



THE APEX

BUSINESS DISTRICT

10 Mountainview Rd, | Upper Saddle River, NJ | lease@theapexnj.com | 201.477.8366 | theapexnj.com



INSPIRING GREAT BUSINESS



WELCOME TO THE TOP

A grand business complex that lets you come to work in a gracious state of luxury with its Art Deco-inspired interiors. Conveniently located right in the heart of Upper Saddle River, the Apex provides 207K square feet of workspace on 18.85+ acres with lush landscaping and ample parking

AMENITIES

The Apex offers a full suite of amenities designed to enhance your company's atmosphere and image.



FULL-SERVICE KOSHER CAFE

Serving breakfast, lunch and snacks



STATE OF THE ART SHUL

With daily morning and evening services



24-HOUR SECURE KEY CARD ACCESS

For the ones that go beyond 9-5



MODERN CONFERENCE ROOMS WITH VIDEO CONFERENCING

State of the art comfort and technology



LOADING DOCK

For outgoing and incoming deliveries



RESPONSIVE ON-SITE MANAGEMENT

Property management with care



**TWO BEAUTIFUL FULL-HEIGHT,
SKY-LIT LOBBY ATRIUMS**

For a grand entrance and relaxed
environment



BUSINESS CENTER LOUNGES

Comfortable spaces to get work done



OUTDOOR SEATING

Get some fresh air



**COMPLIMENTARY WI-FI IN
COMMON SPACES**

High speed internet



TRAINING CENTER

For better employee training and
certification



STATE OF THE ART FITNESS CENTER

To keep your flow going



**TENANT TOOLS AVAILABLE VIA
WEBSITE & MOBILE APP**

Pay rent, submit tickets, and more



LUSH LANDSCAPING

For a luxurious feel all around



MAINTENANCE & JANITORIAL SERVICE

Daily office cleaning and disinfecting

DESIGNED WITH PRODUCTIVITY IN MIND

It's about centering a room around people's needs. Our open floor plans and common spaces are designed for efficiency and productivity, yet allow people to better interact with each other.

WORK IN STYLE

The interiors evoke a combination of luxury and comfort, giving some Hollywood Regency era vibes. The timeless design works with both retro and modern interior styles, allowing freedom of expression for your business.

LOCATION. LOCATION. LOCATION.

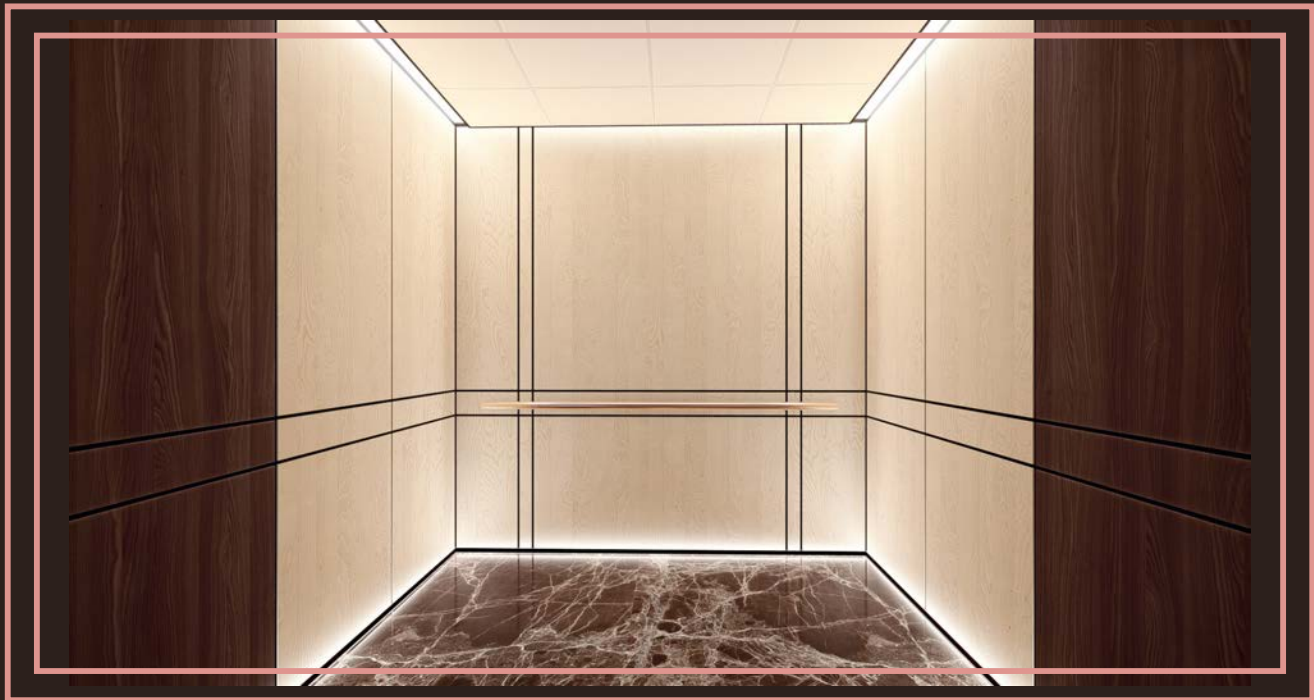
Just right off RT-17, The Apex is about 30 minutes from Manhattan (South), White Plains (East), Monroe NY (North); and 10 minutes from Ramapo Valley County Reservation (West), with several hotels, restaurants, groceries and other amenities nearby.



