

FOR LEASE

Class A Office Space

**1,800 SF to 8,200 SF
Suites Available**

Space Available

3RD FL / SUITE #380 1,779 Rsf

- 2 Private Windowed Offices
- Conference Room, Kitchen
- Open Area for Workstations

2ND FL / SUITE #220 5,219 Rsf

- 125' Window Line – 3 Corners
- 8 Private Offices
- Conference Room
- Private Restrooms and Pantry

2ND FL / SUITE #200 3,024 Rsf

- Build-to-Suit
- Glass Entrance Door
- Reception, Conference Room, Overlooks 2-Story Atrium Lobby

2ND FL / SUITE #210 2,673 Rsf

- Build-to-Suit
- Glass Entrance Door
- Overlooks 2-Story Atrium Lobby

**Can
Combine
to 8,243 Rsf**

90 Woodbridge Center Drive Woodbridge, New Jersey

PROPERTY HIGHLIGHTS:

- Newly renovated 2 Story Atrium Lobby featuring new seating areas and revolving entrance doors
- New full-service Café with private dining room and outdoor seating
- Full-service Bank & ATM
- NJ Transit bus stop at building
- New computer monitored energy efficient HVAC system and controls with **COVID air purification ionization technology for eliminating pathogens**
- 10,000 sf Tenant Event Center for meetings/events/training
- Video Conference Center
- New elevator cabs, restrooms and parking lot
- Electric car charging stations
- New attended lobby Security Desk and electronic Tenant Directory
- Connectivity: Verizon, Comcast, Cablevision and Lightpath
- Freight elevator and loading dock
- Owner occupied and managed by full time staff

For Further Information, Please Contact Exclusive Broker:

ROBERT A. DINNER

Executive Vice President

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90 Woodbridge Center Drive, Suite 160
Woodbridge, NJ 07095
732 985 3000 | naidb.com

Property Features



90 Woodbridge Center Drive is a recently renovated eleven story, 245,000 sq. ft. Class A office building offering dramatic views and high visibility from the New Jersey Turnpike and the Garden State Parkway.

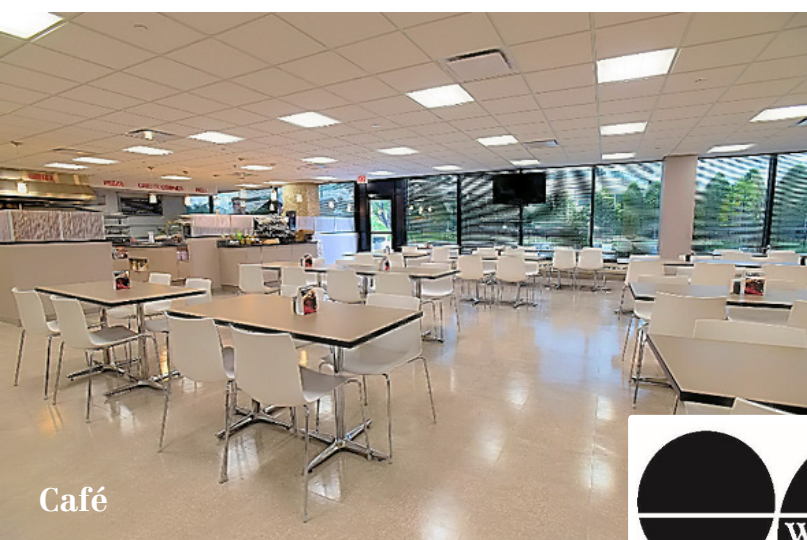
Current tenants include: Wilentz, Goldman & Spitzer, Atlantic Realty, BDO, Equitable Advisors, Nationwide Insurance, and Amboy Bank.



