

# 82 Totowa Road

WAYNE, NJ

## For Lease



### Available Spaces

#### First Floor Space:

- ±4,000 SF
- Brand New Buildout - Move In Ready
- 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
- Divisible to 2,500 SF
- Great Window Line
- Access to ±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**

### Contact Our Exclusive Agents

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