DESIGNERS INTERIORS

Walk through the glam
drama with high-gloss
finishes, rich metallics,
and free wifi.





DESIGNER LOBBIES

Walk through the glam
drama with high-gloss
finishes, rich metallics,
and free wifi.





BUSINESS LOUNGING

Connect & converge
comfortably.





BOULLE CAFÉ

=====
=====
To see or to be seen, indoor
or outdoor, it's about coffee
or cocktail with the
right company.





FITNESS ELEMENTS

State-of-the-art equipment
for optimum workout before,
during or after work.





SHULF AND TRAINING





CUSTOM SPACES

Our workspaces are flexible and customizable to fit your needs, whether you're established or a startup.

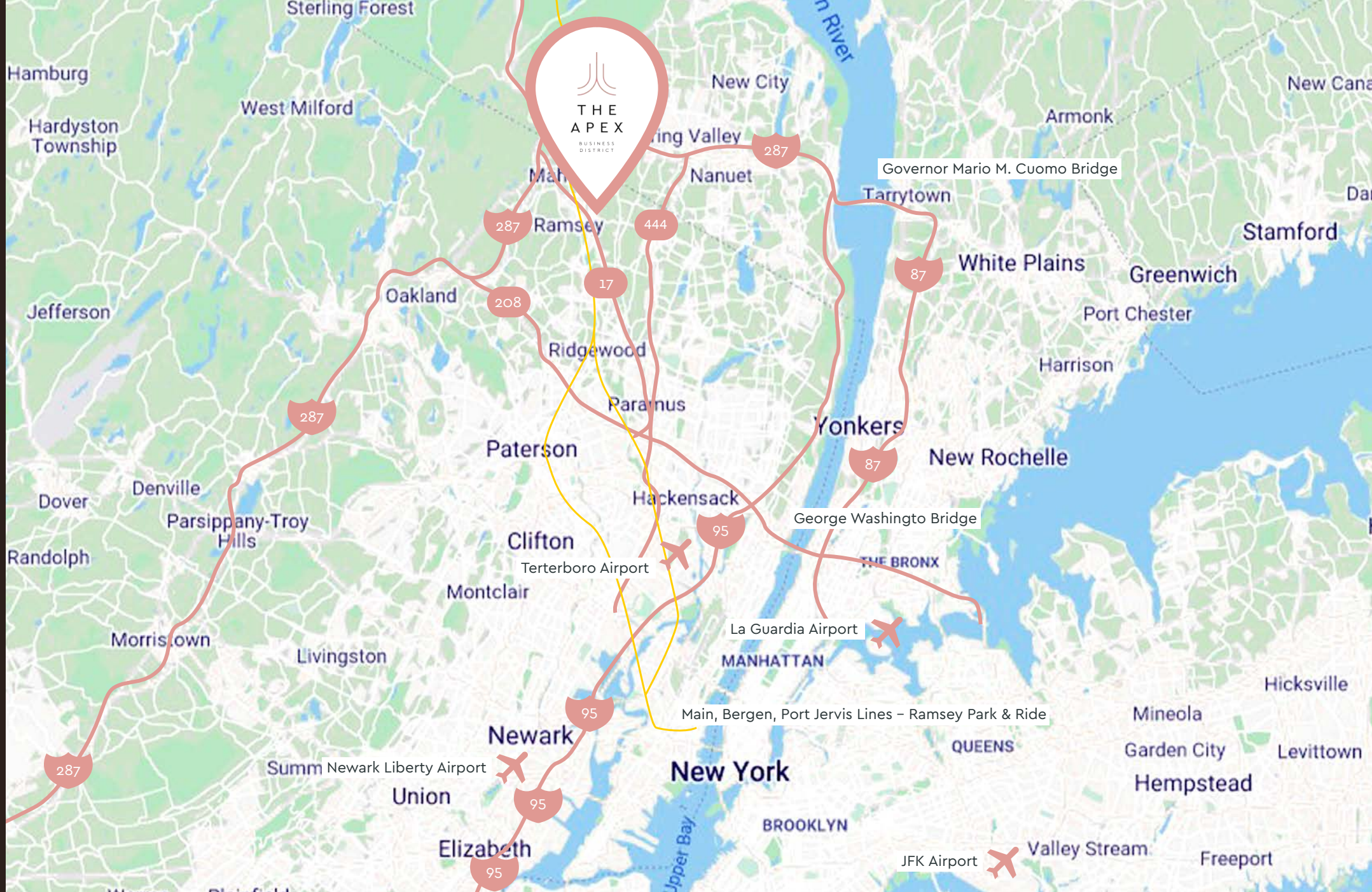




CONVENTION LOCATION

Directly off Route 17, and Lake Street, easy access to area high-ways including New York State Thruway, i-287, and Garden State Parkway

Located near upper saddle river and route 17 rich amenity base of shopping, hotels, day care, banks & restaurants



Directly off
Route 17

30 minutes
from Manhattan NY

20 minutes from
the GWB

25 minutes
from monroe NY

AMENITIES

Grocery

1. Uncle Giuseppe's
2. ShopRite
3. The Fresh Market
4. Wegman's
5. ACME

Dining

6. The Shannon Rose
7. Kinchley's Tavern
8. Varka
9. Giovanni's Cafe
10. Panache
11. Simply Green
12. Saddle River Inn
13. Fire & Oak
14. Savini Restaurant
15. Aldo & Gianni
16. Allendale Steakhouse
17. Nirvana Indian Kitchen
18. La Gondola
19. Masa Sushi
20. Tawara
21. Slice & Spice
22. The Ridge Steakhouse
23. Houlihan's
24. Chili's
25. Anthony's Coal Fired Pizza
26. Chick-fil-A
27. Panera Coffee
28. Starbucks

29. Dunkin'

30. The Mindful Cafe
31. Angelo's Desserts
32. L'Arte della Pasticceria
33. Ramsey Golf Country Club
34. Indian Trail Club
35. Spook Rock Golf Course
36. Edgewood Country Club
37. River Vale Country Club
38. Lions Park

