howard Boulevard | Mount Arlington, NJ

# OFFICE/FLEX/HI-TECH SUITES FROM 1,400 - 12,846 SF AVAILABLE



## PROPERTY HIGHLIGHTS

- Mt. Arlington Corporate III offers 72,666 SF of Office/Flex/Hi-Tech Suites
- **Directly off Exit 30 on New Jersey I-80**
- **Available Suites:** Suite 110 (2,692 SF)  
Suite 170 (1,784 SF)  
Suite 200 (3,350 SF)  
Suite 206 (1,400 SF) (can be combined with suite 200)  
Suite 214 (3,620 SF)
- Generous Parking Ratio: 5/1,000 SF
- Handicapped Accessible/Elevated
- Individually Controlled HVAC Units
- Next to **Courtyard Marriott**, restaurants and convenience stores. **Minutes to Rockaway Mall**, Picatinny Arsenal, International Trade Zone. Convenient to Routes 46 and 10.
- **1/8 mile to Mt. Arlington NJ Transit station** with service on the Morristown and Montclair/Boonton Lines to Hoboken and New York Penn Station. Park and ride serving Lakeland Bus line to New York City.
- **Lease Rates:** \$17.95 PSF plus tenant electric




111 HOWARD BOULEVARD			
FIRST FLOOR		SECOND FLOOR	
Biomed Technologies	300		200
Van Cleef Engineering	300B	MB Davis Group	201
Templar Technologies	302	Moner Electronics	202
	303	NCI - The NeuroCognitive Institute	204
Child & Family Resources	304	NCI - The NeuroCognitive Institute	205
NAIHS - North American International Logistics	307	NCI - The NeuroCognitive Institute	208
School Accounting Professionals	308	Tahsin USA	209
	310	Uniglobe	210
Colavito & Associates	150	Serco	212
Innovacor Corp.	160	Serco	214
Guarantee Rate	170		



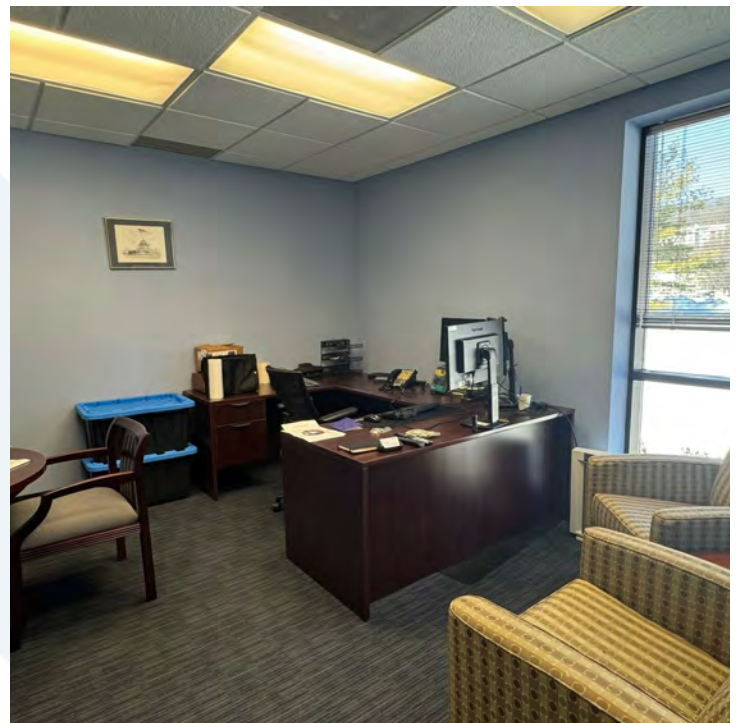
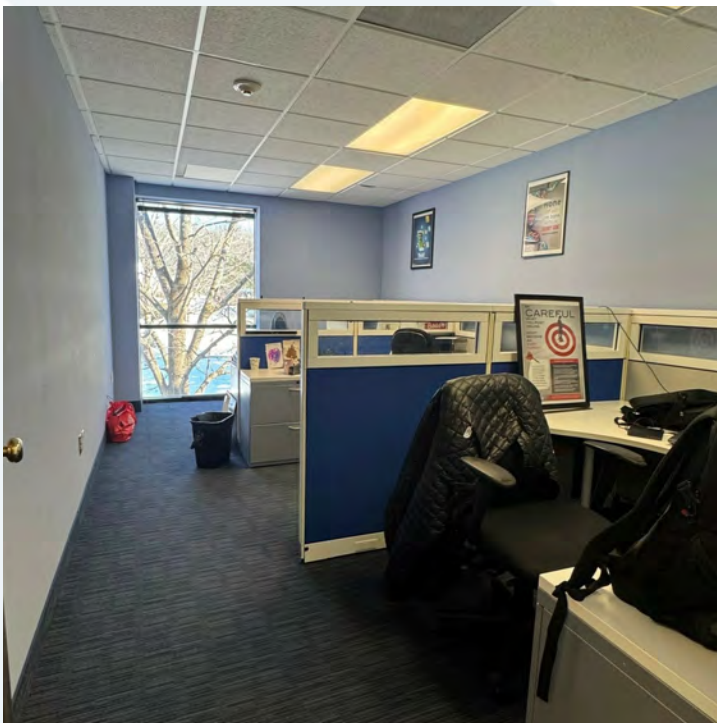
**MATTHEW LOBOCCHIARO**

