

## PRIME SUBLEASE OPPORTUNITY

### Park 80 West, Plaza 2, Saddle Brook, New Jersey

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#### LOCATION

Located at the four way intersection of Route 80 and the Garden State Parkway and minutes to Routes 46, 17 and 4

**BUILDING SIZE** 264,000 sq. ft.

**SPACE AVAILABLE** 13,567 rentable square feet on the 7 th floor

**PARKING RATIO** 4 cars per 1,000 rentable sq. ft.

**EXPIRATION DATE** April 30, 2009

**RENTAL RATE** \$30.00 per sq. ft. gross, plus tenant electric

#### ADVANTAGES

- Class "A" building
- Corner unit
- Clean/open floor plan
- Pristine condition
- Two year old Herman Miller furniture - negotiable
- Upgraded finishes
- Immediate occupancy
- On-Site conferencing, dining, banking, exercise facility, dry cleaning, Hotel, covered parking and on-site management and security.
- Institutional ownership

**For Further Information or Inspection, Please Contact Exclusive Broker**

**The Acclaim Group, LLC  
Michael S. Maroon, SIOR  
908-653-0880**