Hotels

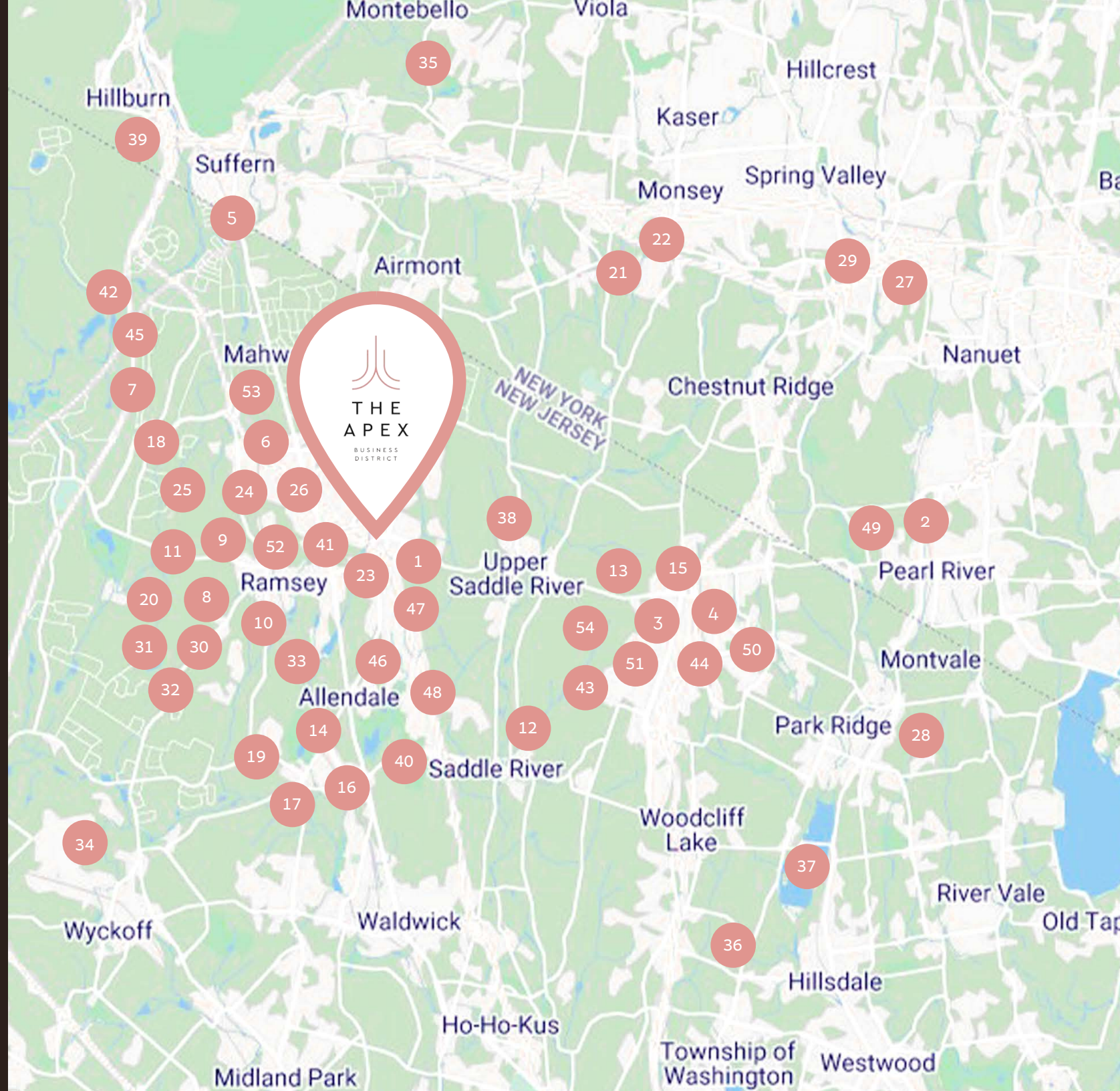
39. Sheraton of Mahwah
40. Residence Inn by Marriott
41. Holiday Inn Express
42. Courtyard by Marriott
43. Hilton Woodcliff Lake
44. Marriott Park Ridge
45. Homewood Suites