Associate - Commercial Sales & Leasing  
908.415.8659  
mlobocchiaro@kislakrealty.com

Kislak Commercial Real Estate Services, Inc.  
10 Woodbridge Center Drive, Suite 701  
Woodbridge, NJ 07095  
908.360.8050 | kislakrealty.com

111 Howard Boulevard | Mount Arlington, NJ 07856

# ADDITIONAL PHOTOS | SUITE 214



**MATTHEW LOBOCCHIARO**

Associate - Commercial Sales & Leasing

908.415.8659

[mlobocchiaro@kislakrealty.com](mailto:mlobocchiaro@kislakrealty.com)

Kislak Commercial Real Estate Services, Inc.

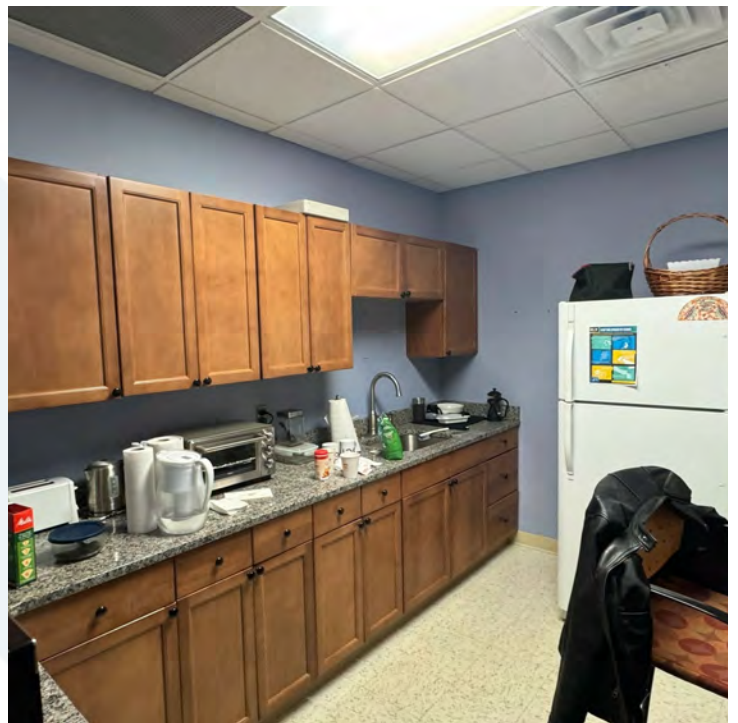
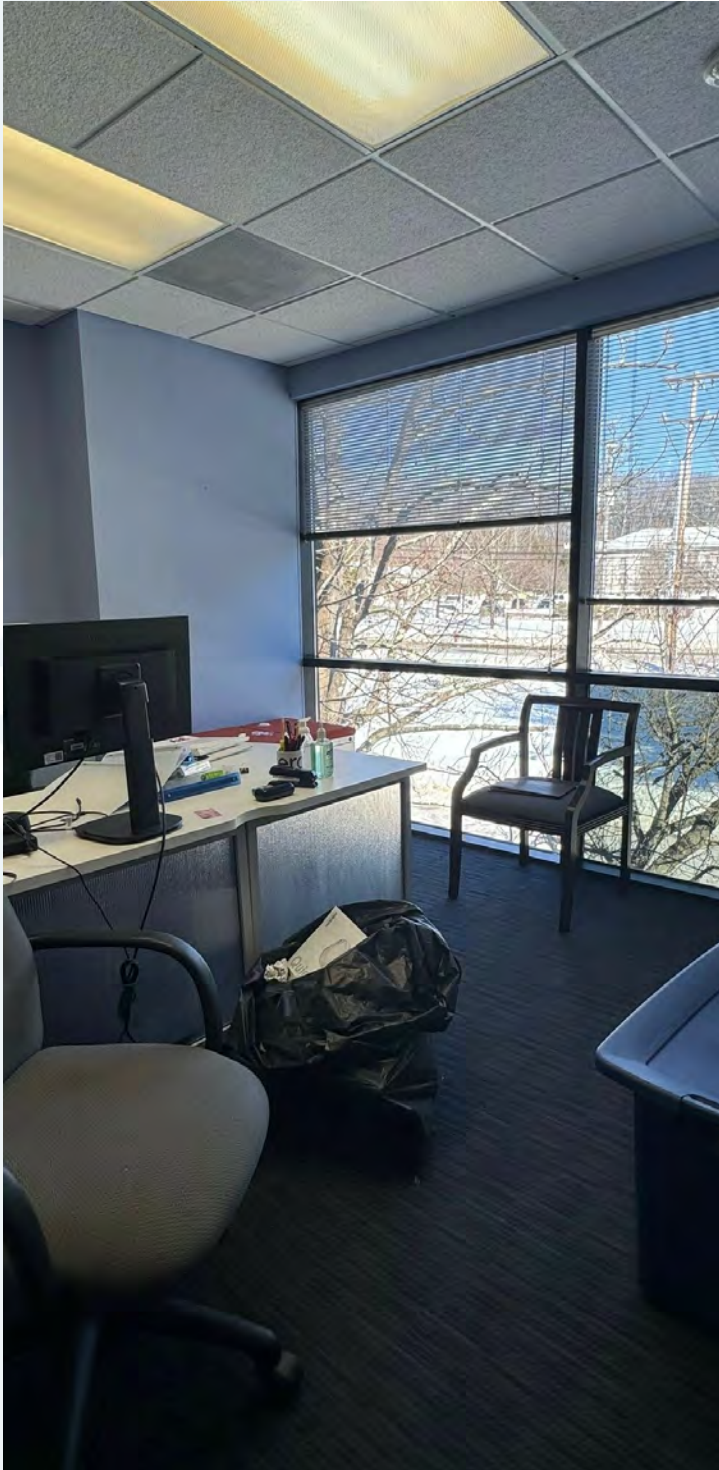
10 Woodbridge Center Drive, Suite 701

Woodbridge, NJ 07095

908.360.8050 | [kislakrealty.com](http://kislakrealty.com)

111 Howard Boulevard | Mount Arlington, NJ 07856

# ADDITIONAL PHOTOS | SUITE 214



**MATTHEW LOBOCCHIARO**

Associate - Commercial Sales & Leasing

908.415.8659

[mlobocchiaro@kislakrealty.com](mailto:mlobocchiaro@kislakrealty.com)

Kislak Commercial Real Estate Services, Inc.

