

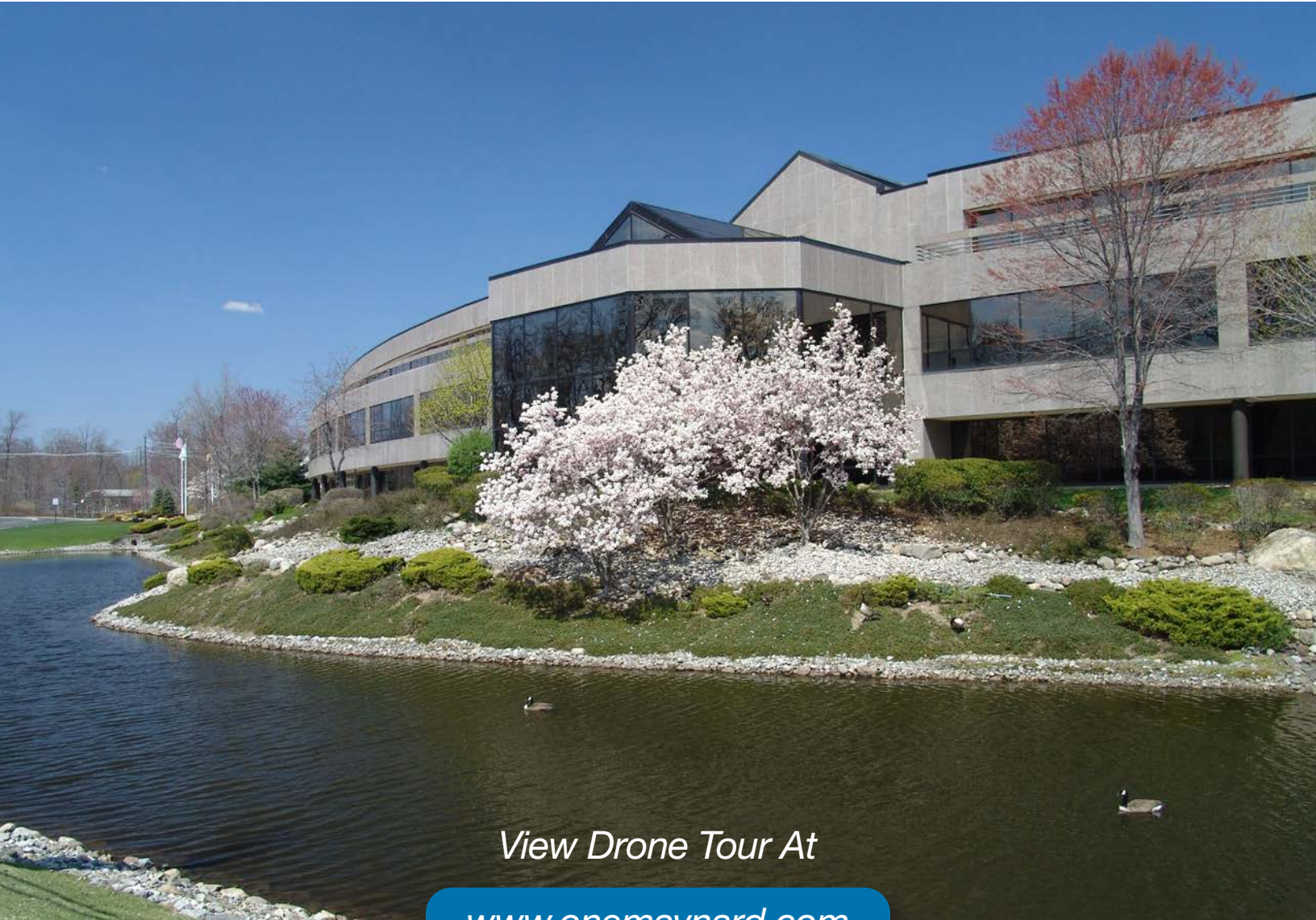


ONE
MAYNARD
DRIVE
PARK RIDGE, NJ

3,468 SF - 24,977 SF Available

Class A Office Building

Park-Like Setting



View Drone Tour At

www.onemaynard.com

For more information:

Andrew Somple, SIOR

201 488 5800 x151 | asomple@naihanson.com

Jessica Curry, CCIM

201 488 5800 x199 | jcurry@naihanson.com

NAI James E. Hanson

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY DETAILS

- 139,000 SF Class A building
- Three (3) story building
- Ownership and property management on site
- 555 spaces; Ratio 4:1000; reserved parking for key personnel
- Card-key access
- Digital interactive directory
- Glass atrium with seating
- 750 kW diesel backup generator
- Fiber optic connectivity available from multiple telecom providers
- Continuous window line
- Full-service cafeteria with seating on two (2) floors **OPEN** with WiFi service
- Pond/fountain & waterfall garden
- Wooded picnic area
- Walking distance to Marriott Hotel, Lifetime Fitness & Spa, Wegmans-anchored shopping center
- Within 1 mile of Garden State Parkway
- Close proximity to I-287, NY State Thruway, Palisades Interstate Parkway
- Park Ridge/Montvale submarket offers diverse mix of restaurants, shops, hotels, and daycare centers

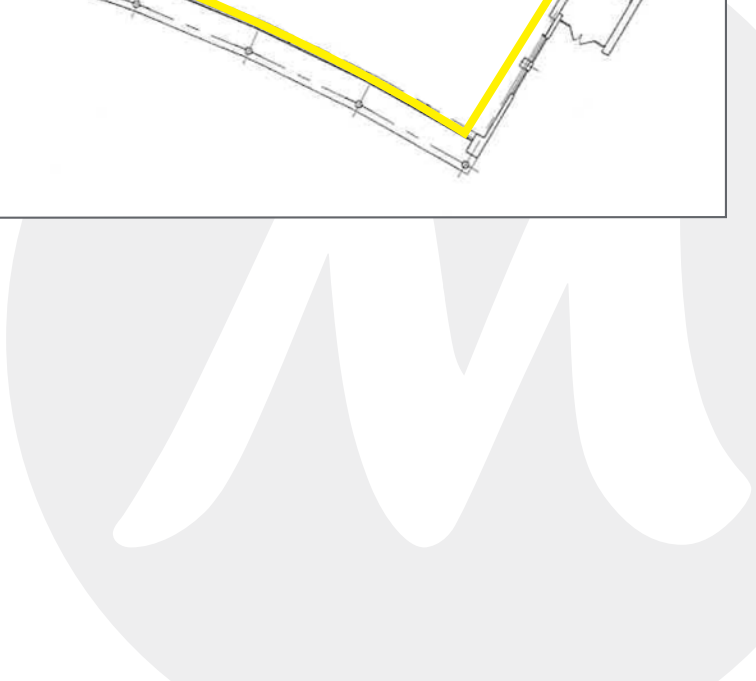
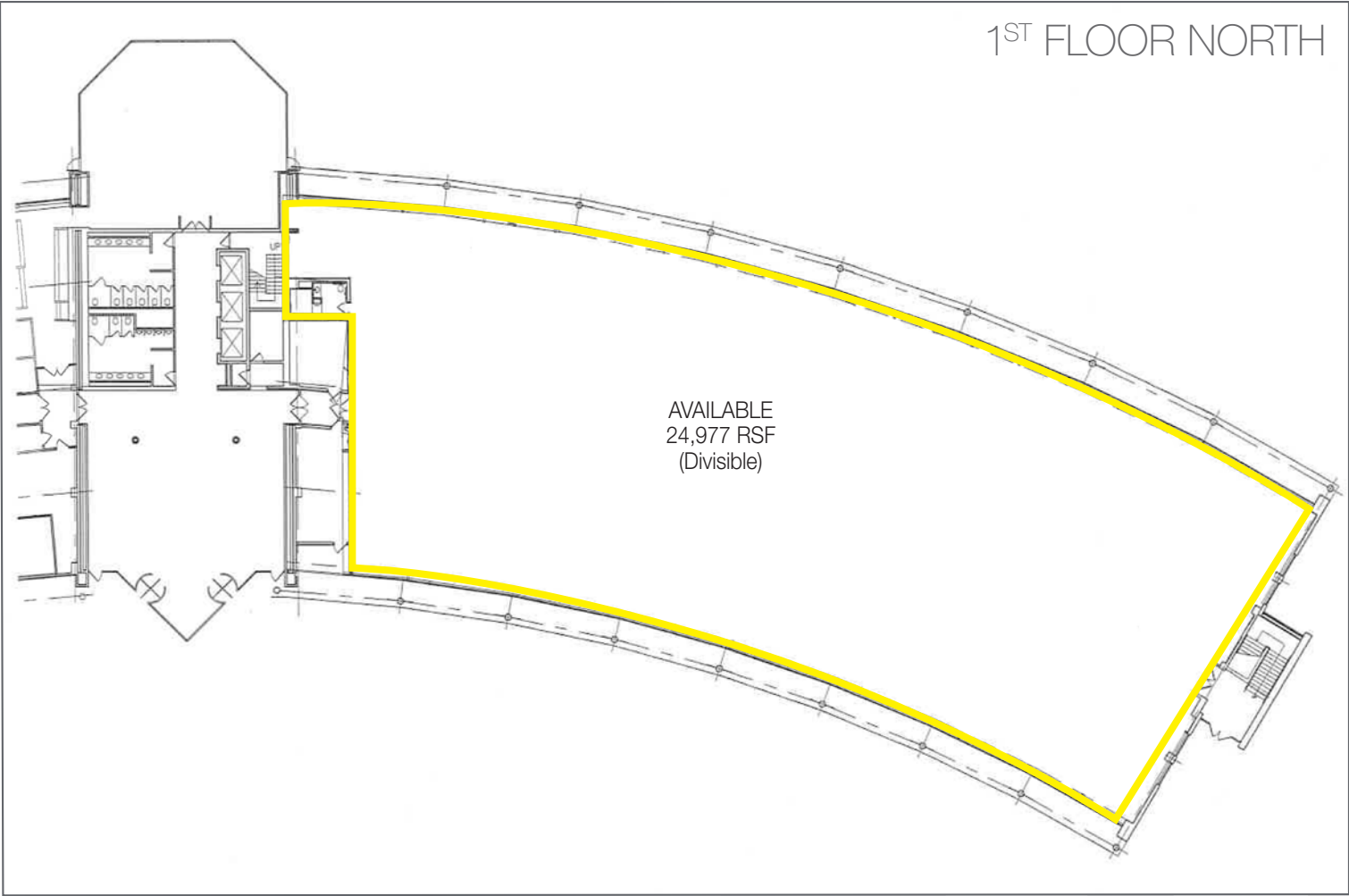


BUILDING PHOTOS



ONE MAYNARD DRIVE
PARK RIDGE, NJ





1ST FLOOR SOUTH
Pre-Built



AVAILABLE
156 RSF
(PRE-BUILT)