Lobby & Security Desk



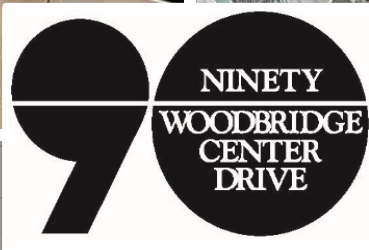
Electronic Directory



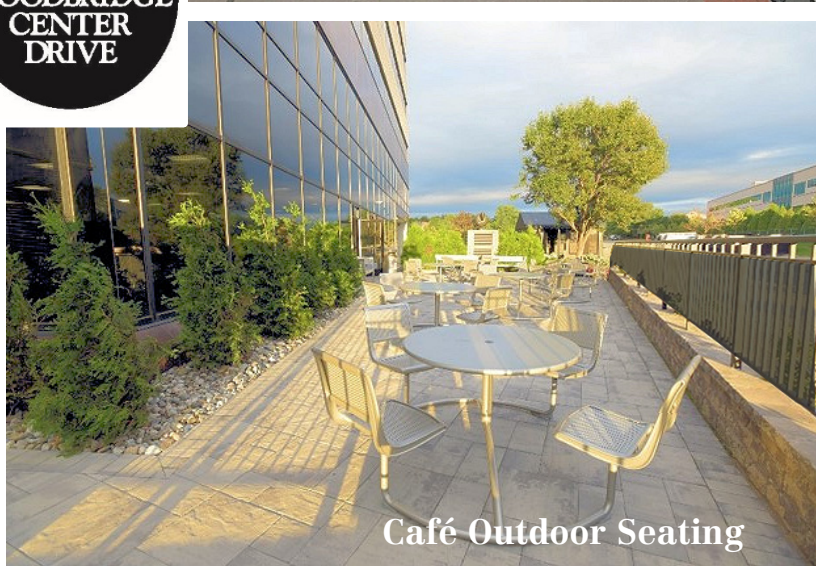
Café



Atrium Lobby View



Tenant Event Center

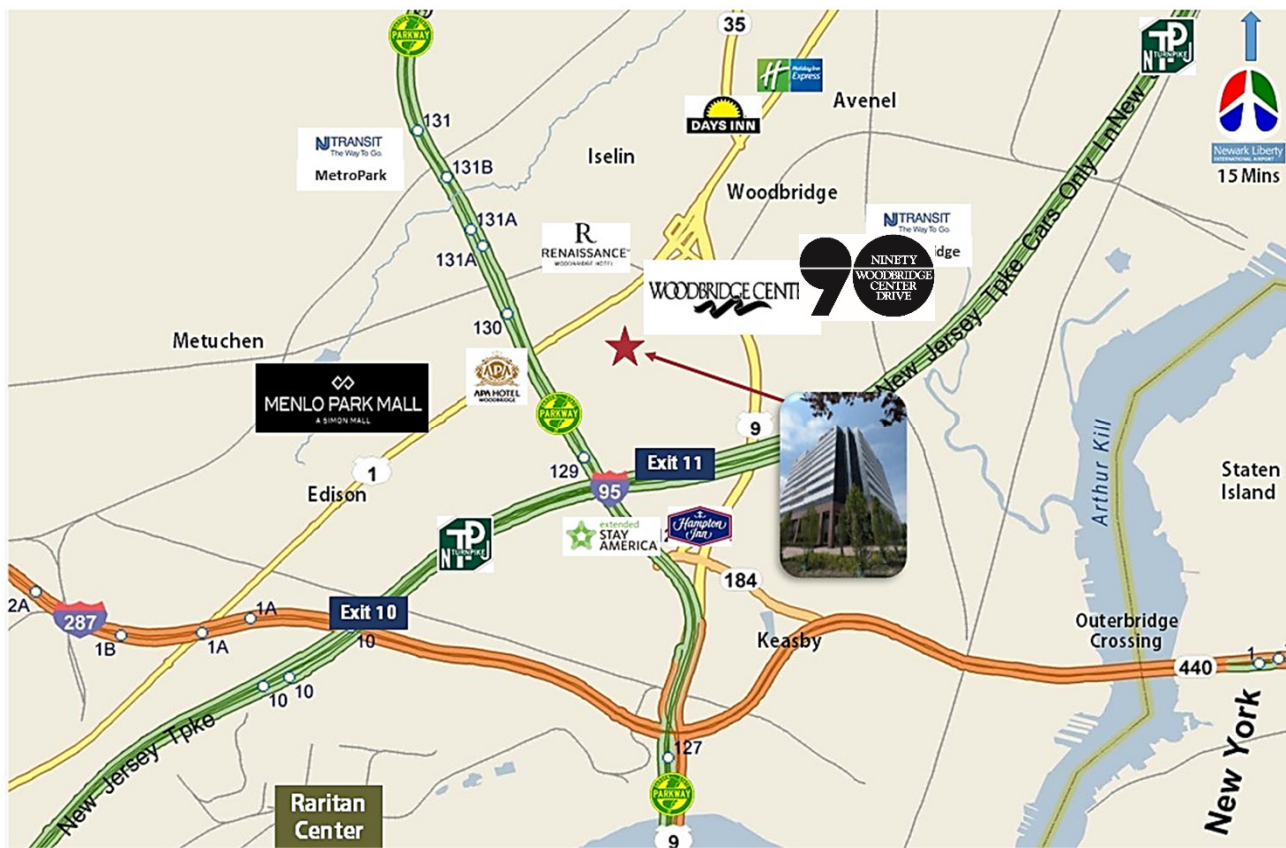


Café Outdoor Seating

Scan Here For
A Video Tour



Class A Office Space FOR LEASE



ABOUT THE LOCATION

Strategically located at the intersection of US Routes 1 & 9, 90 Woodbridge Center Drive offers easy access to the New Jersey Turnpike, Garden State Parkway, I-287, Route 440 and the Outerbridge Crossing.

Situated in a corporate campus setting, the area surrounding 90 Woodbridge Center Drive is comprised of several major retail centers including the Woodbridge Center Mall and Menlo Park Mall. Restaurants, hotel accommodations, banking, daycare and fitness centers are all located within close proximity to 90 Woodbridge Center Drive. Newark International Airport is just 20 minutes away, and Metro Park Train Station and Woodbridge Train Station are both less than 3 miles away. New Jersey Transit buses stop along Woodbridge Center Drive and travel to Metro Park Train Station and Woodbridge Train Station.

AREA AT A GLANCE

<u>Hotels</u>	<u>Amenities</u>	<u>Restaurants</u>		<u>Retailers</u>	
APA Hotel Woodbridge	Woodbridge Ctr Mall	Bahama Breeze	Kona Grill	Best Buy	Lowe's
Delta Hotel	Menlo Park Mall	Benihana	Olive Garden	Boscov's	Macy's
Hampton Inn	Metro Park Train Station	Bonefish Grill	Panera Bread	Dick's	Nordstrom's
Extended Stay America	Supercharged Karting	Cheesecake Factory	Red Lobster	Home Depot	Staples
Holiday Inn	Top Golf	Chris Michael's Steakhouse	Season's 52	Home Goods	Target
Spring Hill Suites	Bank of America	Food Kitchen	Shake Shack	Hobby Lobby	Wegmans
Marriott Residence Inn	Wells Fargo Bank	Jose Tejas	Sonic	JC Penney	

NAIDiLeo-Bram & Co.

Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.