



150 CLOVE ROAD
LITTLE FALLS, NEW JERSEY

A large, modern multi-story office building with a prominent dark blue glass facade on the left side and a more traditional facade with horizontal bands of windows and light-colored panels on the right. The building is surrounded by greenery, including a large evergreen tree on the left and various shrubs and trees in the foreground. A parking lot is visible in the lower right foreground.

RISE ABOVE

111,250 SF AVAILABLE FOR LEASE

FULL FLOOR AVAILABILITY

RISE ABOVE

The Ordinary



Overlook Corporate Center is a cutting-edge, one-of-a-kind blend of work and play. Strategically located at the crossroads of Route 46, Route 3, and the Garden State Parkway, it offers unparalleled accessibility. This prime location, combined with immediate connection to New York from NJ Transit station—within walking distance—and a rich on-site amenities package, makes this New Jersey office space the premier building for employee satisfaction, wellness, and convenience.



Building Facts



General Information

- Built 1988
- 415,000 SF
- 6 level parking deck
4 spaces per 1,000 RSF
70% covered parking
- Security 24/7; closed circuit TV and card access system



Electrical System

- 277/480 volt, three phase, 4 wire electrical services
- Power and lighting:
5-8 watts per SF
- Tenant sub-metering available



Mechanical System

- Cooling System: Typically one-ton of cooling per 400 SF. Floors 2-5 of the Main Tower have supplemental HVAC units
- Heating System: Electric perimeter baseboard



Construction

- Column Spacing
20'-0" x 30'-0"
- Slab to deck height
+/- 13'-0"
- Typical finished ceiling
height of 8'-8"



Generator

- Emergency generator services emergency lighting and other essential building equipment
- Tenant back-up capability available via a 750 kW(938 KVA) diesel generator
- Site available for additional generator pads