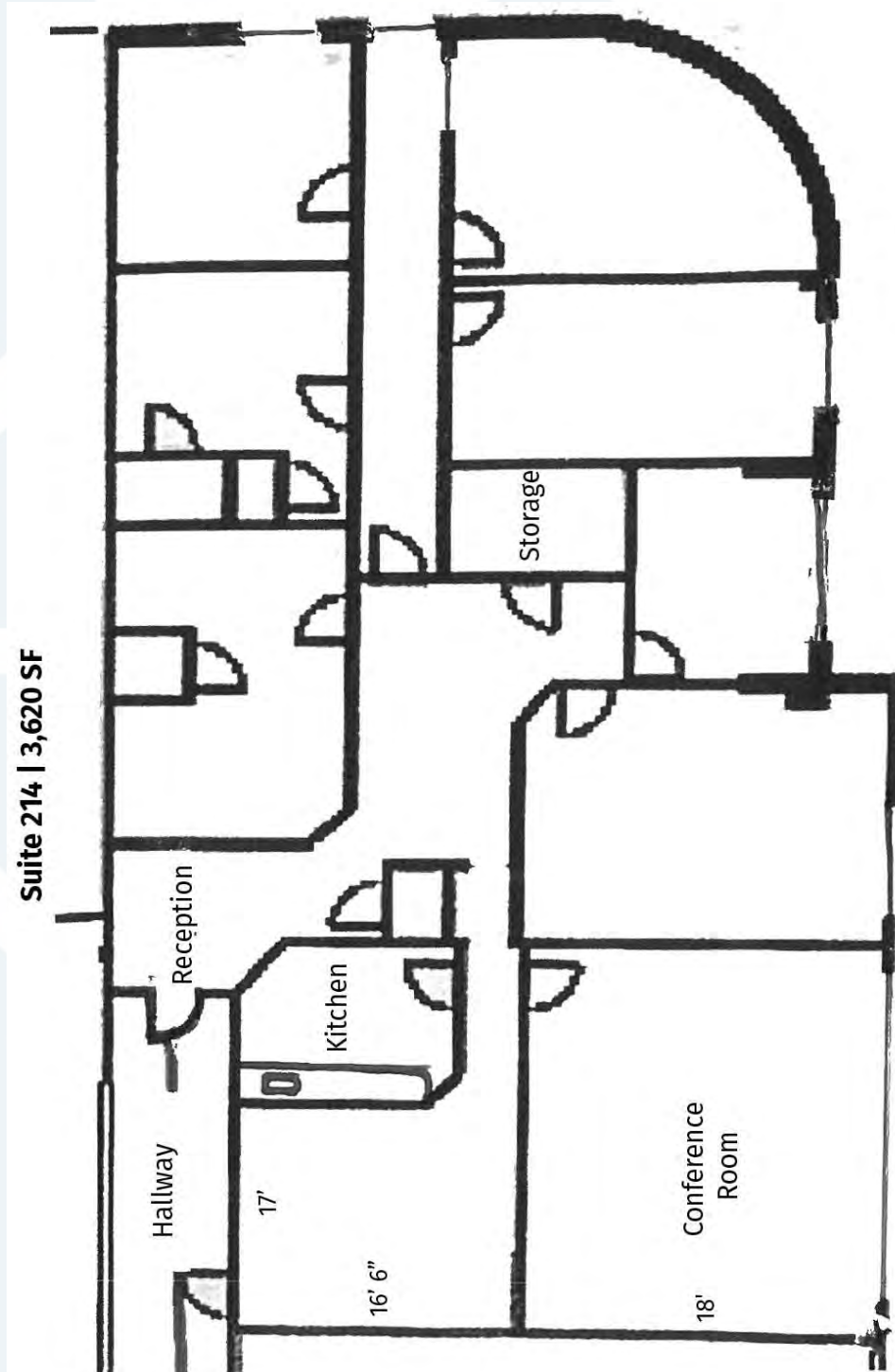
10 Woodbridge Center Drive, Suite 701

Woodbridge, NJ 07095

908.360.8050 | [kislakrealty.com](http://kislakrealty.com)

111 Howard Boulevard | Mount Arlington, NJ 07856

# FLOOR PLANS | SUITE 214



**MATTHEW LOBOCCHIARO**

Associate - Commercial Sales & Leasing

908.415.8659

mlobocchiaro@kislakrealty.com

Kislak Commercial Real Estate Services, Inc.

