

UPGRADES COMPLETE  
REFRESHED. **MODERN.** **INVIGORATING.**



# PARAMUS | CORPORATE CENTER

95 NORTH ROUTE 17 | PARAMUS, NJ

**4,100 SF - 24,271 SF** Units Available (will divide)



[paramuscorporatecenter.com](http://paramuscorporatecenter.com)



# MODERN RENOVATIONS

BRING ENERGY TO THE WORK DAY

For more plans & photos, visit  
[paramuscorporatecenter.com](http://paramuscorporatecenter.com)

# AVAILABILITIES

24,271 SF OF OFFICE SPACE AVAILABLE.

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LOBBY



GAME ROOM



COMMON AREAS



FITNESS CENTER



BATHROOMS



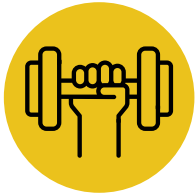
FLOOR	AREA	ASKING RENT	FLOOR PLAN (click to download)
1 <sup>ST</sup> FLOOR	4,750 SF	\$31.00 PSF GROSS + TE \$38.00 PSF GROSS + TE (MEDICAL TENANTS)	
2 <sup>ND</sup> FLOOR	4,100 SF	\$31.00 PSF GROSS + TE \$38.00 PSF GROSS + TE (MEDICAL TENANTS)	
3 <sup>RD</sup> FLOOR	9,011 SF (Can be combined) w/2 Private Bathrooms	\$31.00 PSF GROSS + TE \$38.00 PSF GROSS + TE (MEDICAL TENANTS)	
3 <sup>RD</sup> FLOOR	6,410 SF (Can be combined)	\$31.00 PSF GROSS + TE \$38.00 PSF GROSS + TE (MEDICAL TENANTS)	



# BUILDING HIGHLIGHTS

## BERGEN COUNTY'S FINEST LOCATION

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All new  
fitness center



4 electric  
car chargers



New fresh food cafe with  
high-end grab-n-go food



On-site day care with  
outdoor playground



24-hour card key access /  
daytime security services



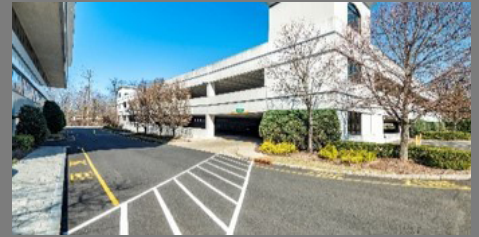
FRESH FOOD CAFE



AT THE CENTER OF IT ALL



ON-SITE DAYCARE



COVERED PARKING DECK

- Central Bergen County location at the crossroads of Rts 4 & 17
- Adjacent to Westfield Mall at Garden State Parkway featuring numerous retail & dining options

- Upgraded basebuilding improvements
- Redundant fiber connectivity – Verizon Fios, Lightpath, Verizon Business
- Covered parking

- New Modernized Lobby
- Refreshed Common Areas
- Fully Renovated Bathrooms

For leasing inquiries, please contact:

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