

Class A Office Space
FOR SUBLEASE

7,785 Rsf

**AGGRESSIVE
BELOW MARKET
RENT**

\$24.00 SF

**90 Woodbridge Center Drive
Woodbridge, New Jersey**

**Sublease to
2/28/2027**

Direct Term Available

Space Available

5TH FL / SUITE #500 7,785 Rsf

- Double Glass Lobby Entrance Doors
- Reception Area with Parquet Floor
- 150' Window Line – 3 Corners
- 15 Private Offices
- Conference Room
- Break Area/Storage Rooms

For Further Information Please Contact
Exclusive Broker:

ROBERT A. DINNER

Executive Vice President

dir 732 839 6994 | cell 908 451 7040

rdinner@naidb.com

- 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

90 Woodbridge Center Drive, Suite 160

Woodbridge, NJ 07095

tel 732 985 3000

www.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.

Two Story Atrium Lobby and Security Desk



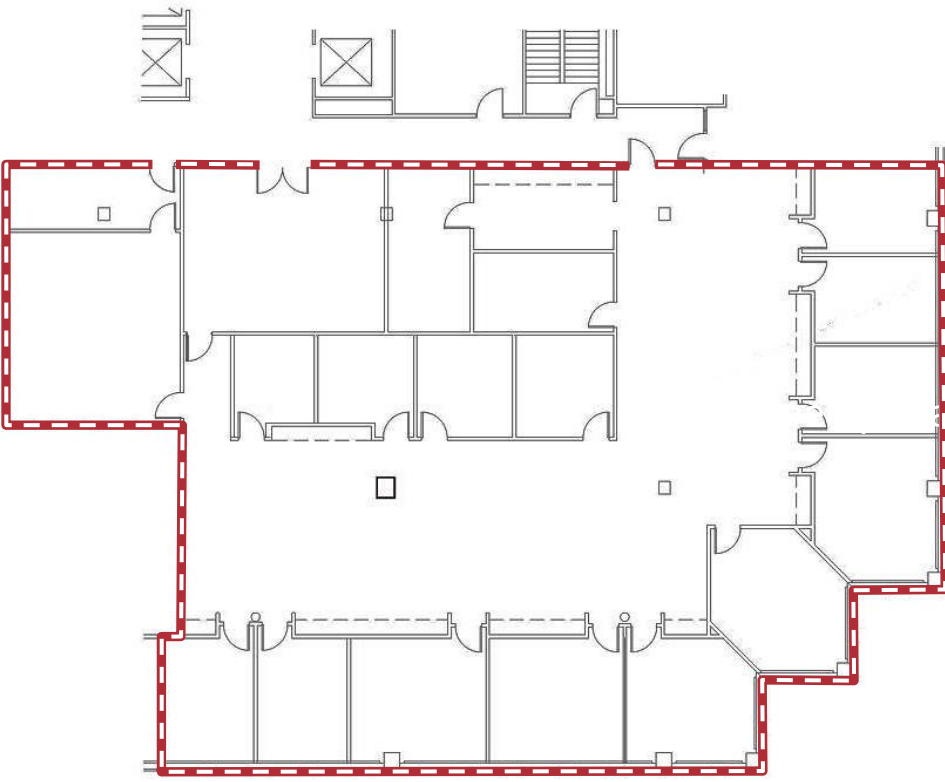
Café with Outdoor Seating



Tenant Event Center



Space Features



Reception and Lobby Area



3 Private Corner Offices



Open Work Area

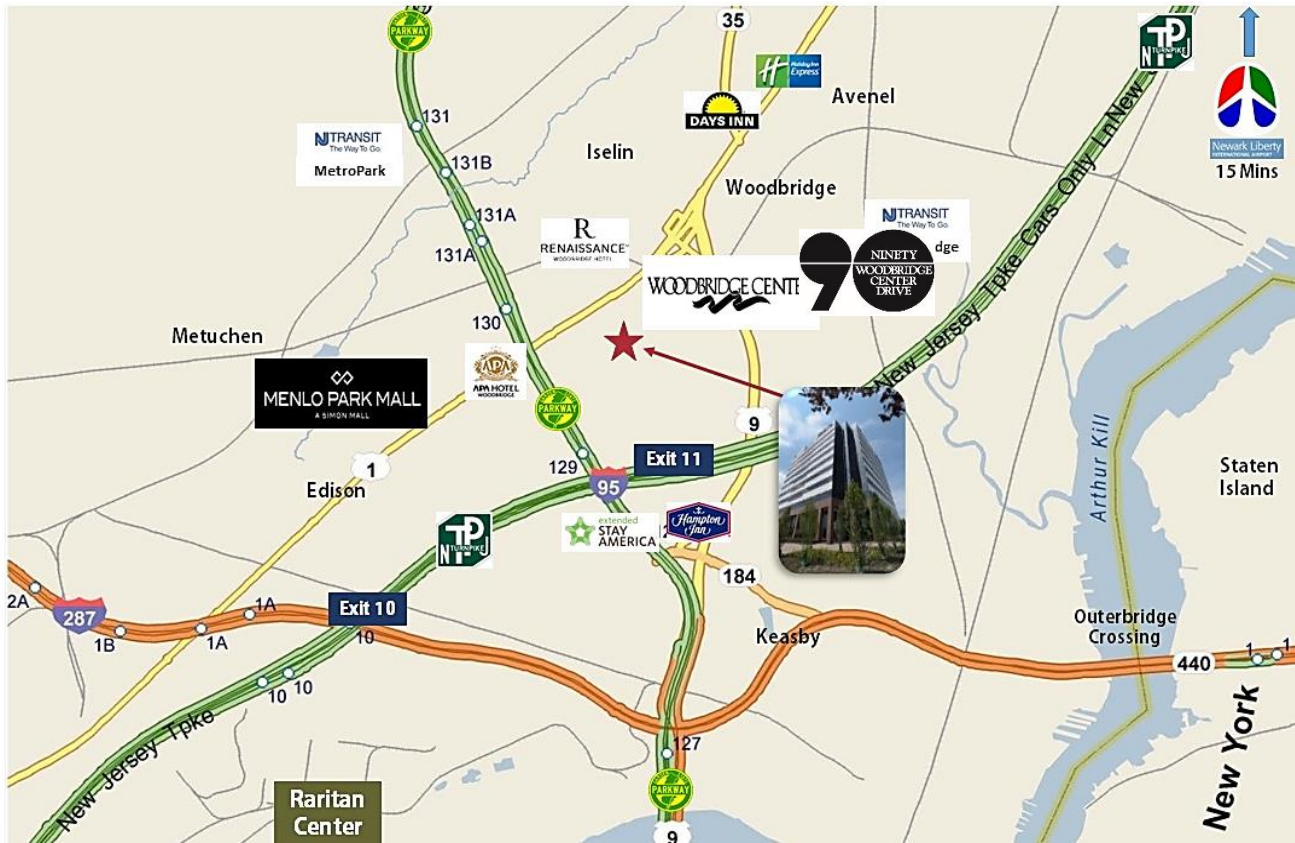


Open Work Area



Conference Room

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.

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

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.