

# COUNTRY CLUB CAMPUS

## AT WEST CENTURY ROAD

### NEW OWNERSHIP

115 & 117 WEST CENTURY ROAD  
PARAMUS, NJ

### RENOVATIONS CURRENTLY UNDERWAY

#### PROPERTY FEATURES

- Lobby renovations underway
- Covered executive parking
- Full-service cafeteria
- Updated fitness and conference center
- On-site property management
- Public transportation to Port Authority NY is available via NJ Transit Bus 145
- Multiple access points from highways and county roads
- Close proximity to the Garden State Parkway, as well as Route 4, Route 17, and I-80
- Zoned for multiple uses
- Concierge desk with manned security
- Established corporate location



For further information or to arrange an inspection, contact:

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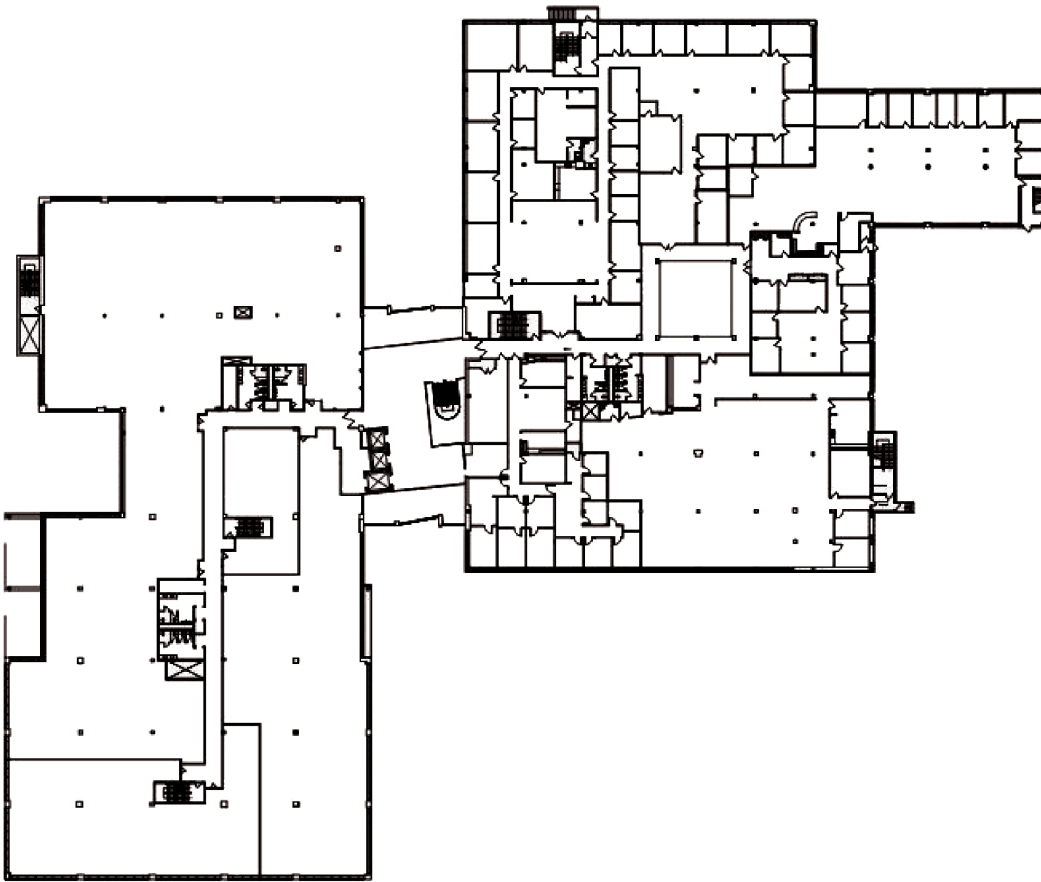
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## AT WEST CENTURY ROAD