10 Woodbridge Center Drive, Suite 701

Woodbridge, NJ 07095

908.360.8050 | kislakrealty.com

111 Howard Boulevard | Mount Arlington, NJ 07856

# ADDITIONAL PHOTOS | SUITE 170



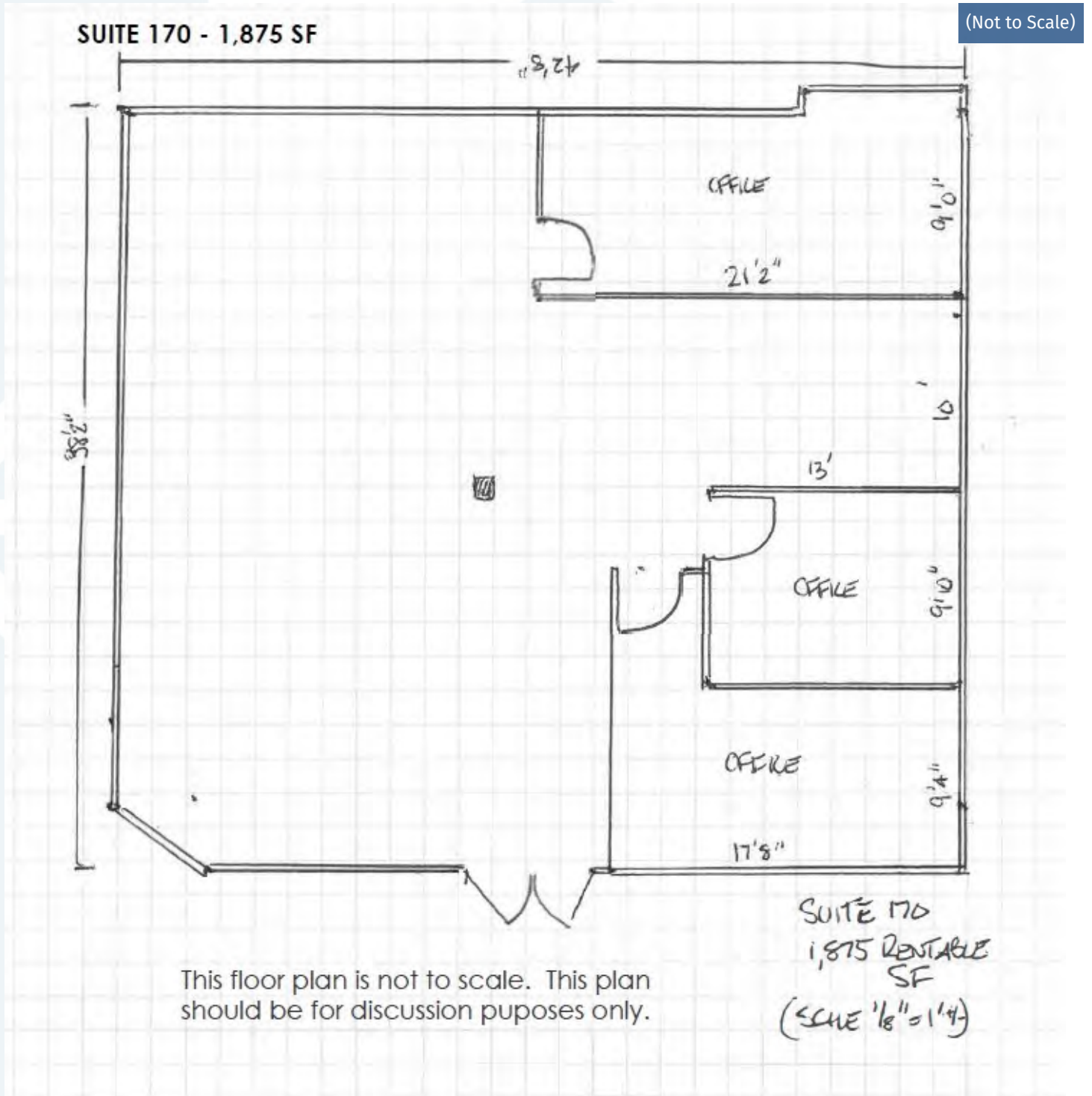
**MATTHEW LOBOCCHIARO**

Associate - Commercial Sales & Leasing  
908.415.8659  
mlobocchiaro@kislakrealty.com

Kislak Commercial Real Estate Services, Inc.  
10 Woodbridge Center Drive, Suite 701  
Woodbridge, NJ 07095  
908.360.8050 | kislakrealty.com

