

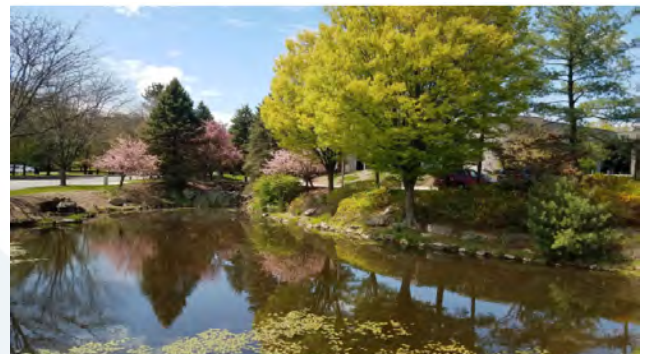
FOR LEASE | Mt. Arlington Corporate III | 111 Howard Boulevard | Mount Arlington, NJ

OFFICE/FLEX/HI-TECH SUITES FROM 1,400 - 12,846 SF AVAILABLE



PROPERTY HIGHLIGHTS

- Mt. Arlington Corporate III offers 72,666 SF of Office/Flex/Hi-Tech Suites
- **Directly off Exit 30 on New Jersey I-80**
- **Available Suites:** Suite 110 (2,692 SF)
Suite 170 (1,784 SF)
Suite 200 (3,350 SF)
Suite 206 (1,400 SF; can be combined with Suite 200)
Suite 214 (3,620 SF)
- Generous Parking Ratio: 5/1,000 SF
- Handicapped Accessible/Elevated
- Individually Controlled HVAC Units
- Next to **Courtyard Marriott**, restaurants and convenience stores. **Minutes to Rockaway Mall**, Picatinny Arsenal, International Trade Zone. Convenient to Routes 46 and 10.
- **1/8 mile to Mt. Arlington NJ Transit station** with service on the Morristown and Montclair/Boonton Lines to Hoboken and New York Penn Station. Park and ride serving Lakeland Bus line to New York City.
- **Lease Rate:** \$18.95 PSF plus tenant electric



111 HOWARD BOULEVARD			
FIRST FLOOR		SECOND FLOOR	
Biomed Technologies	300		206
Van Cleef Engineering	300B	MB Davis Group	201
Templar Technologies	301	Moner Electronics	202
Child & Family Resources	303	NCI - The NeuroCognitive Institute	204
NAIHS - North American International Logistics	304	NCI - The NeuroCognitive Institute	205
School Accounting Professionals	307	NCI - The NeuroCognitive Institute	208
Colavito & Associates	150	Tahira USA	209
Innovaco Corp.	160	Uinglobe	210
Guarantee Rate	170	Serco	212
		Serco	214