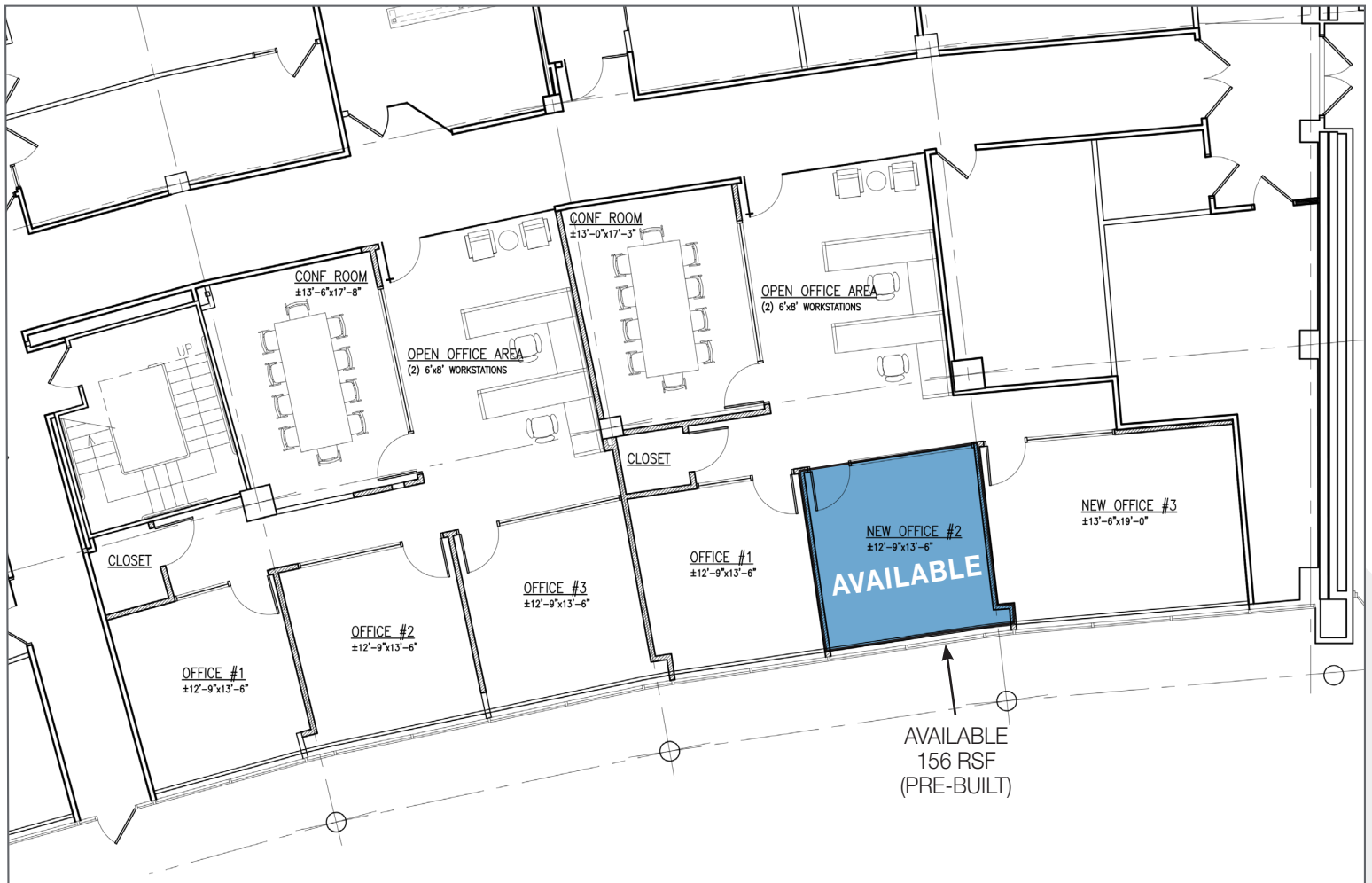
SUITE B PRE-BUILT FOR LEASE

INDIVIDUAL OFFICES OR TEAM WORKSPACES

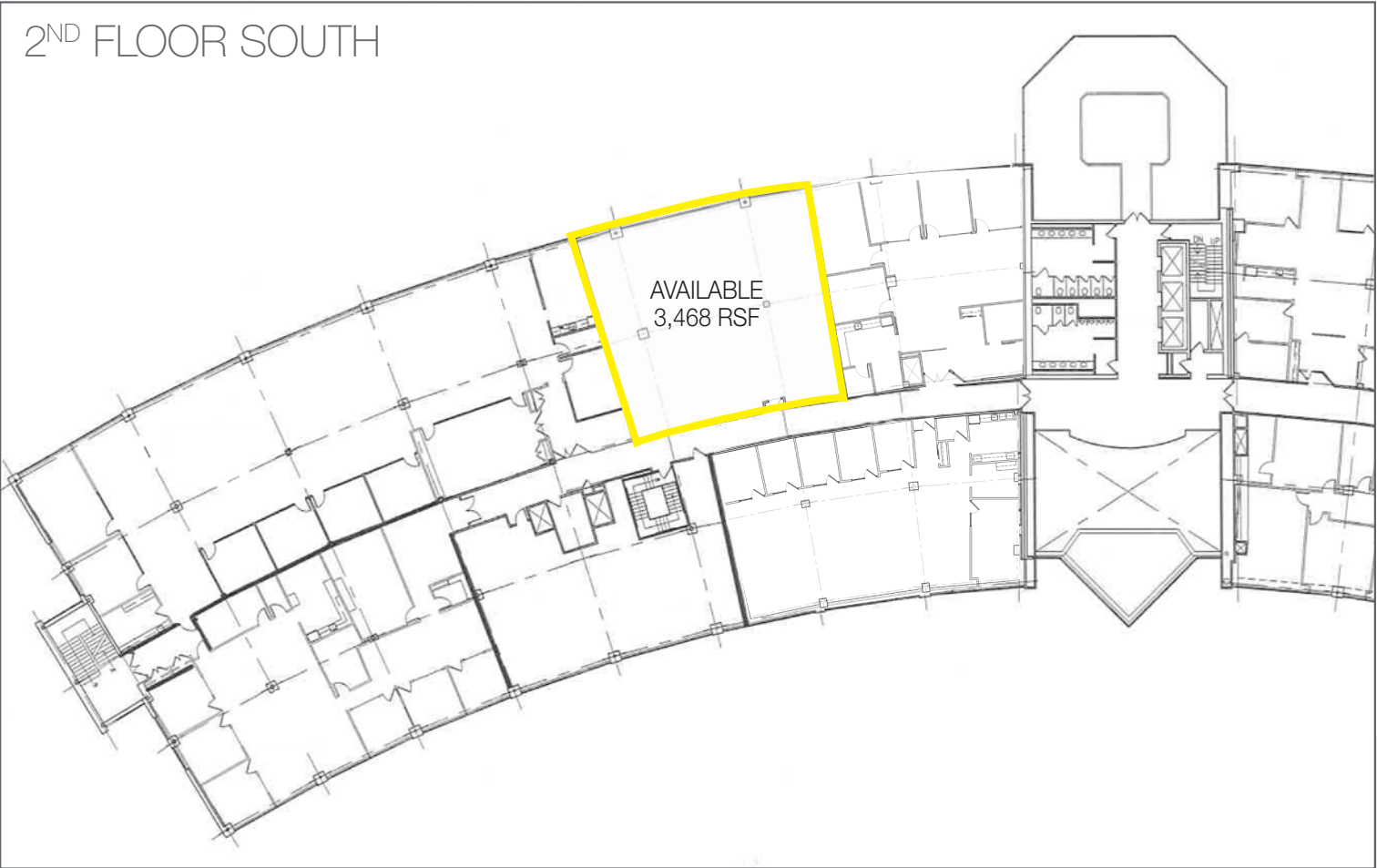
Ideal for individual professionals, **the available office within the remaining suite can be rented separately** to provide privacy and a productive environment.