111 Howard Boulevard | Mount Arlington, NJ 07856

# FLOOR PLANS | SUITE 170



**MATTHEW LOBOCCHIARO**

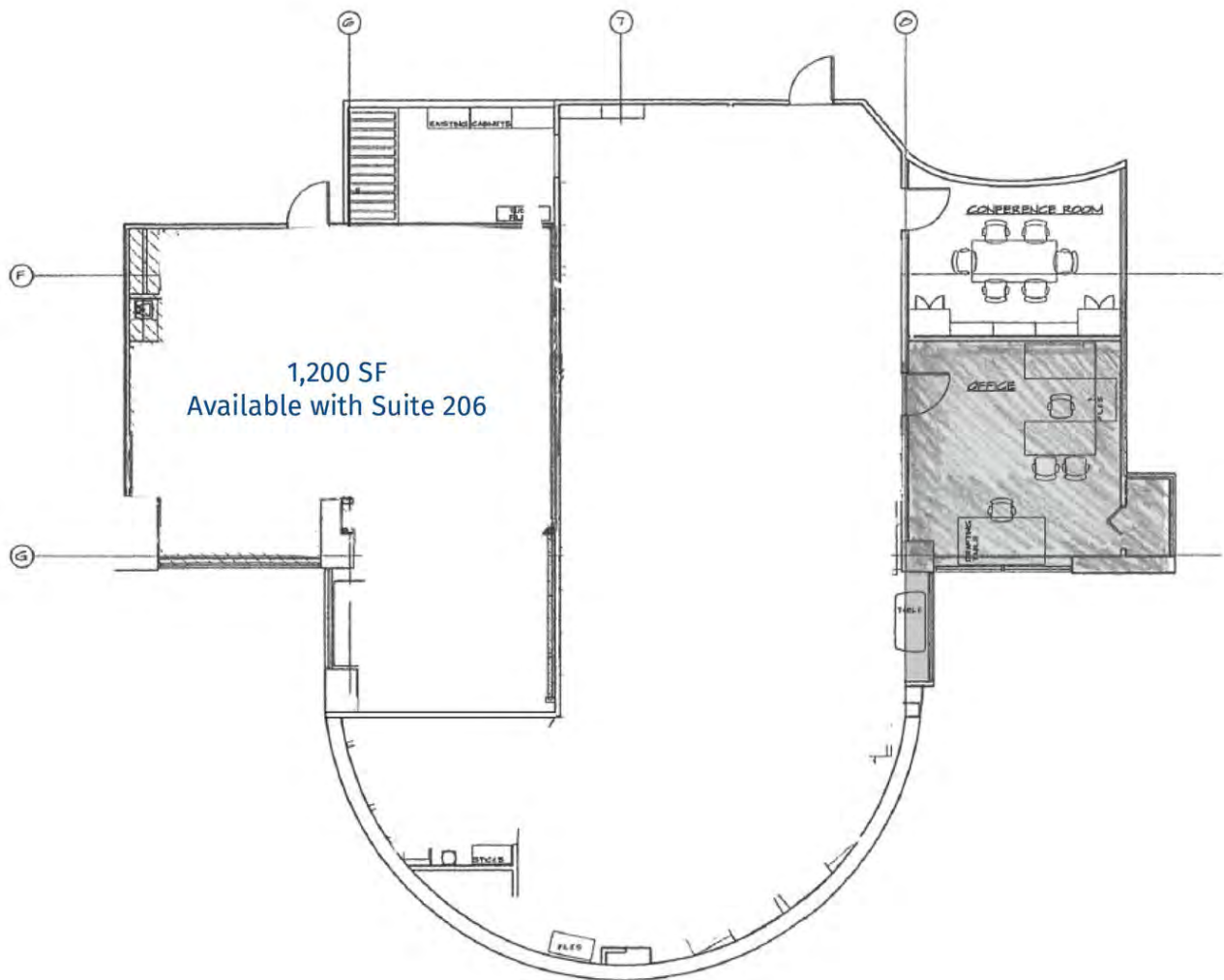
Associate - Commercial Sales & Leasing  
908.415.8659  
mlobocchiaro@kislakrealty.com

Kislak Commercial Real Estate Services, Inc.  
10 Woodbridge Center Drive, Suite 701  
Woodbridge, NJ 07095  
908.360.8050 | kislakrealty.com