Fitness

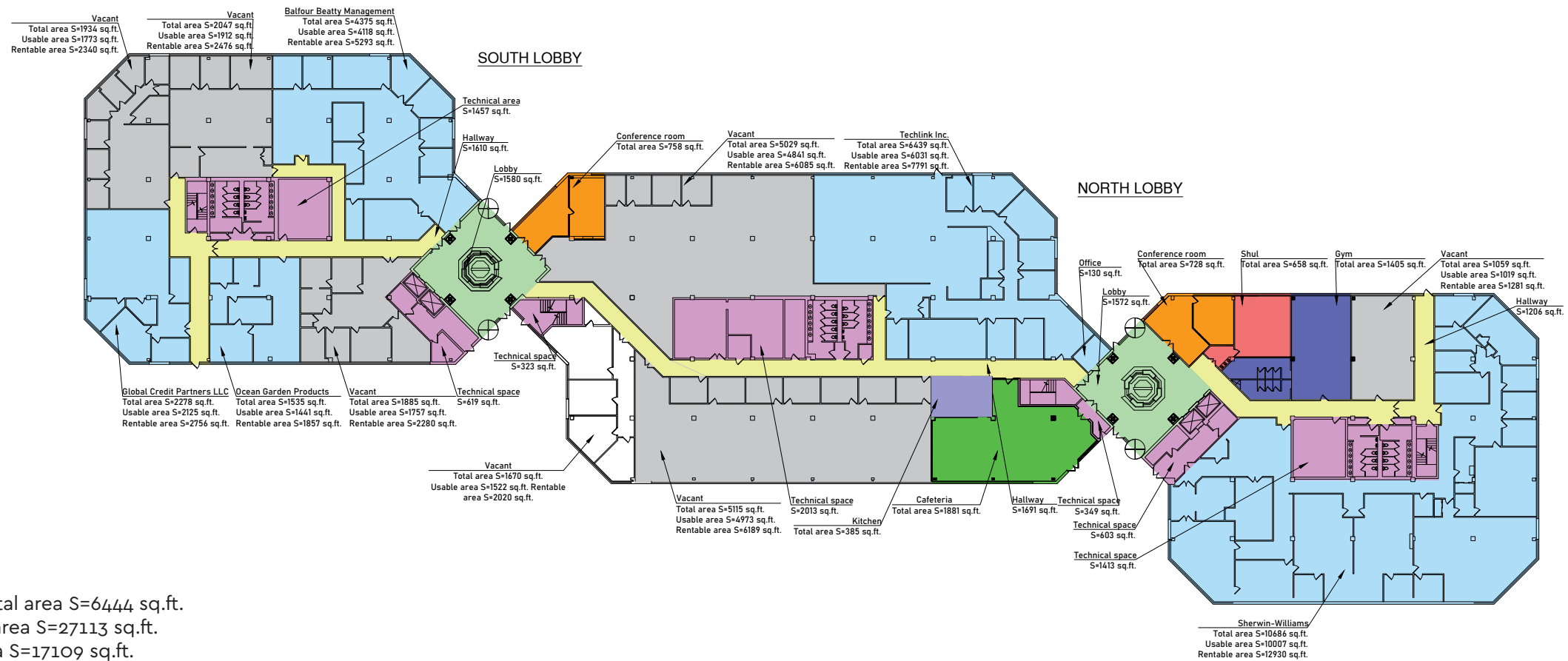
46. 24 Hour Fitness
47. Ramsey Super Sport
48. The Gravity Vault
49. Retro Fitness
50. OrangeTheory
51. LifeTime of Bergen County