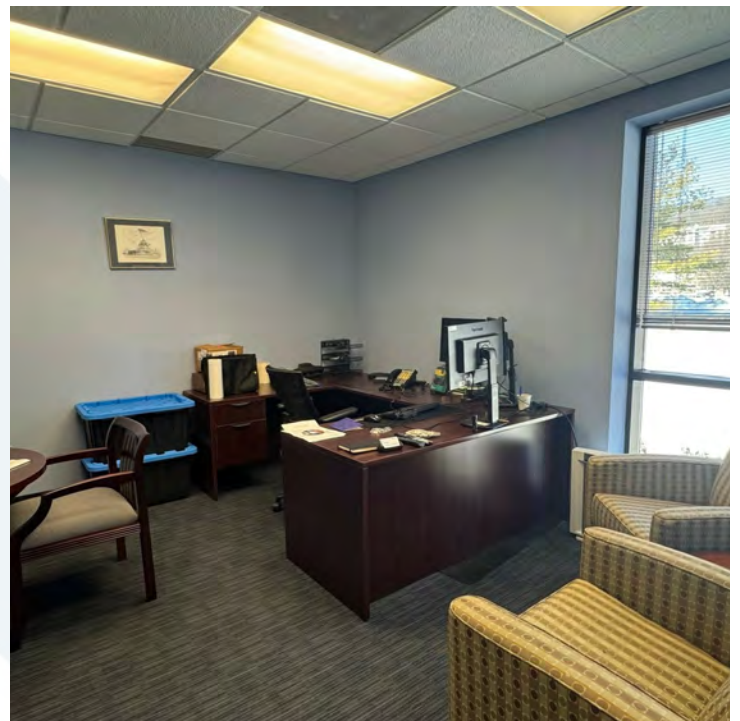
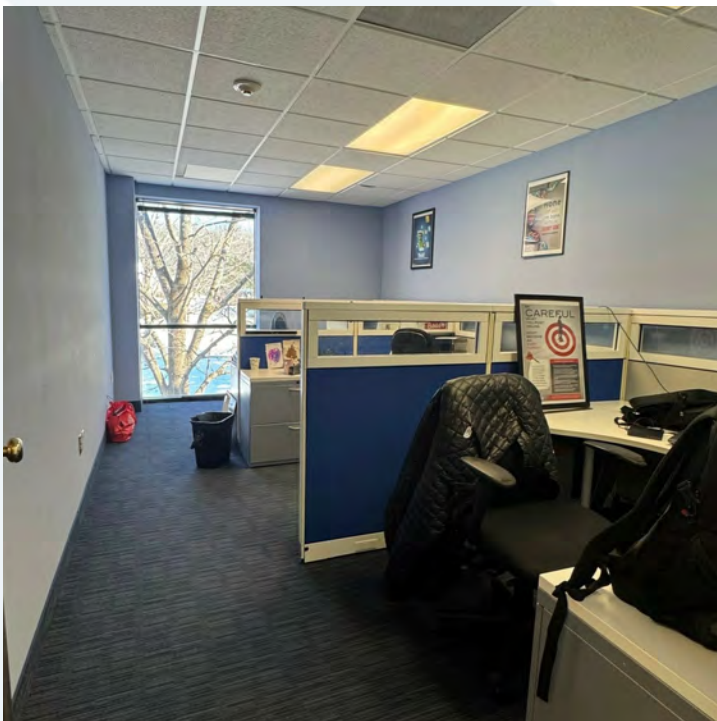
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908.360.8050 | kislakrealty.com