111 Howard Boulevard | Mount Arlington, NJ 07856

# FLOOR PLANS | SUITE 200

Not to Scale



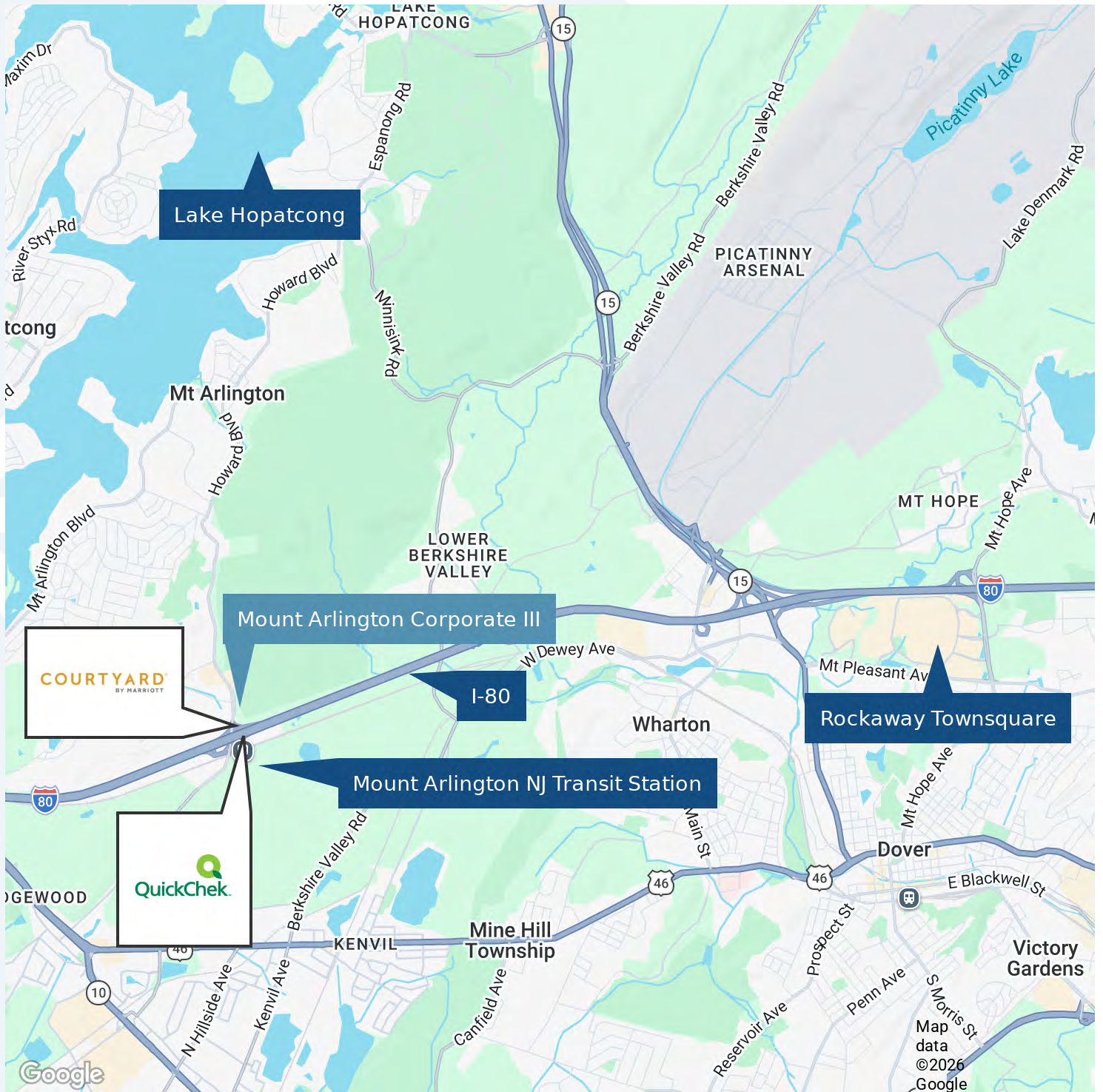
**MATTHEW LOBOCCHIARO**

Associate - Commercial Sales & Leasing  
908.415.8659  
mlobocchiaro@kislakrealty.com

Kislak Commercial Real Estate Services, Inc.  
10 Woodbridge Center Drive, Suite 701  
Woodbridge, NJ 07095  
908.360.8050 | kislakrealty.com

111 Howard Boulevard | Mount Arlington, NJ 07856

# LOCATION MAP



**MATTHEW LOBOCCHIARO**

Associate - Commercial Sales & Leasing  
 908.415.8659  
[mlobocchiaro@kislakrealty.com](mailto:mlobocchiaro@kislakrealty.com)