### AVAILABLE UNITS

Suite 110: 4,167 SF  
*(Lease out)*

Suite 130: 2,877 SF  
*(Lease out)*

Suites 140/145: 11,173 SF

Suite 150: 7,267 SF

Suite 250: 18,892 SF \*

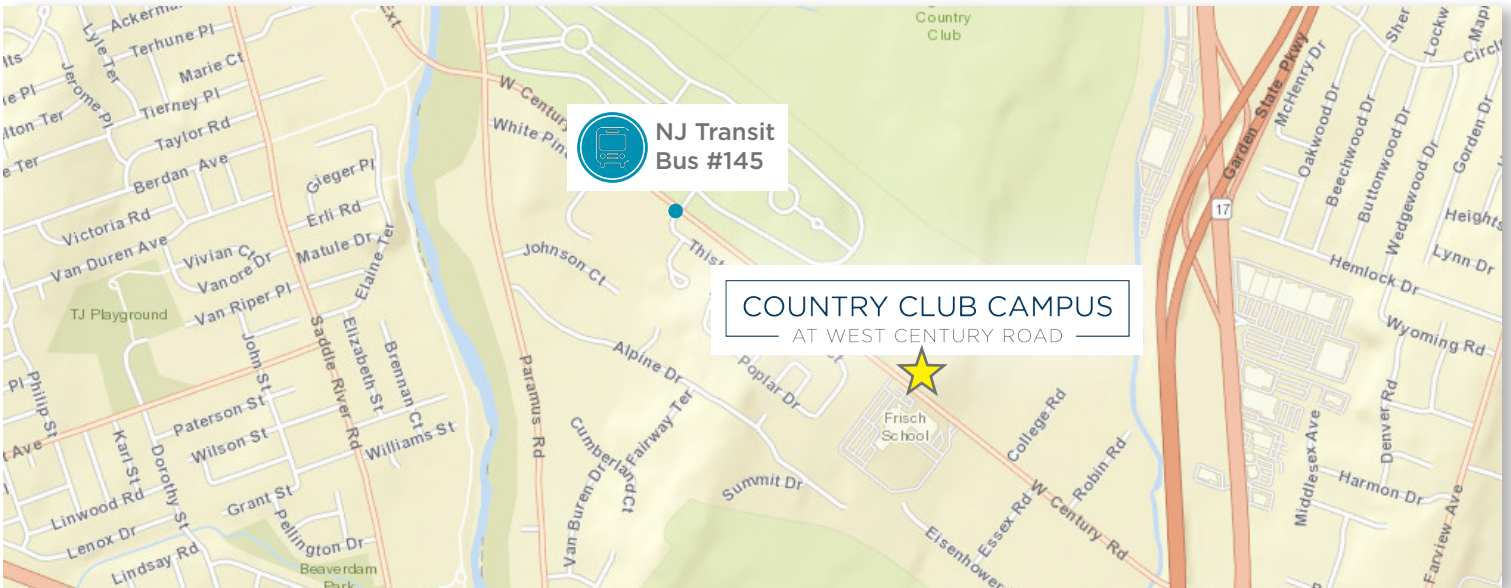
Suite 255: 5,692 SF \*

Suite 260: 11,460 SF \*

Suite 290: 3,621 SF \*

Suite 310: 6,851 SF

\* *Contiguous to 39,665 SF*



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AT WEST CENTURY ROAD



## NEW OWNERSHIP

117 WEST CENTURY ROAD  
PARAMUS, NJ

### PROPERTY FEATURES

- One of the newest buildings in Bergen County
- Covered executive parking
- Built café space
- Fitness center and conference center
- Existing lab
- Public transportation to Port Authority NY is available via NJ Transit Bus 145
- Multiple access points from highways and county roads
- Close proximity to the Garden State Parkway, as well as Route 4, Route 17, and I-80
- Full building opportunity 63,761 RSF

## SINGLE OR MULTI-TENANT OPPORTUNITY

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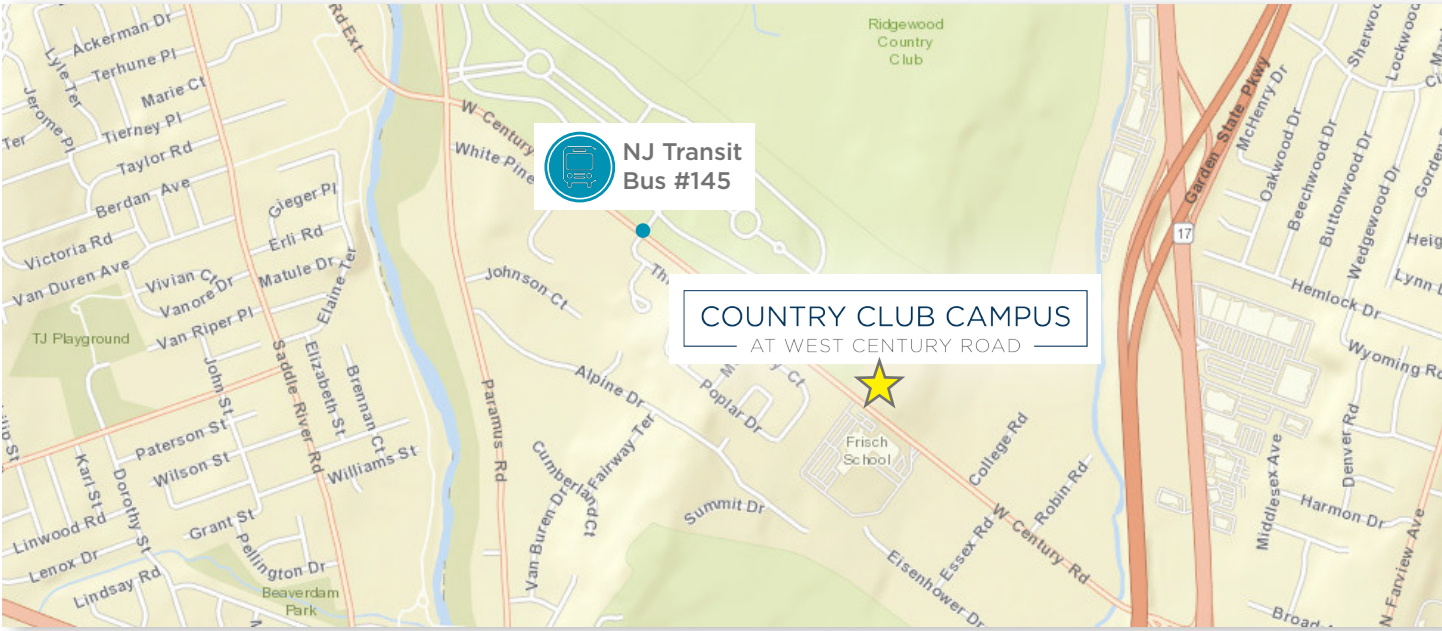
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