111 Howard Boulevard | Mount Arlington, NJ 07856

ADDITIONAL PHOTOS | SUITE 214

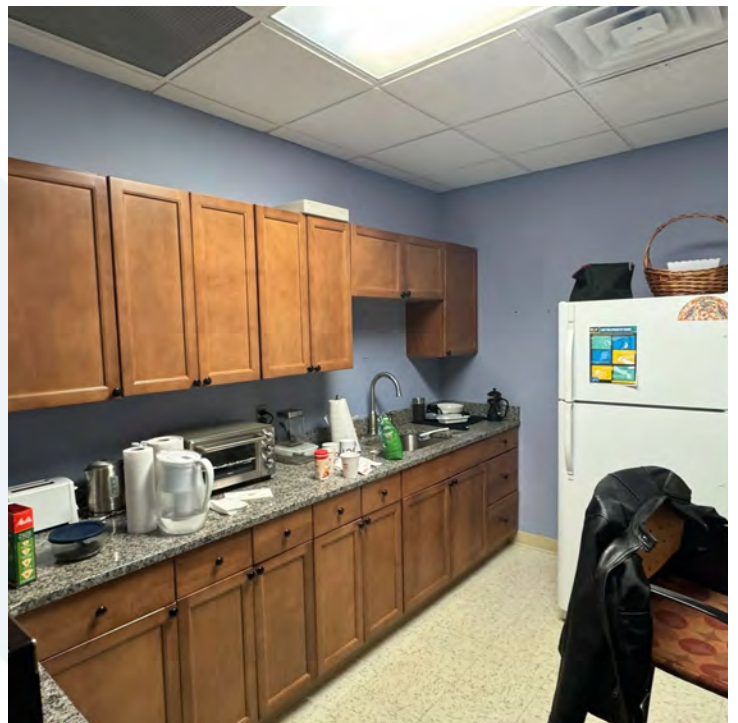
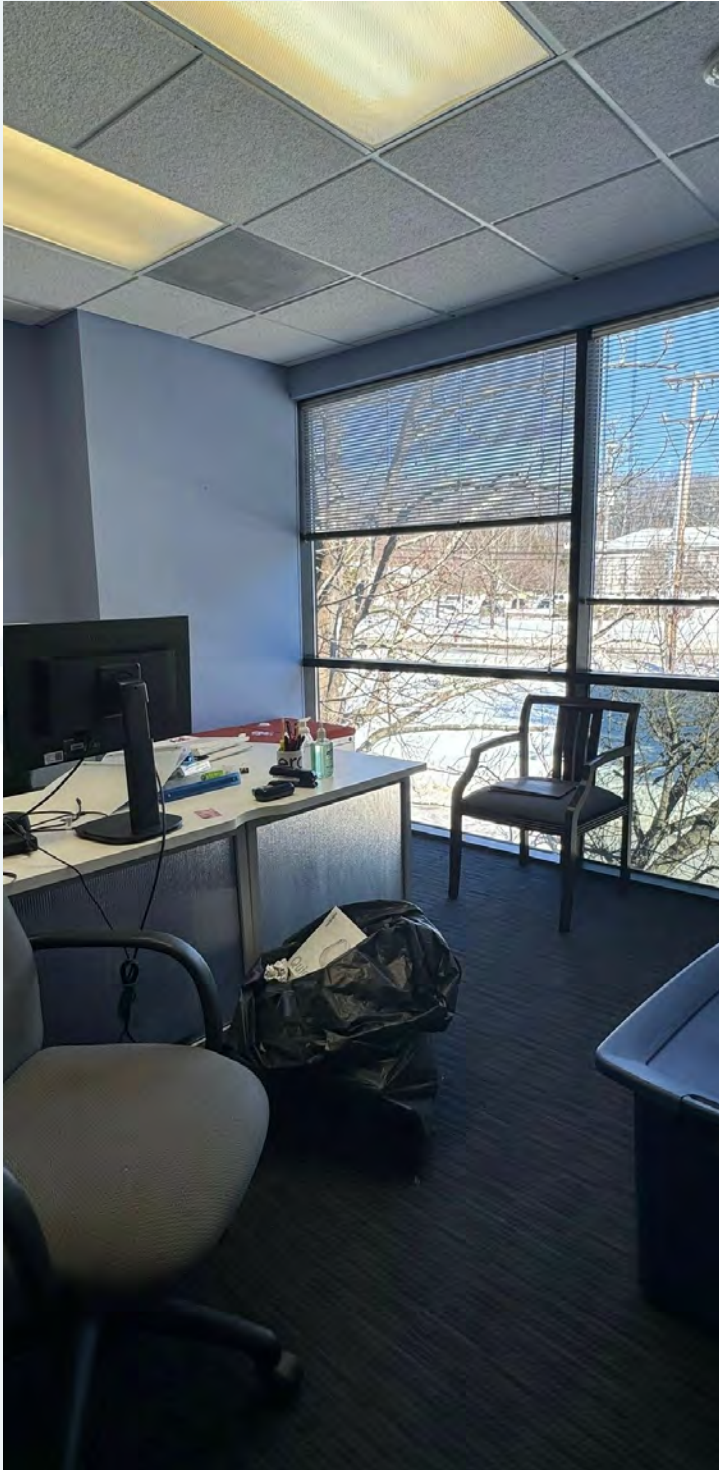


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ADDITIONAL PHOTOS | SUITE 214