Daycare

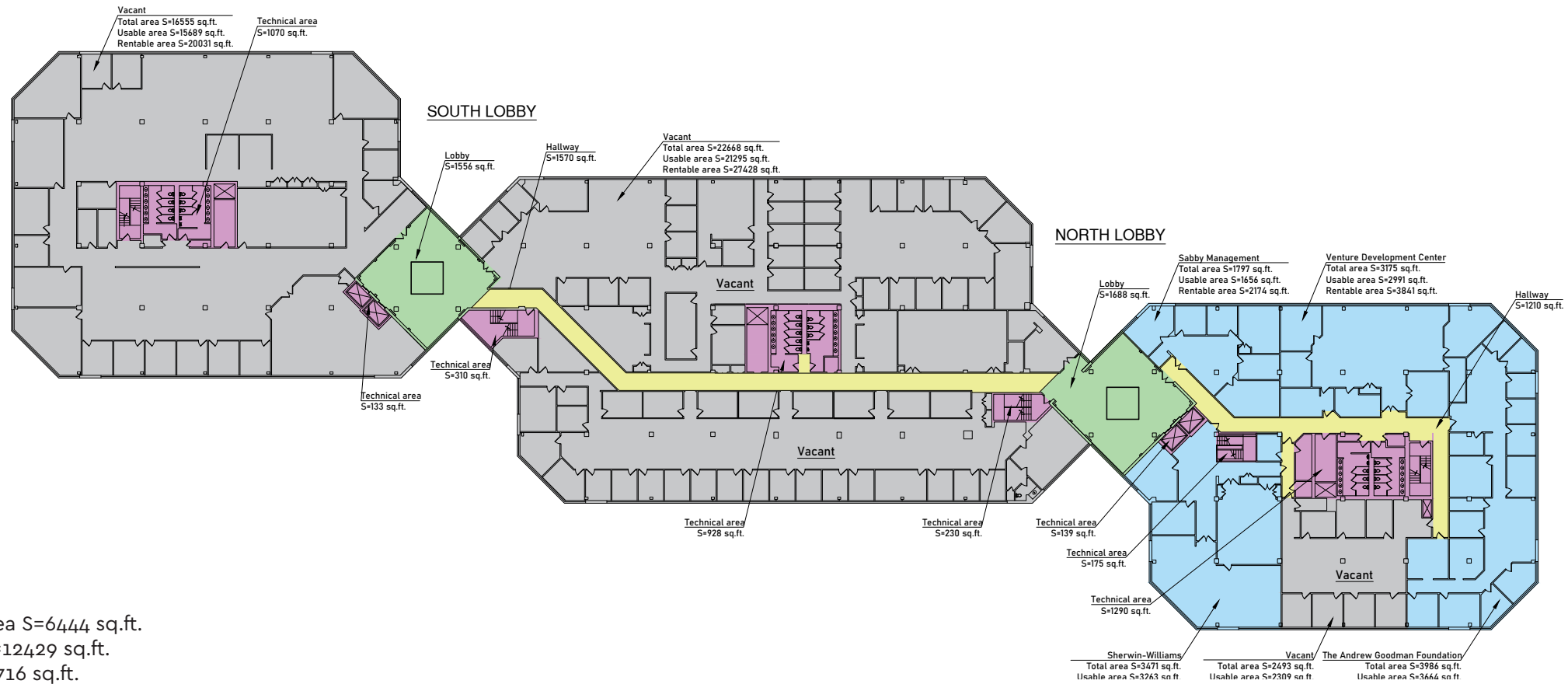
52. Prodigy Academy
53. The Goddard School
54. KinderCare at Woodcliff Lake



