# ROCKLEIGH CORPORATE CENTER 22 PARIS AVE., ROCKLEIGH, NJ 07647

44,000 SF CLASS-A OFFICE SPACE Across from Rockleigh County Golf Course





## **Building Amenities**

- 147 Car Parking Spaces (expandable)
- Beautiful campus setting
- Overlooks the Rockleigh Golf Course (18 holes) Par 72

#### **Easy Access:**

 Rockleigh is located between the Tappan Zee and George Washington Bridge. Accessed via NY State Thruway, Palisades Parkway, Route 9W, Route 287 and the New Jersey Garden State Parkway.



#### **Space Features:**

- Elevator (2nd Elevator Planned)
- Beautiful Two-story Atrium Entrance
- Cafeteria and Vending Area





All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to error, omission, change of price, prior sale or lease and withdrawal without notice. Any commission due cooperating brokers is subject to all of the terms and conditions upon which we and our clients have agreed.

Location: 22 Paris Avenue

Rockleigh, New Jersey 07647

Building Size: 44,000 square feet

of Class-A Office

**Elevators:** One (2nd Elevator Planned)

Air Conditioning: 100%

Parking: 147 cars (expandable)

Loading: Ramp and overhead door

Construction: Brick and block with large expanses

of tinted glass

Plot Size: 4.85 acres

Zoning: Office

Heating: Multi-Zoned HVAC (NEW)

Sprinkler: 100% wet

Special Features: Beautiful two-story atrium entrance,

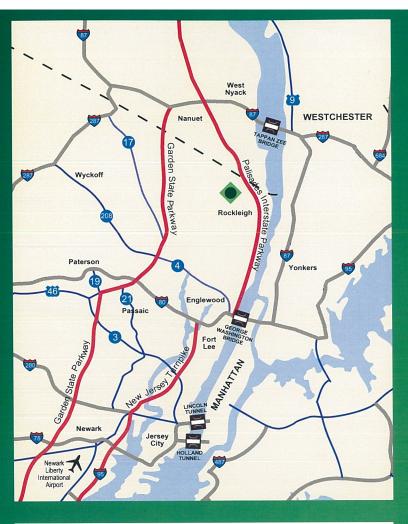
cafeteria and vending area

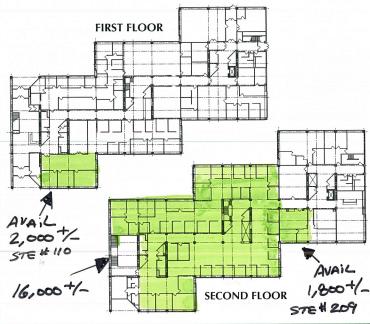
Occupancy: Immediately

Real Estate Taxes: \$ .72 Sq. Ft. / \$31,428.00 (2007)

Lease: TBD







For more information or inspection, contact Exclusive Leasing Agent:

### **LB Commercial Realty LLC**

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