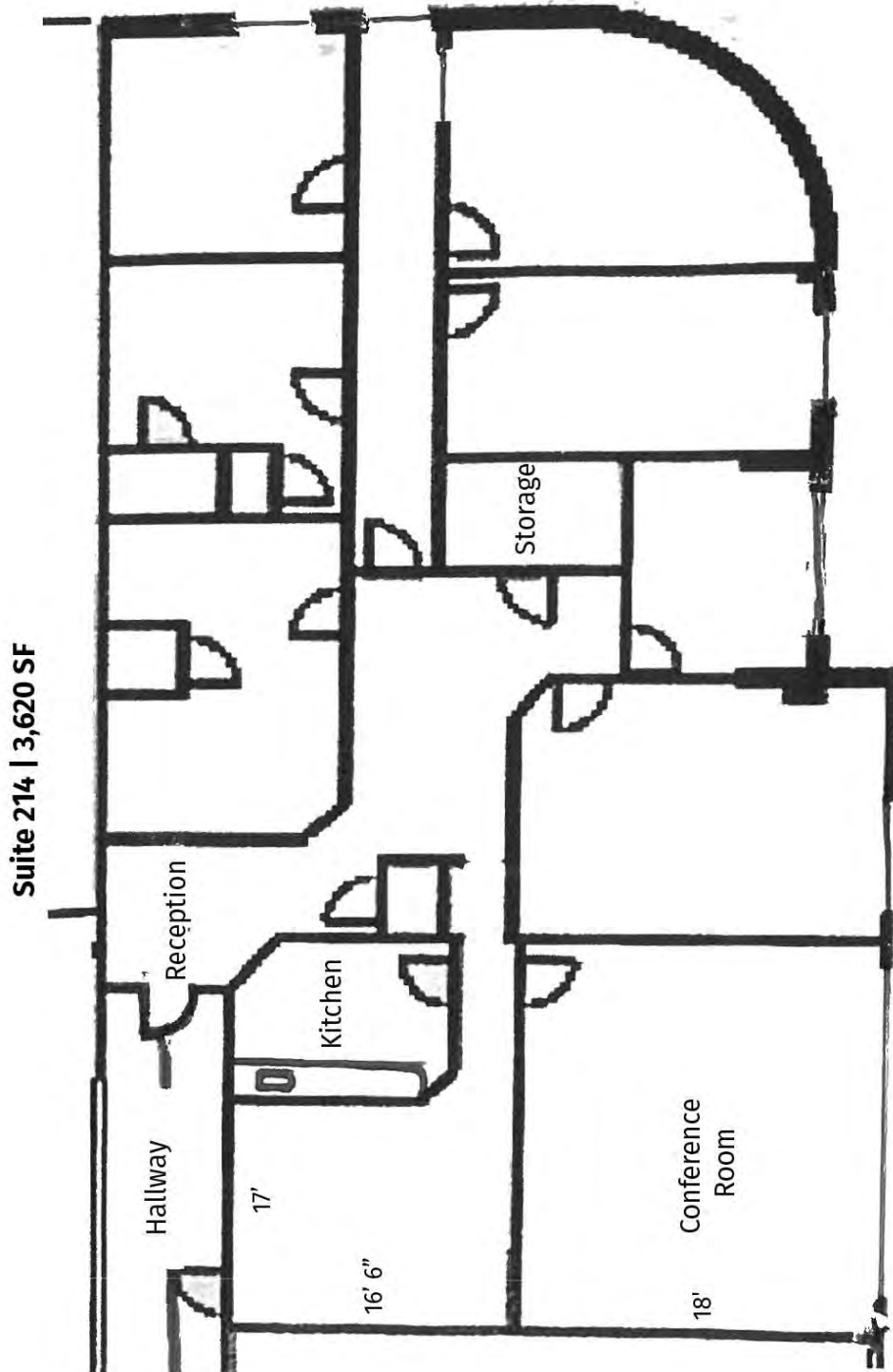


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FLOOR PLANS | SUITE 214



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ADDITIONAL PHOTOS | SUITE 170