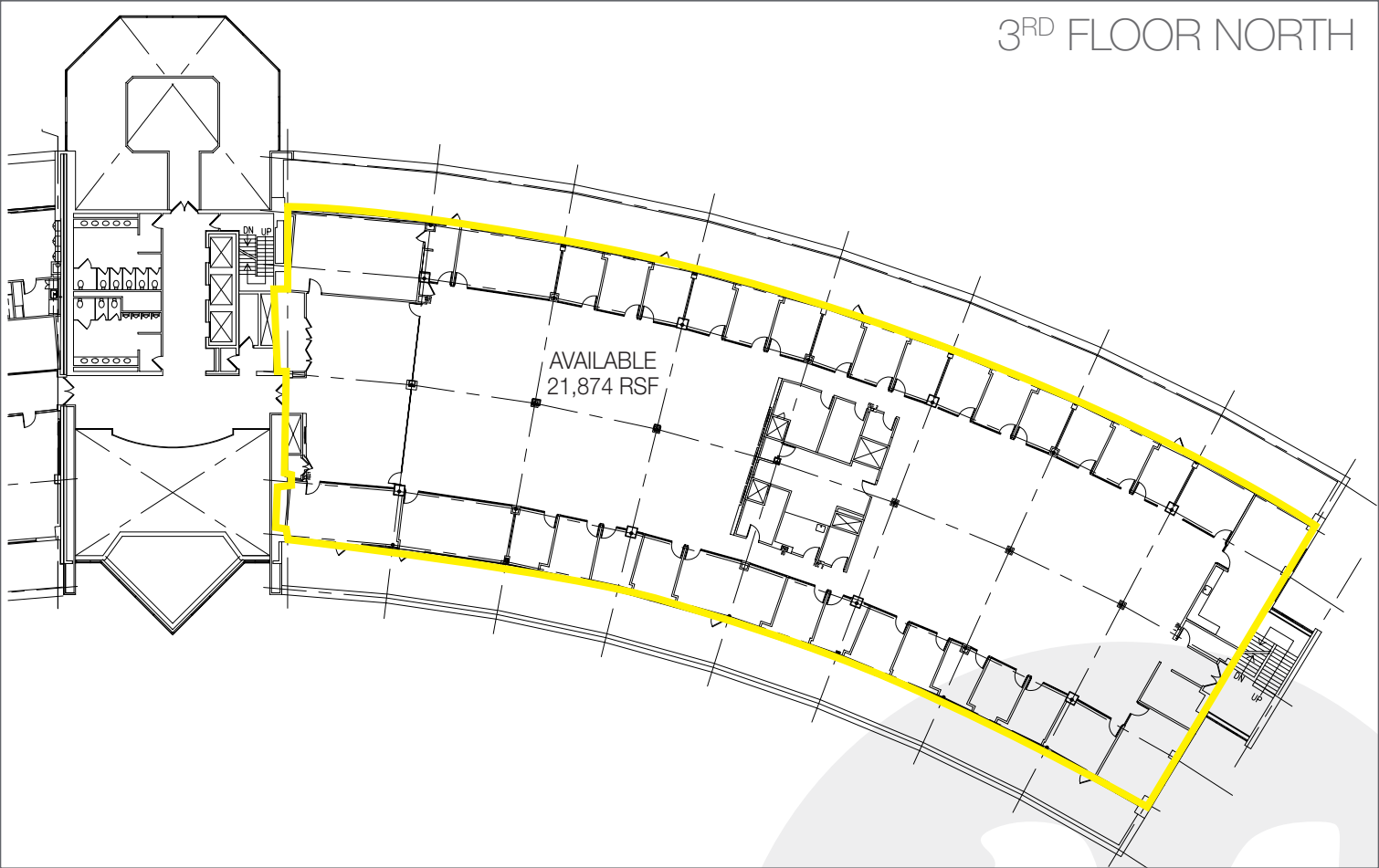
Alternatively, you can opt for a combination of offices/conference room to accommodate a small team. The offices offer ample space for collaboration, while the modern, fully-equipped conference rooms are perfect for meetings, presentations, and brainstorming sessions.

DISCOVER VERSATILE OFFICE SPACES THAT CAN BE CUSTOMIZED TO FIT YOUR UNIQUE NEEDS.