Telecommunications Fiber Providers

- AT&T, Verizon and Cablevision / Lightpath available



Conference Room



Covered Parking



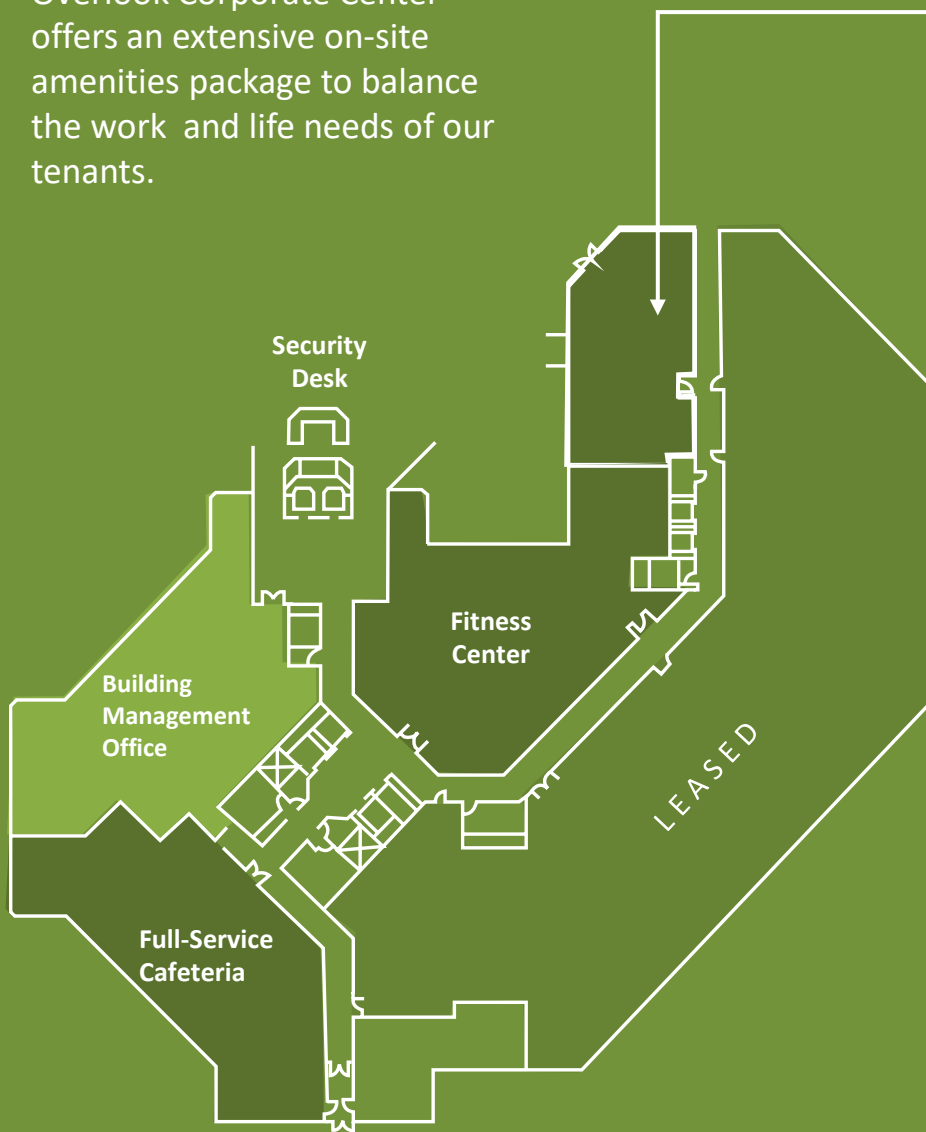
Fitness Center



RISE ABOVE

Your Everyday

Overlook Corporate Center offers an extensive on-site amenities package to balance the work and life needs of our tenants.



Conference Center

Meeting Room A:

Includes wireless capabilities and can be arranged to seat up to

- 20 people - conference room layout
- 36 people - training room layout
- 42 people - assembly room layout

Meeting Room B:

Features video conferencing in an executive conference room setting which seats 20 people:



Shuttle Schedule

Arrival at MSU Train Station

8:13 AM
8:19 AM
9:06 AM
9:40 AM
9:55 AM

Departure from Overlook CC

4:07 PM
4:57 PM
5:06 PM
5:56 PM



Lifestyle

- Full-service cafeteria
- Fitness center & locker rooms
- Lobby lounge areas
- Outdoor terraces & seating
- Magnificent views
- Covered parking
- Security 24/7



Business

- Conference center with video conferencing & wireless presentation capabilities
- Open spaces for informal meetings
- On-site property management