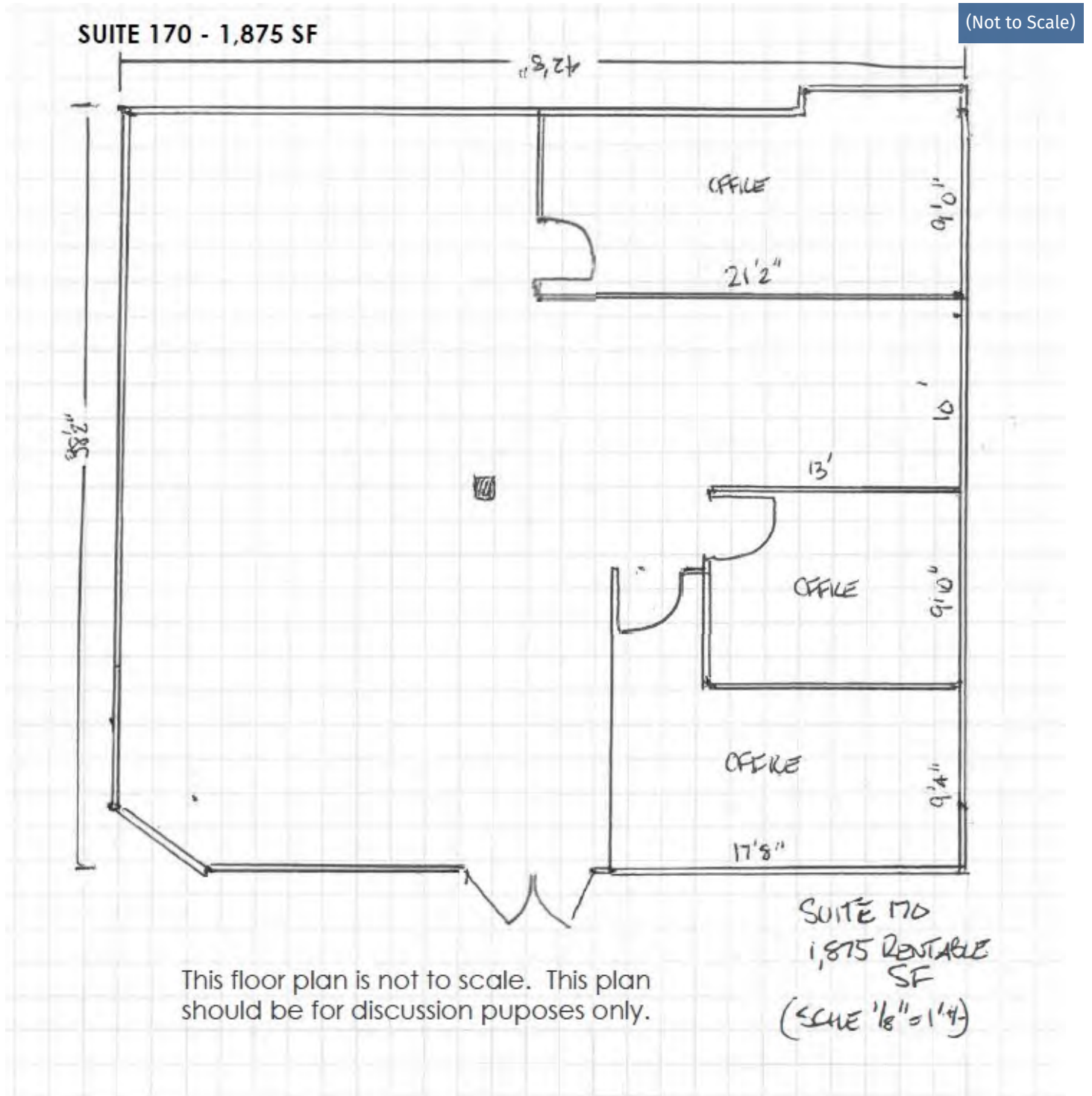
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FLOOR PLANS | SUITE 170



