

65 WILLOWBROOK

PAGANO
COMPANY REAL ESTATE
(201) 261-5200



65 Willowbrook Boulevard, Wayne, NJ is under-going extensive capital improvements under the new management team to attract new tenants

Year Built

1986

Layouts

Flexible floor plates for multiple tenants to fill a total of \pm 130,000s.f. over 6 floors which is divisible
Each floor is approximately 22,000s.f.

Features

Key pad security access for tenant after hours
Digital video security cameras monitor lobbies

Fire Protection

Fully sprinkled building with smoke detectors throughout
Garage is also fully sprinklered with a dry system
Emergency Generator for exit lights and sprinkler system

Area Amenities

Conveniently located within walking distance to 2 of the region's largest malls with retailers such as Macy's & Bloomingdale's
Also in close proximity is AMC Loews, Starbucks, Crowne Plaza, Avis Car Rental, 24 Hour Fitness

For more information, please contact exclusive brokers:

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Asking Rent

\$15 per square foot plus tenant electric

Building Description

Modern 6-story office building on 3-story parking garage. Structural steel covered with masonry panels, a ribbon of aluminum frames double paned windows

Elevator

2 glass enclosed passenger cars & 1 freight elevator serve all office floors and parking deck levels

Flood Zone

Within 100-yr flood zone

Location

20 miles from Midtown Manhattan

26 miles from Newark Liberty International Airport

30 miles from LaGuardia Airport

2 miles from NJ Transit with service to Hoboken & Penn Station

Walking distance to Willowbrook Park & Ride

65 Willowbrook is located walking distance to Willowbrook Mall which is the 4th largest mall in New Jersey. Shops include:



www.65willowbrook.com

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UNDER NEW MANAGEMENT

For more information please visit www.65willowbrook.com

Suites ready for immediate occupancy at below market rates!

Pagano Company, as the new exclusive

Listing broker, proudly presents:

Location

- 65 Willowbrook Boulevard, Wayne, NJ 07470
- Located less than 20 miles from Midtown Manhattan
- Walking distance to Willowbrook Park & Ride

Available Space

- Looking for multiple tenants to fill a total of \pm 130,000s.f. over 6 floors which is divisible & undergoing extensive capital improvements

Property Description

- Modern 6-story office building on 3-story parking garage
- Directly across the street from Willowbrook Mall & Wayne Town Center, 2 of the region's largest malls

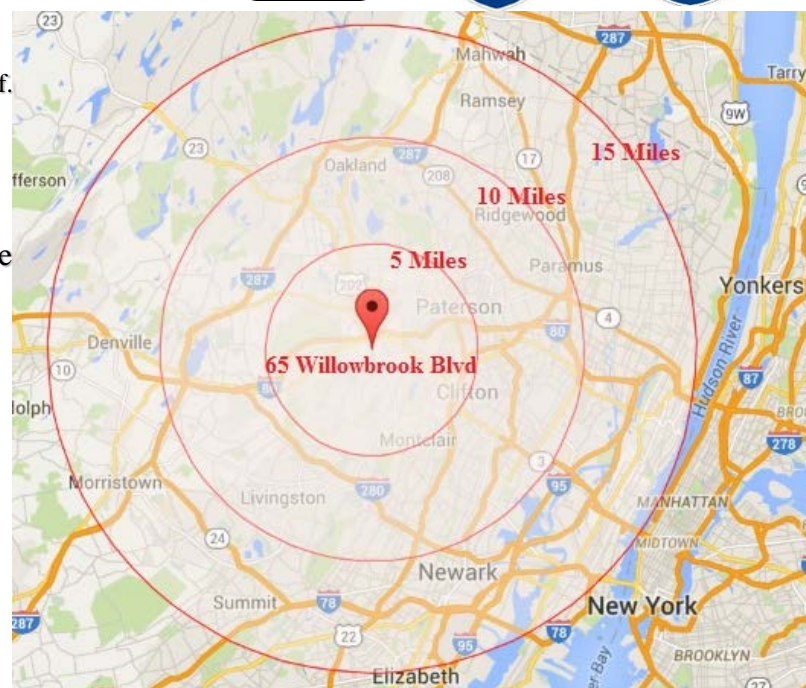
Parking

- 3 floor parking deck
- 6.3 per 1,000s.f.

Comments

- On-Site superintendent
- Covered parking and entrance
- Building Café

Prime location with easy access to routes:



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