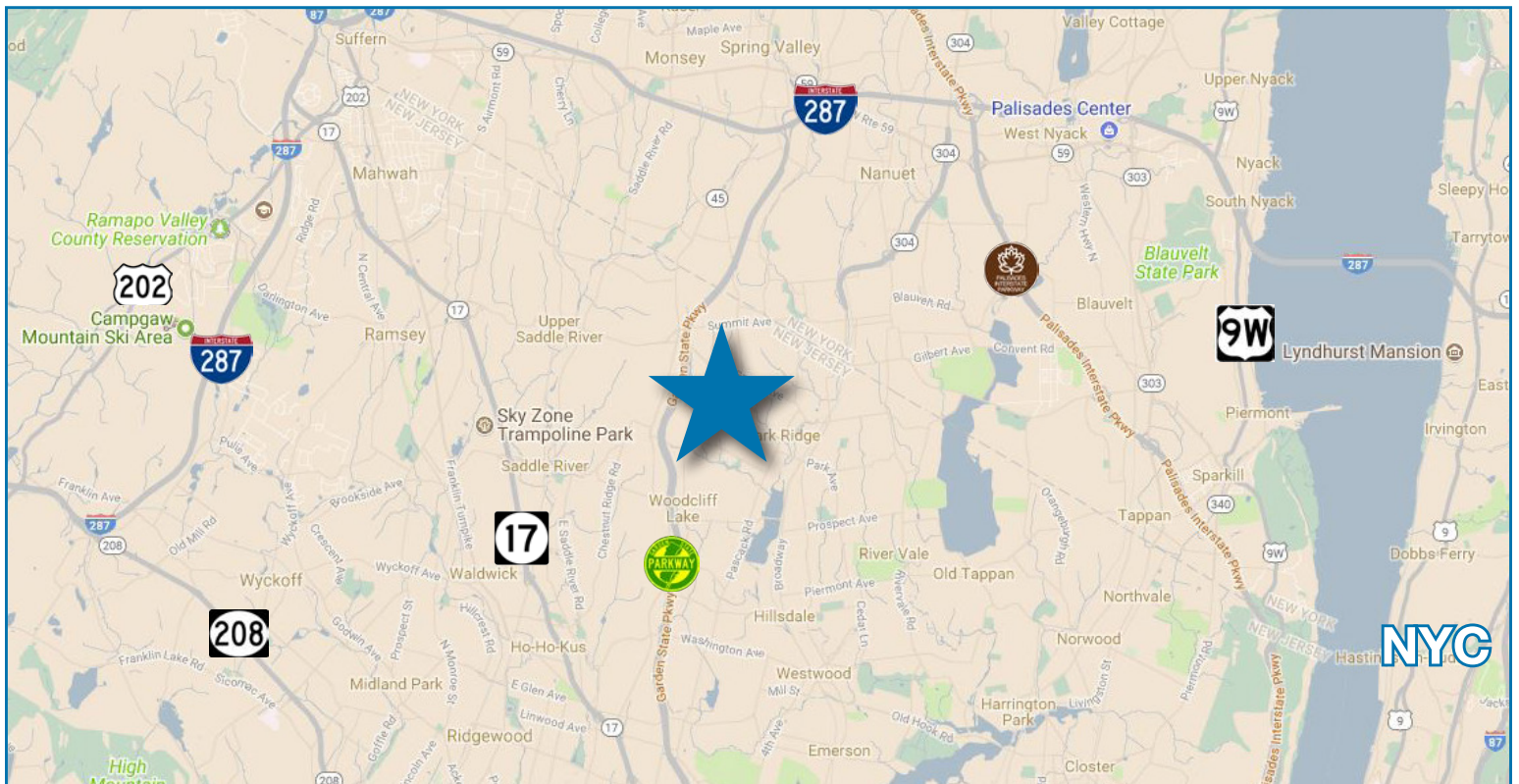
2ND FLOOR SOUTH





3RD FLOOR NORTH PHOTOS





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