Renovated

- Elevator cabs
- Restrooms
- Lobby areas & atrium
- Promenade



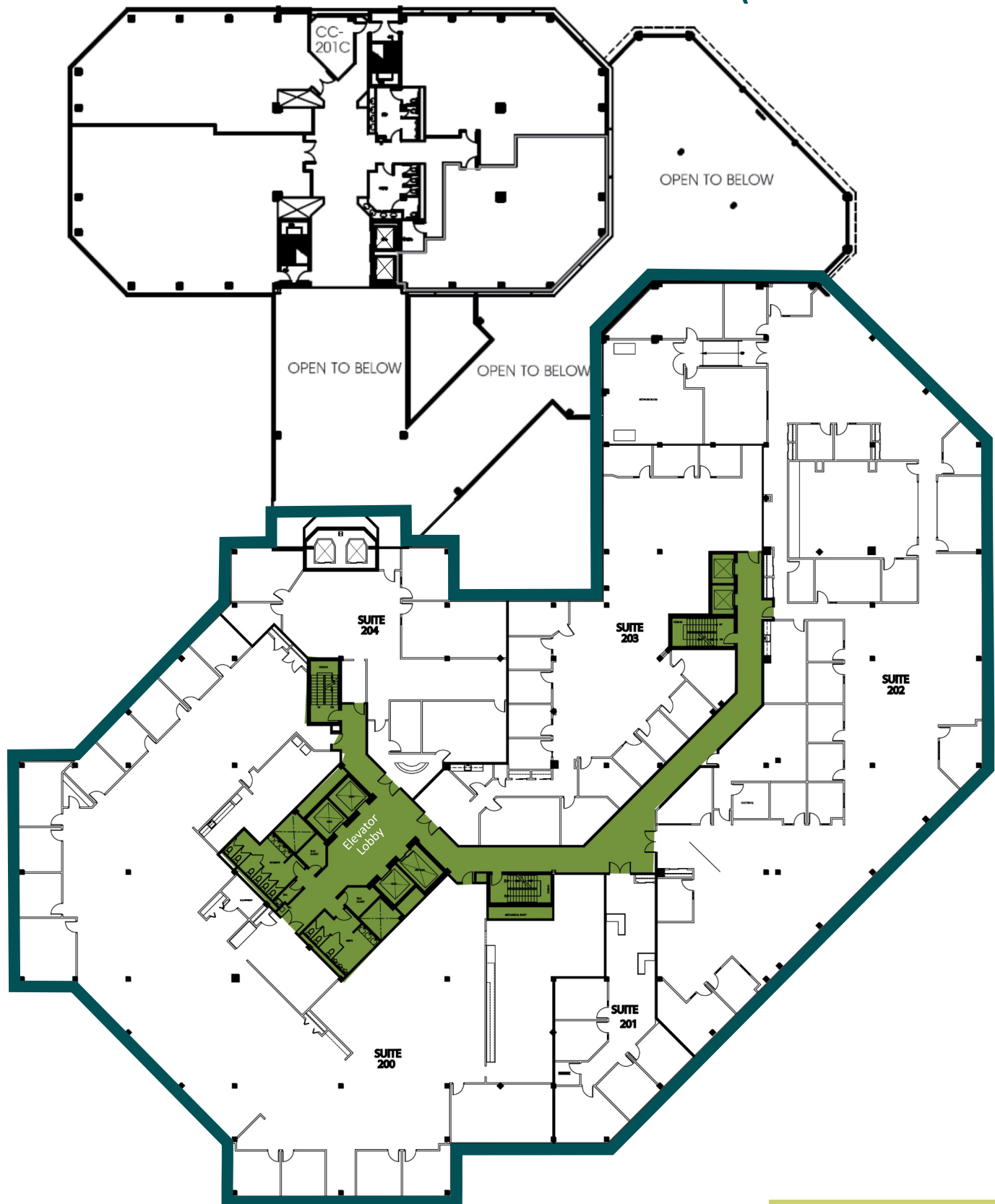
Shuttle Service

- Complimentary shuttle service is available to/from the Montclair State University Train Station for tenants.



FULL FLOOR AVAILABLE

SECOND FLOOR | 51,040 SF
(Current Conditions)



 Common Area

Contact broker for additional space available.

RISE ABOVE

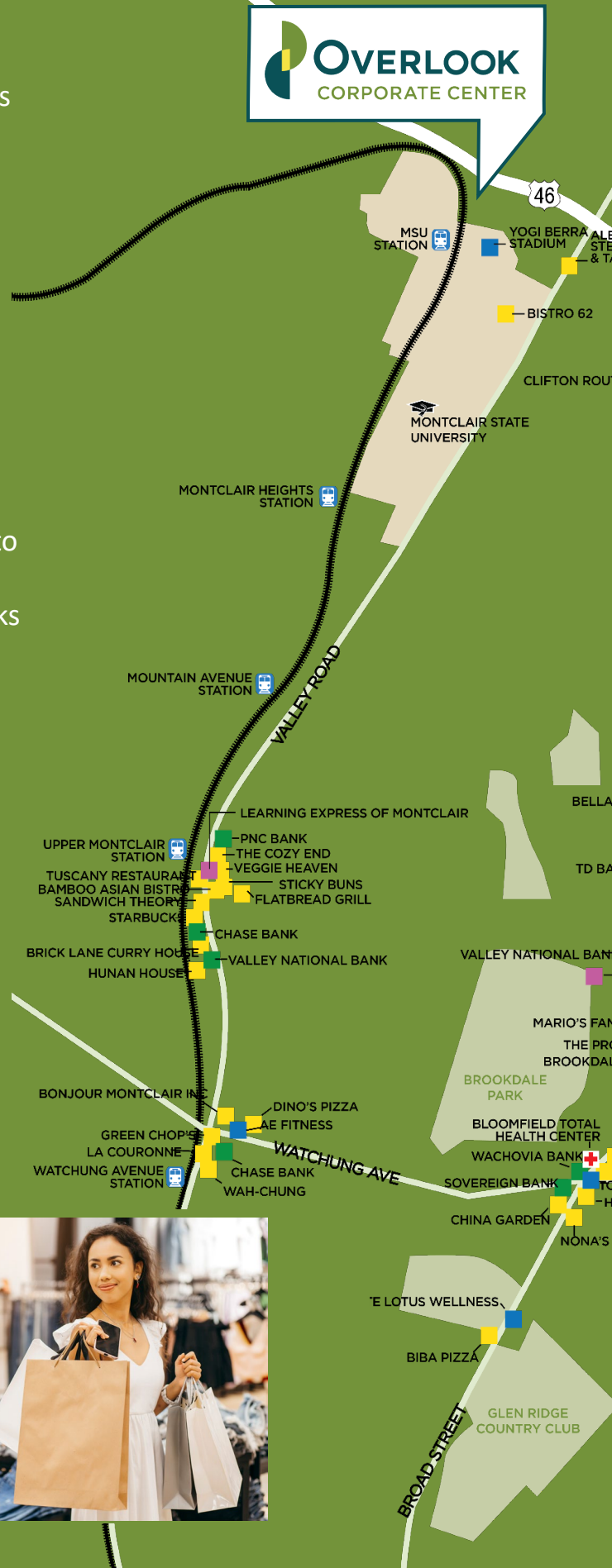
The Routine

Overlook Corporate Center isn't just a workplace; it's your gateway to an enriched lifestyle.