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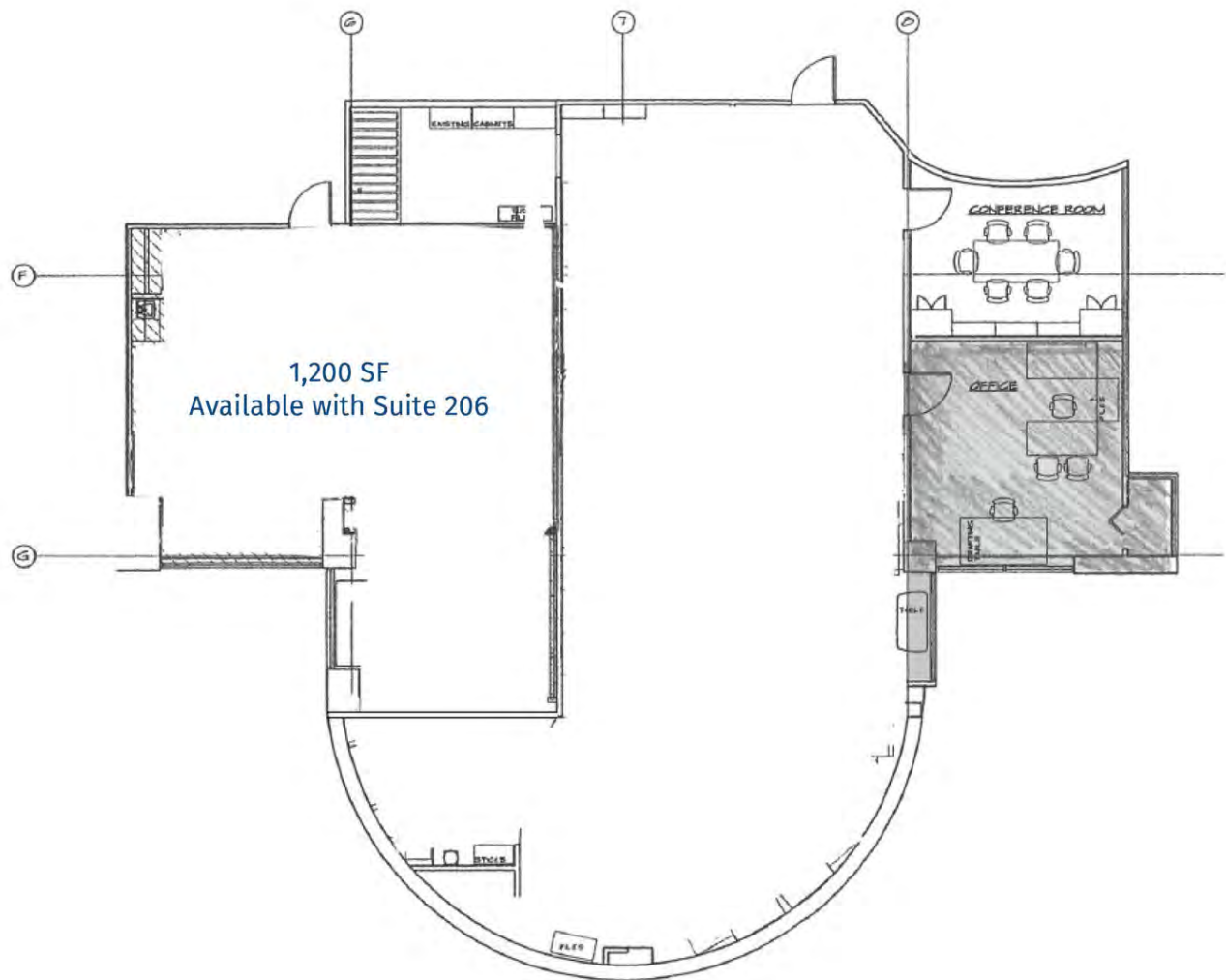
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FLOOR PLANS | SUITE 200

