

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



Space Available

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

**Can
Combine
to 8,243 Rsf**

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

For Further Information, Please Contact Exclusive Broker:

ROBERT A. DINNER

Executive Vice President

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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.

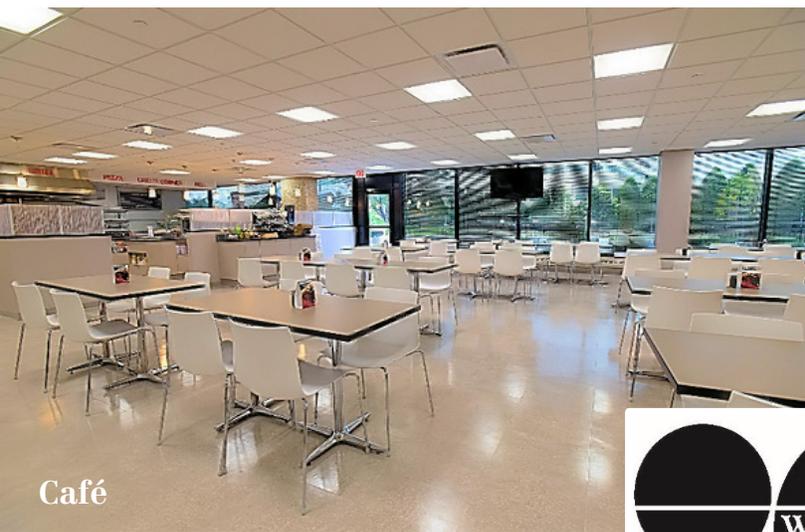


Lobby & Security Desk



Electronic Directory

9 NINETY
WOODBRIDGE
CENTER
DRIVE



Café



Atrium Lobby View

9 NINETY
WOODBRIDGE
CENTER
DRIVE



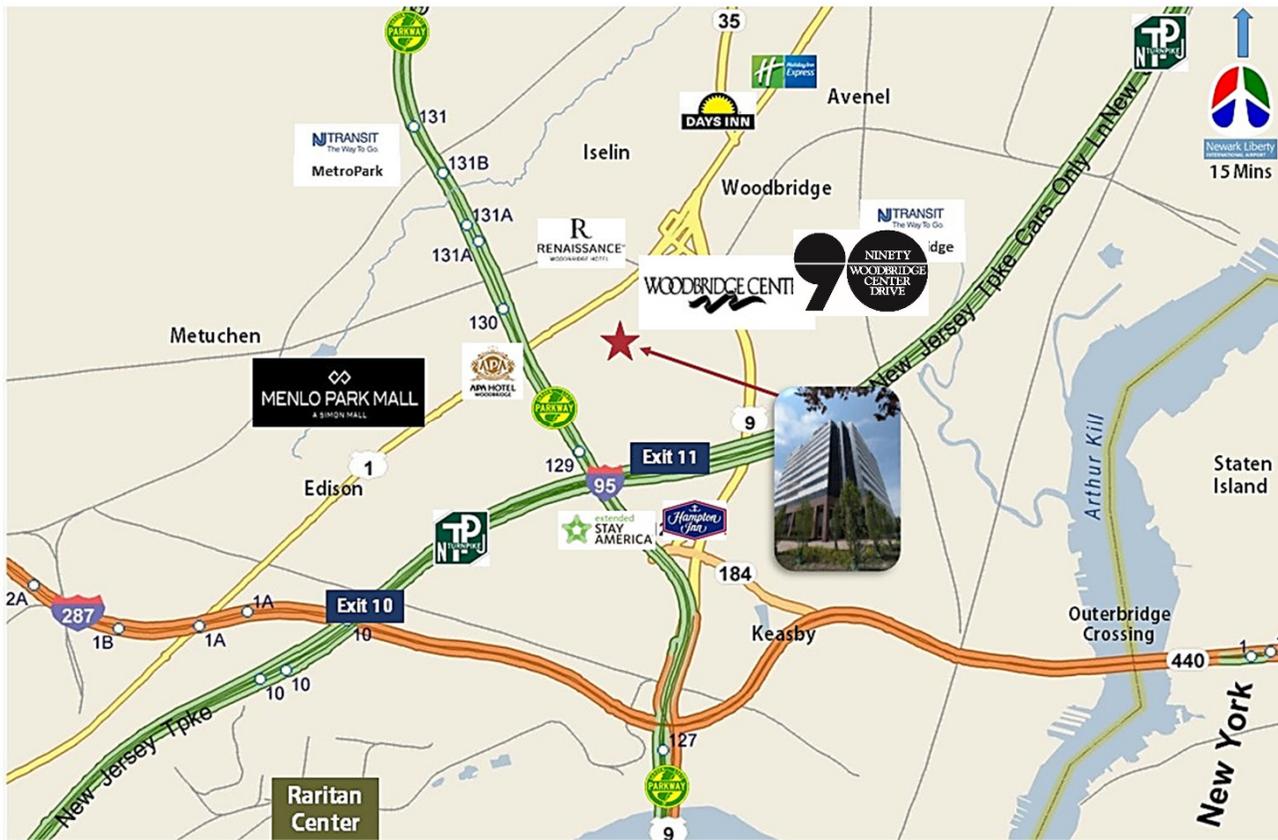
Tenant Event Center



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>
<ul style="list-style-type: none"> APA Hotel Woodbridge Delta Hotel Hampton Inn Extended Stay America Holiday Inn Spring Hill Suites Marriott Residence Inn 	<ul style="list-style-type: none"> Woodbridge Ctr Mall Menlo Park Mall Metro Park Train Station Supercharged Karting Top Golf Bank of America Wells Fargo Bank 	<ul style="list-style-type: none"> Bahama Breeze Benihana Bonfish Grill Cheesecake Factory Chris Michael's Steakhouse Food Kitchen Jose Tejas 	<ul style="list-style-type: none"> Kona Grill Olive Garden Panera Bread Red Lobster Season's 52 Shake Shack Sonic
			<ul style="list-style-type: none"> Best Buy Boscov's Dick's Home Depot Home Goods Hobby Lobby JC Penney Lowe's Macy's Nordstrom's Staples Target Wegmans



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.