1ST FLOOR

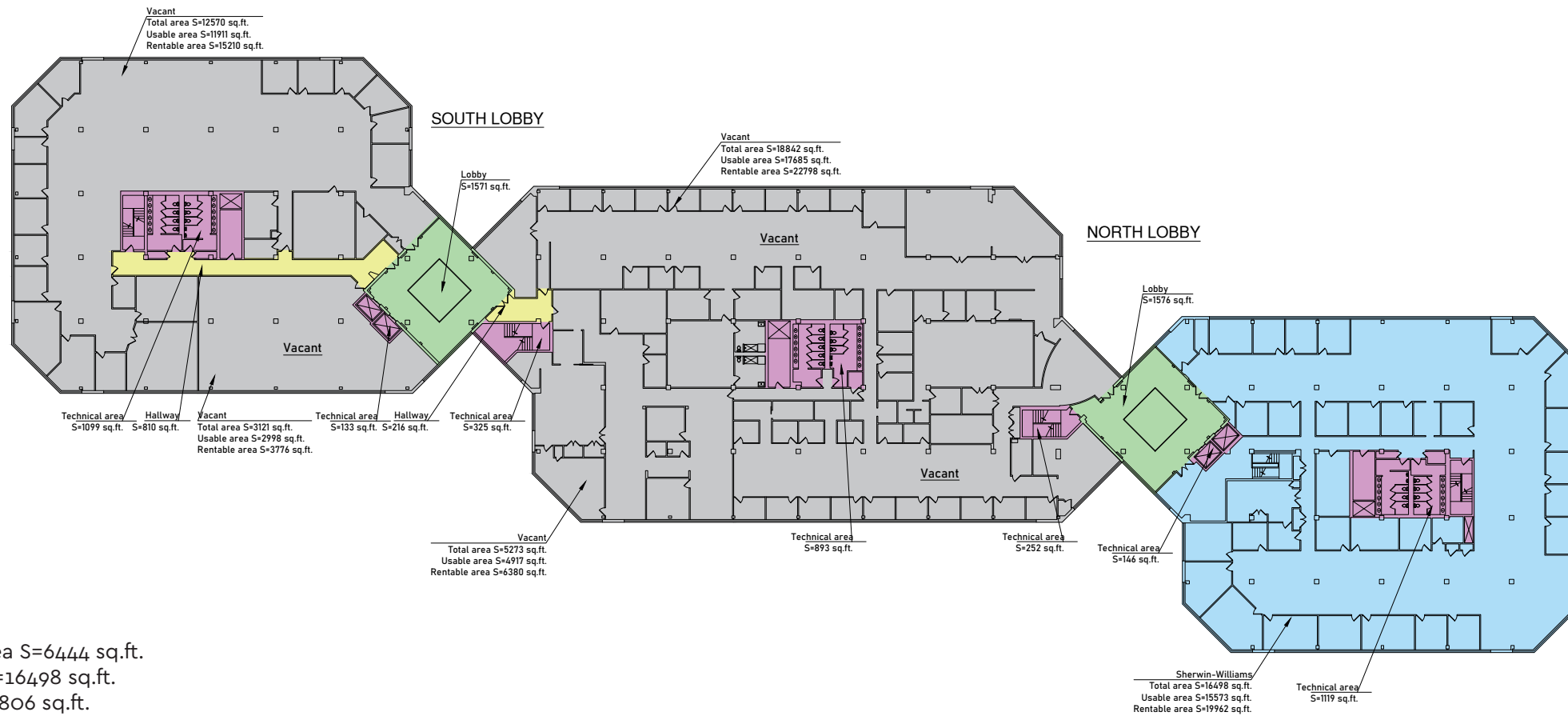


2ND FLOOR

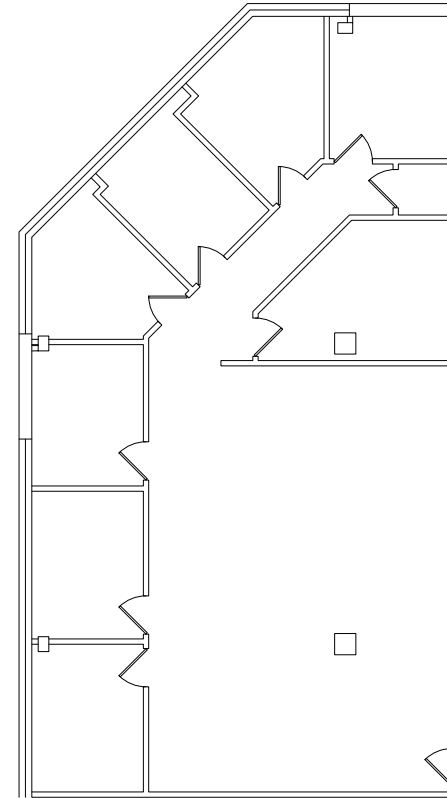


2nd floor total area S=6444 sq.ft.
 Occupied area S=12429 sq.ft.
 Vacant area S=41716 sq.ft.