Not to Scale



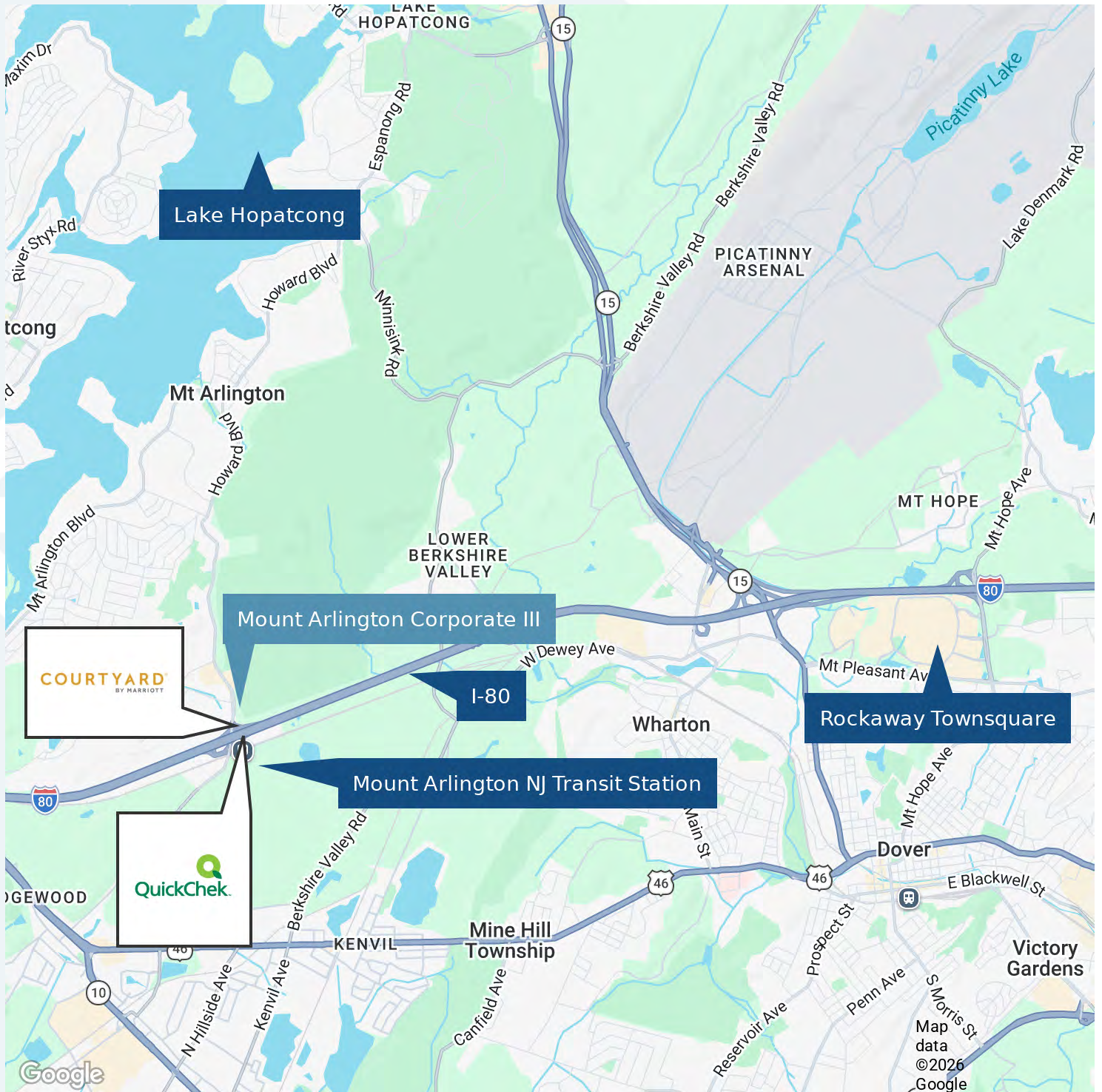
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LOCATION MAP



