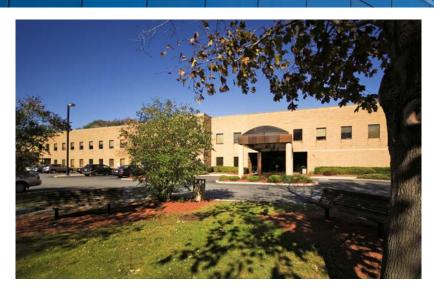


## 82 Totowa Road

WAYNE, NJ

# For Lease







### **Available Spaces**

#### First Floor Space:

±4,000 SF

- Brand New Buildout Move In Ready Divisible to 2,500 SF
- Room For Expansion up to 8,000 SF
- · Glass Upgrades in All Offices
- · 9 Windowed Offices and Large Conference Room
- · Bull Pen Area
- · Server/Computer Room

#### **Second Floor Space:**

±15,000 SF

- · Great Window Line
- Access to  $\pm 2,000$  SF of Storage with Roll-Up Door
- Custom Floor Plans
- · Ideal for Professional, Marketing, Design and Financial Firms

## **Property/Building Features**

- 2 Story Building
- Elevator
- · Ample On-Site Parking
- On-Site Management
- · Proximity to Shopping, Willowbrook Mall, Restaurants and Public Transportation
- · Easy Access to Routes 46, 80 and 23

ASKING RENTAL RATE: \$19 GROSS PLUS UTILITES

MOTIVATED LANDLORD • OFFICE WITH STORAGE

QUIET, PARK-LIKE SETTING

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