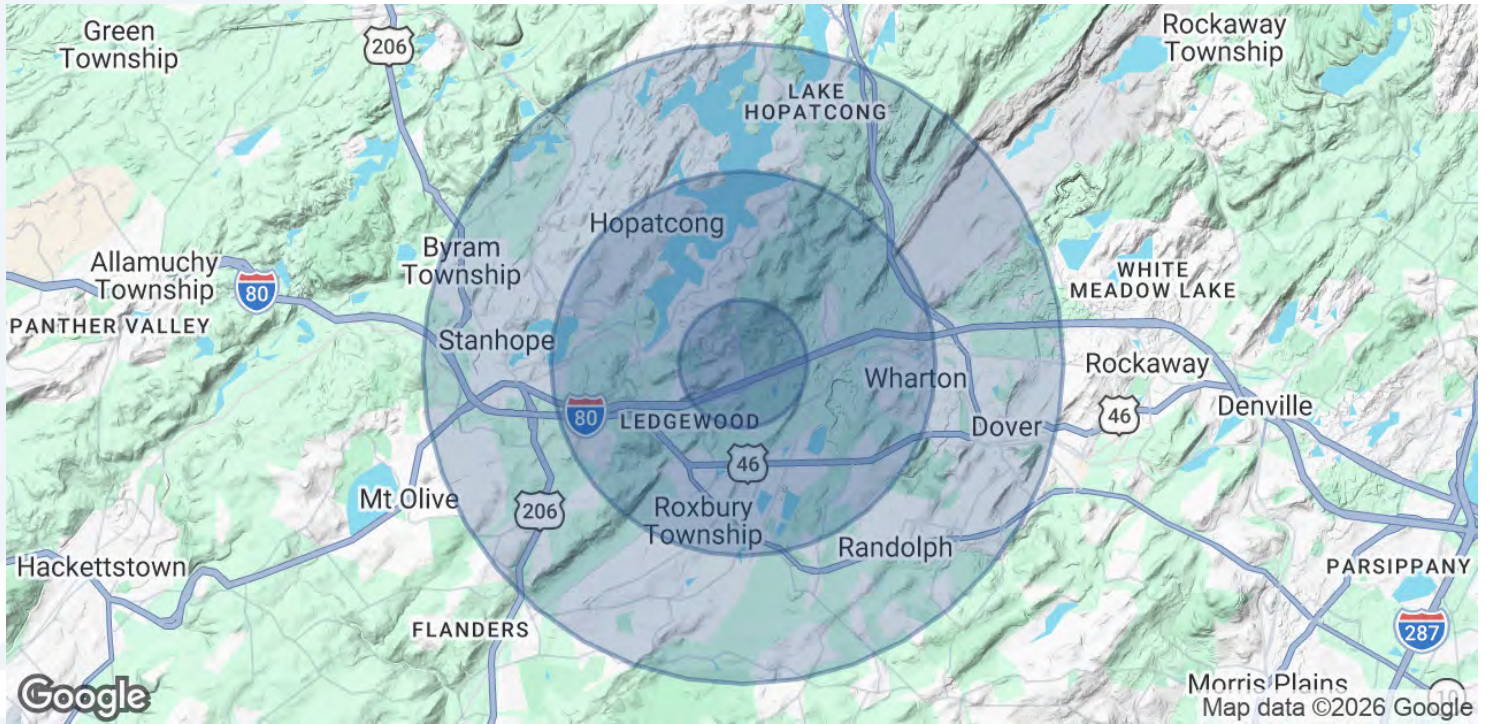
Kislak Commercial Real Estate Services, Inc.

10 Woodbridge Center Drive, Suite 701

Woodbridge, NJ 07095

908.360.8050 | [kislakrealty.com](http://kislakrealty.com)

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,216	31,343	98,574
Average Age	45.3	41.4	39.8
Average Age (Male)	42.6	39.6	38.3
Average Age (Female)	47.3	43.1	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,347	11,925	36,473
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$96,169	\$99,633	\$100,409
Average House Value	\$399,583	\$387,541	\$402,526

2020 American Community Survey (ACS)

**MATTHEW LOBOCCHIARO**

Associate - Commercial Sales & Leasing  
 908.415.8659  
 mlobocchiaro@kislakrealty.com

Kislak Commercial Real Estate Services, Inc.  
 10 Woodbridge Center Drive, Suite 701  
 Woodbridge, NJ 07095  
 908.360.8050 | kislakrealty.com