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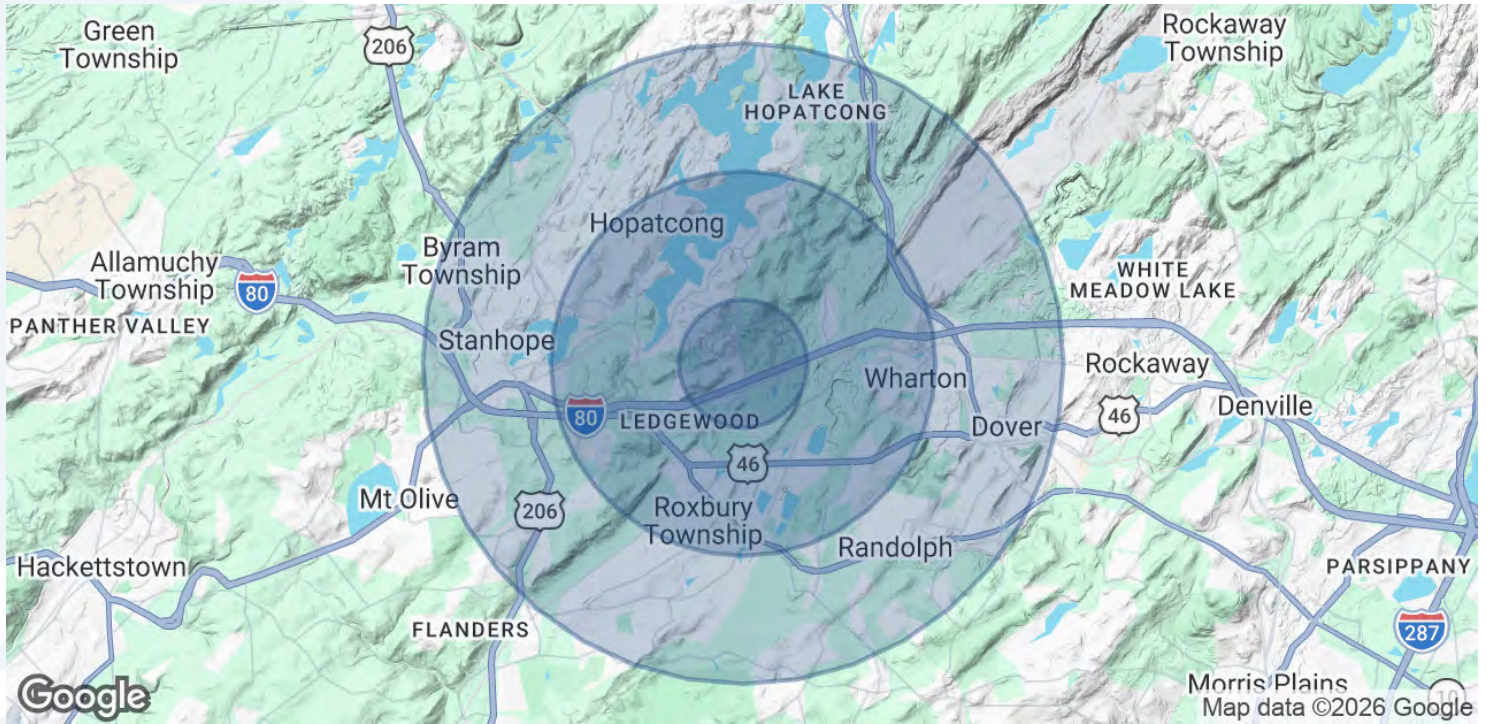
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,216	31,343	98,574
Average Age	45.3	41.4	39.8
Average Age (Male)	42.6	39.6	38.3
Average Age (Female)	47.3	43.1	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,347	11,925	36,473
# of Persons per HH	2.4	2.6	2.7
Average HH Income	\$96,169	\$99,633	\$100,409
Average House Value	\$399,583	\$387,541	\$402,526

2020 American Community Survey (ACS)

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