

400 Valley Road

Mount Arlington, NJ 07856





400 Valley Road Mount Arlington, NJ

New Ownership New Property Management

- 130,000+ SF Class A building
- Office and medical space available: 850 SF to 22,850 SF
- Outdoor seating area
- Planned conferencing center
- Planned tenant lounge/game room
- Completely renovated restrooms
- Signage available
- On-site management
- Financially strong stable ownership
- Professional property management
- Located 500 yards from a 4-way interchange Exit 30 off Route 80

Specifications

- Gross Leasable Area: 130,970 SF
- No. of Elevators: 2
- Parking spaces: 483
- Structural columns set 30' on centers to accommodate flexible tenant space plans
- Floor load: 100 lbs PSI
- Individual tenant electrical meters are provided for each tenant, along with an electric closet within tenant's rented space where electric distribution panels are located.
- State-of-the-art HVAC system provides maximum flexibility and economy to each tenant. Heating and air conditioning units are provided for zones of approximately 1,500 SF of space, each with its own programmable thermostat.
- 24-hour security system in addition to card access systems for after-hours use

AVAILABLE SPACE





Office/Medical Suites: 850 SF to 22,850 SF

- Suite 103: 9,260 SF
- Suite 200: 18,907 SF *
- Suite 201: 10,518 SF
- Suite 203: 3,092 SF *
- Suite 204: 1,781 SF
- Suite 205: 851 SF *
- Suite 301: 13,359 SF

* Suites can be combined for 22,850 SF

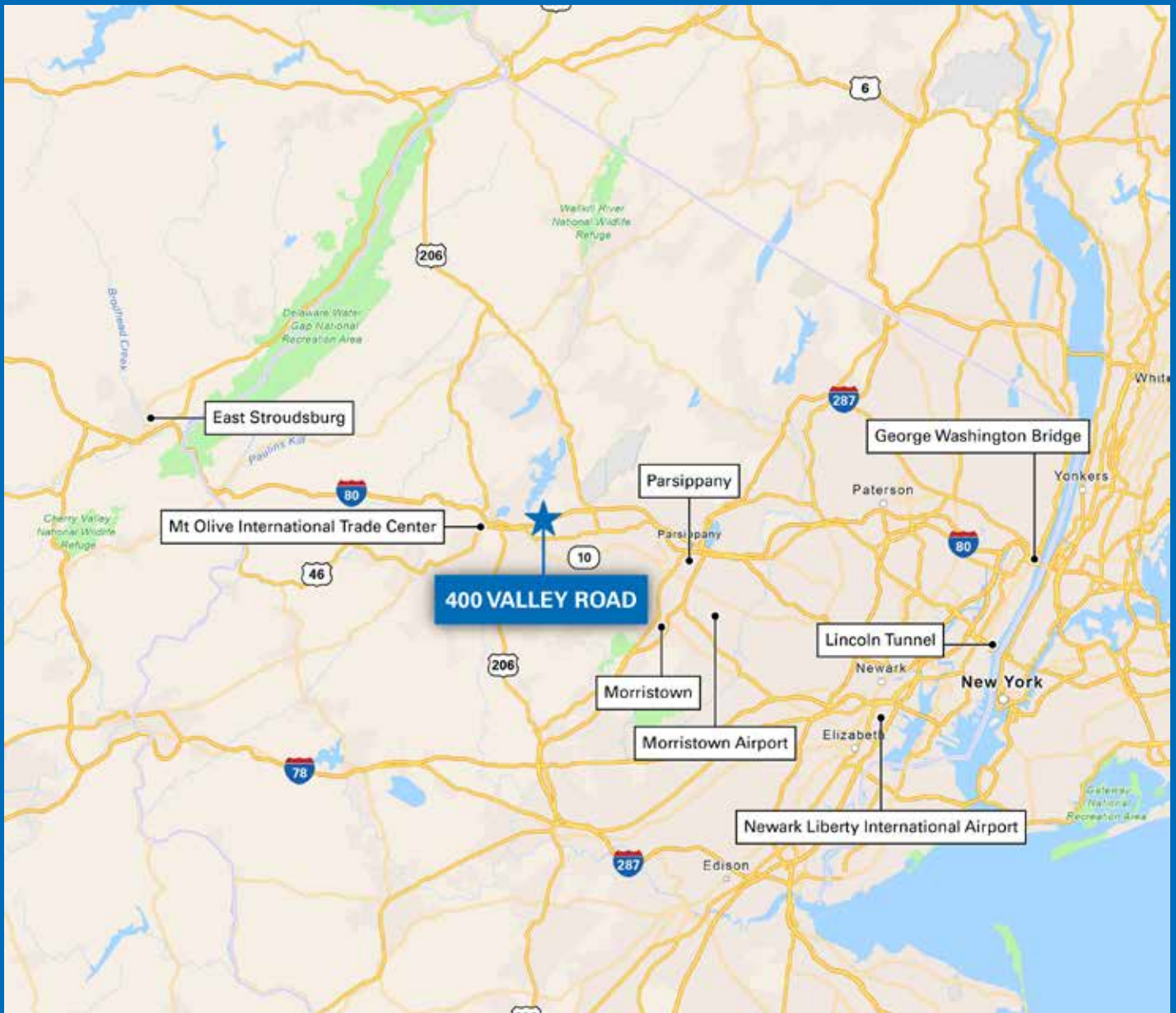
LOCAL AMENITIES



- Accessible via a four-way interchange at Exit 30 of Rt. I-80
- Convenient access to Routes 46 and 10
- 0.8 miles to Mt. Arlington NJ Transit station with service on the Morristown and Montclair/Boonton Lines to Hoboken and New York Penn Station

2 Minutes from Route 80

- Route 80: 2 mins.
- Route 46: 8 mins.
- Route 10: 6 mins.
- Route 206: 10 mins.
- Mt. Olive International Trade Center: 14 mins.
- Parsippany: 17 mins.
- Morristown: 22 mins.
- East Stroudsburg, PA: 41 mins.
- Newark Liberty International Airport: 40 mins.
- George Washington Bridge: 42 mins.
- Lincon Tunnel: 45 mins.





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