



Property features:

- Building Size: ±124,236 SF
- Available Space: ±7,524 SF on Second Floor
- Stories: Two (2) Stories
- Elevators: One (1 through 2)
- Parking Ratio: 4:1000
- Loss Factor: 9.2%
- Accessibility: Located on I-80 East Entrance Ramp

Specifications

On-site amenities include:

- Abundant Parking
- 24 Hour and Controlled Access
- Fitness Center with Men's and Women's Locker Rooms
- Shower Facilities
- Kitchen

Renovations include:

- Lobby
- Restrooms
- Common Areas

Off-site amenities include:

- Child Day Care, Restaurants, Banks, Electric Vehicle Charging

Nearby to:

- Willowbrook Mall
- Easy Access to Routes 80 & 46
- Nearby Access to Route 280
- Public Transportation
- Park and Ride

For additional property information or to arrange an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR, *Chief Executive Officer*, 973.379.6644 x 122, jmcrimmins@blauberg.com

Alessandro (Alex) Conte, CCIM, SIOR, *President*, 973.379.6644 x 131, aconte@blauberg.com

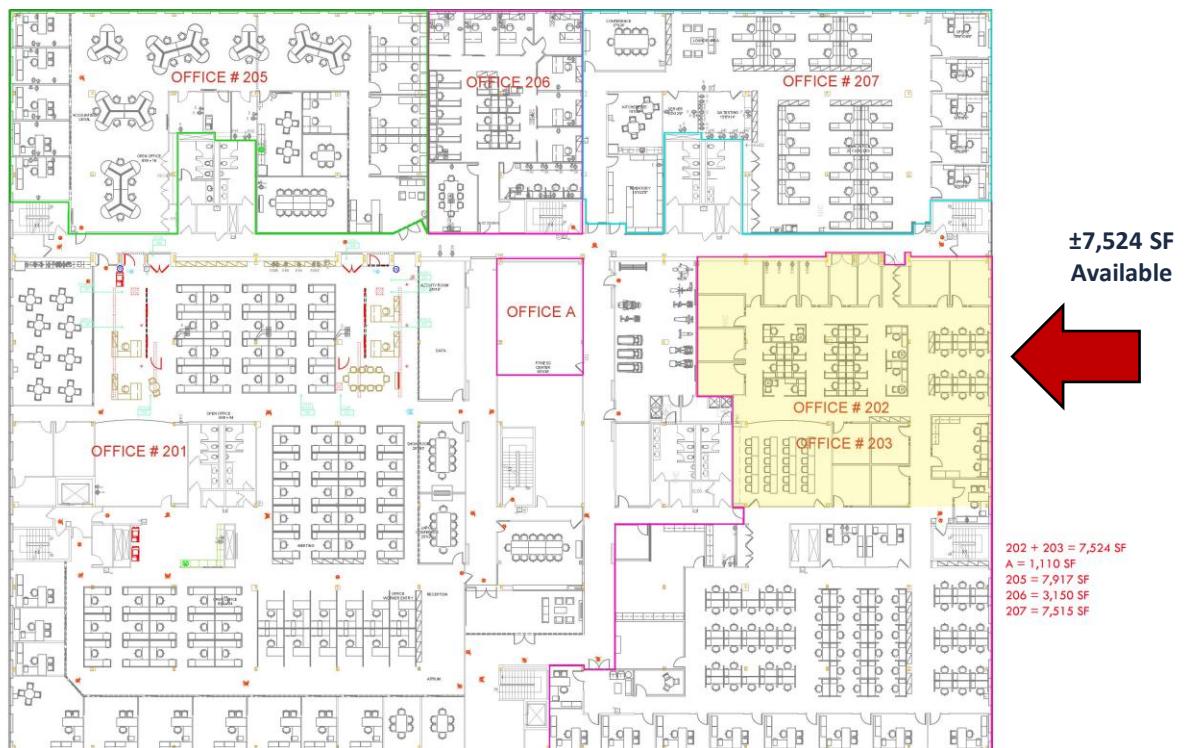
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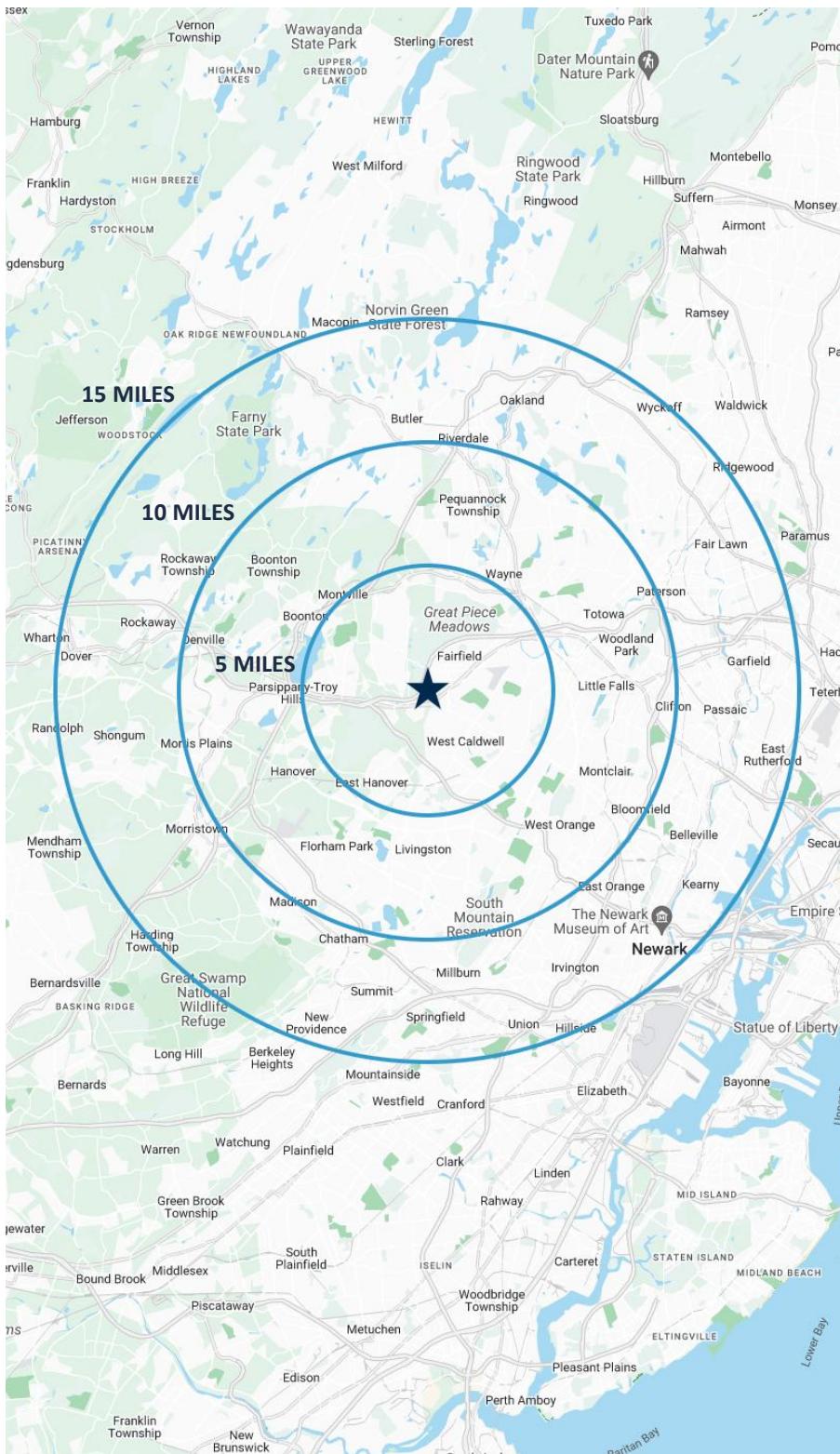
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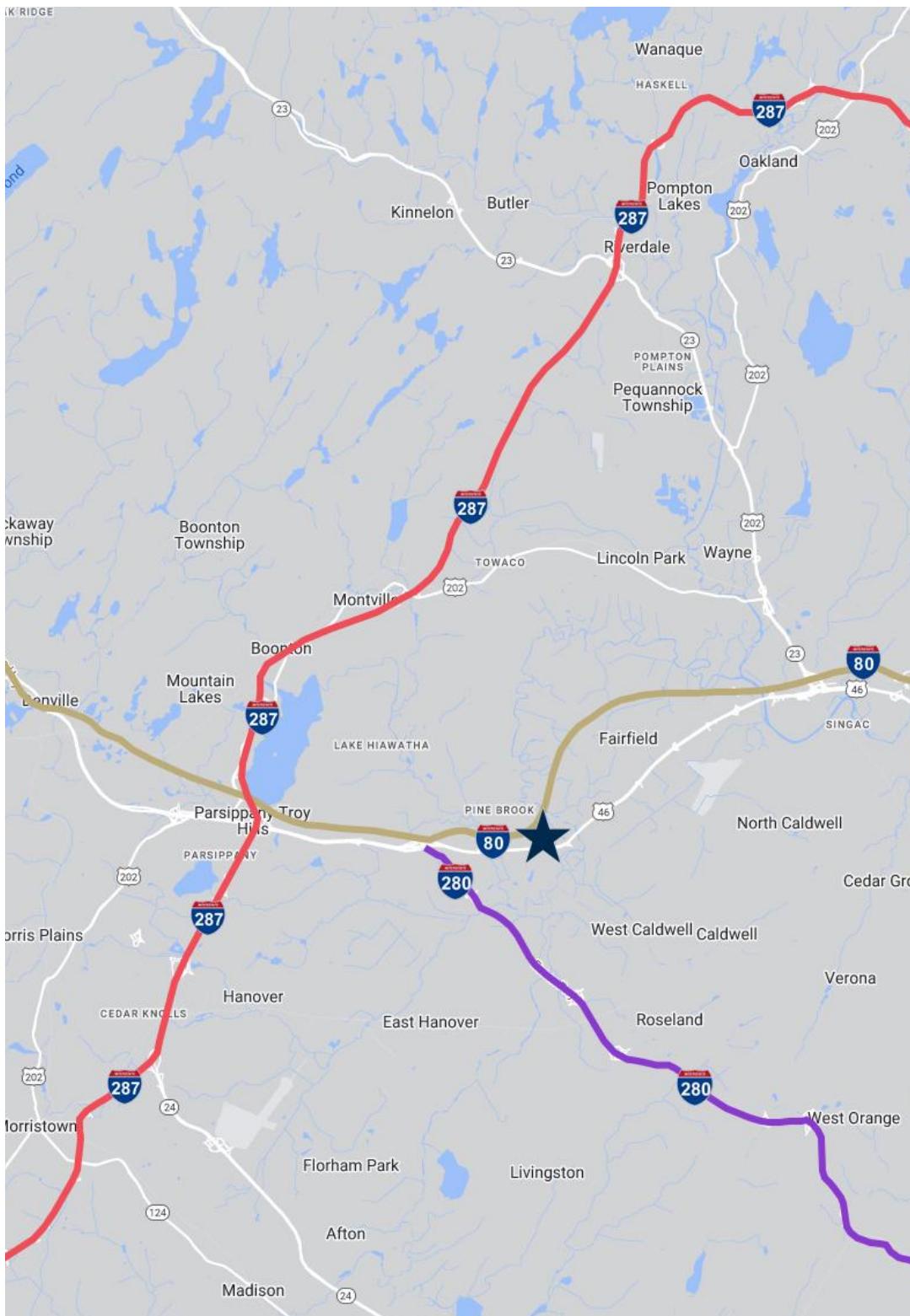
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ACCESSIBILITY



0.7 MI
Route 46



1.9 MI
I-280 Exit 1



2.8 MI
I-80



5.5 MI
Route 23

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