Break free from the typical lunch hour with an impressive selection of local eateries or familiar chains and take care of errands along the amenity-rich Route 46 and Route 3 retail corridor.

Minutes away, the Meadowlands bring a world of entertainment to your doorstep. Spend lunch at the American Dream Mall for some retail therapy, or for sports fans and music lovers, revel in the proximity to MetLife Stadium. For a grander adventures, the nearby Montclair State University train station whisks you away to New York City.

Here, your routine is anything but routine.





KEY:

- HOSPITAL
- TRAIN STATION
- BANKS
- CHILD CARE
- COURTS
- GAS STATION
- GYMS
- HOTELS
- RESTAURANTS
- RETAIL STORES

RISE ABOVE Your Commute



Directions

George Washington Bridge

95 South to
Route 80 West to Garden State
Parkway South, Exit 154 to
Route 46 West

Garden State Parkway (North)

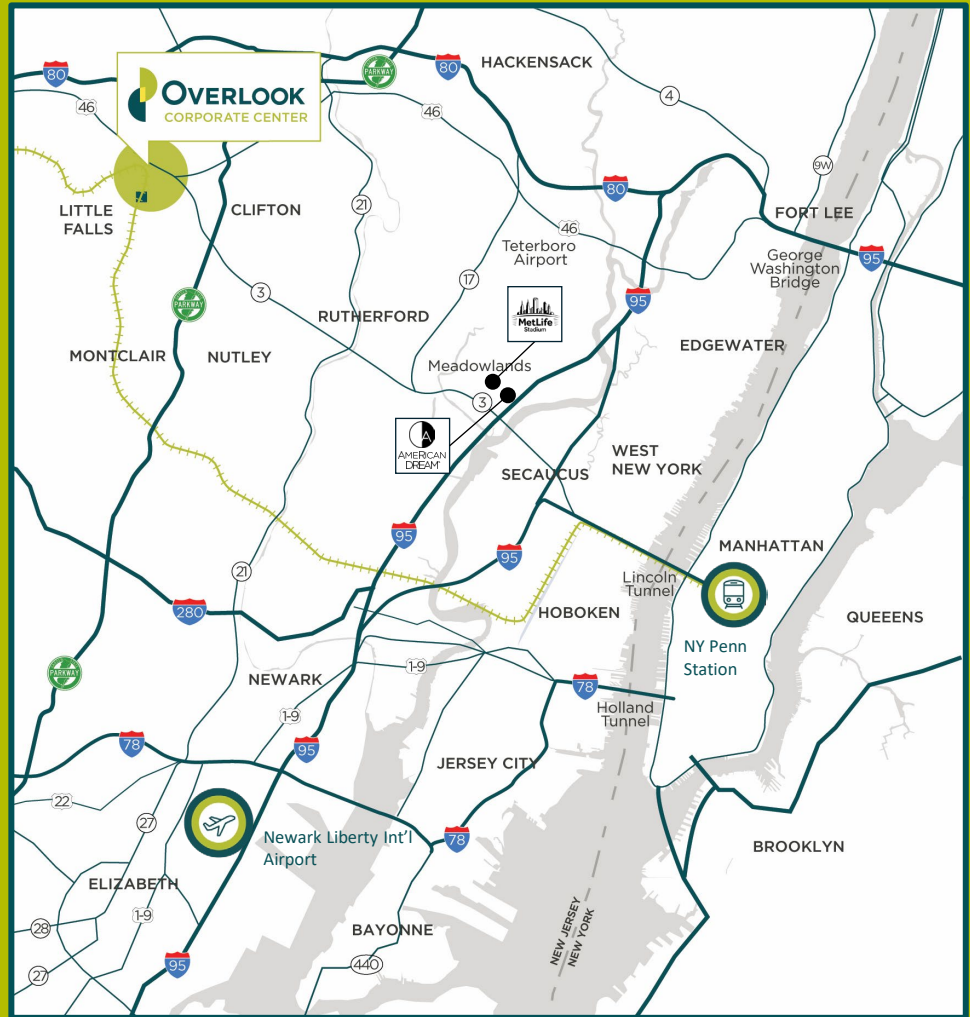
Exit 153B to
Route 3 West to
Route 46 West

Garden State Parkway (South)

Exit 154 to
Route 46 West

Lincoln Tunnel

Route 3 West to
Route 46 West



45

Minutes to
NY Penn Station

25

Minutes to
Newark Liberty Int'l
Airport

15

Minutes to
Lincoln Tunnel

15

Minutes to
GW Bridge

5

Minutes to
Garden State Parkway

For leasing information please contact:

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