3RD FLOOR

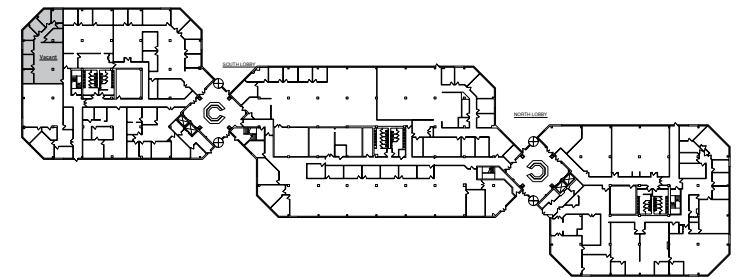


VACANT SPACES

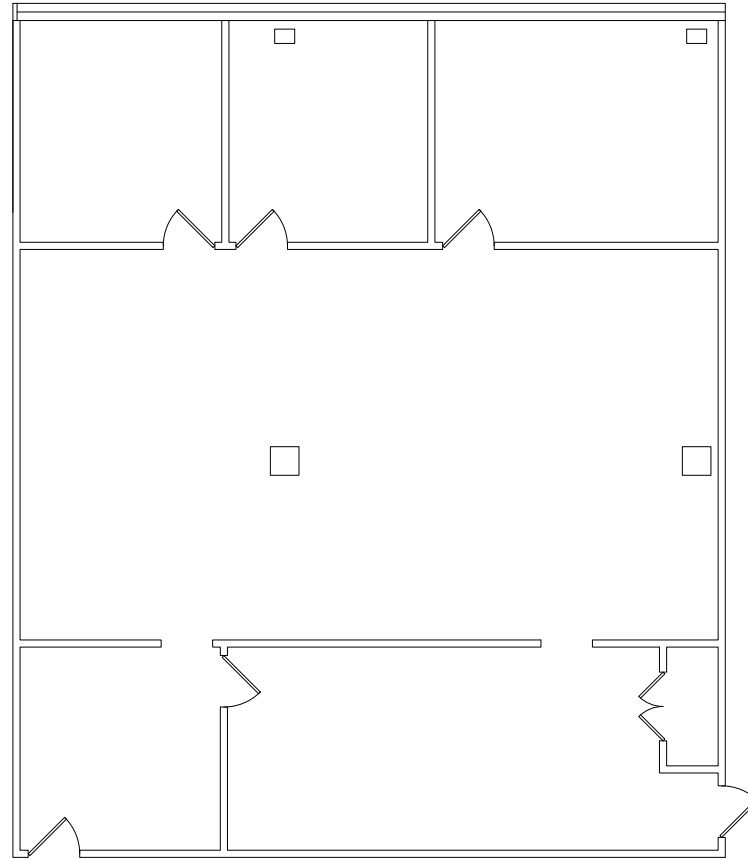


Vacant
Total area S=1934 sq.ft.
Usable area S=1773 sq.ft.
Rentable area S=2340 sq.ft.

FIRST FLOOR SPACE PLAN

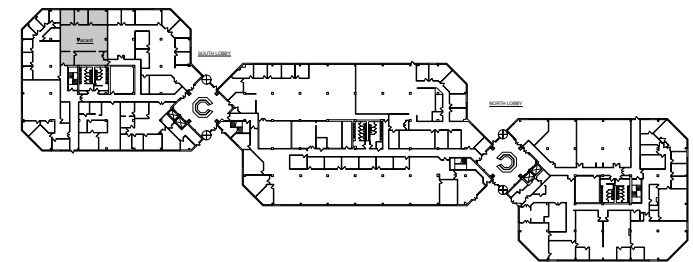


VACANT SPACES

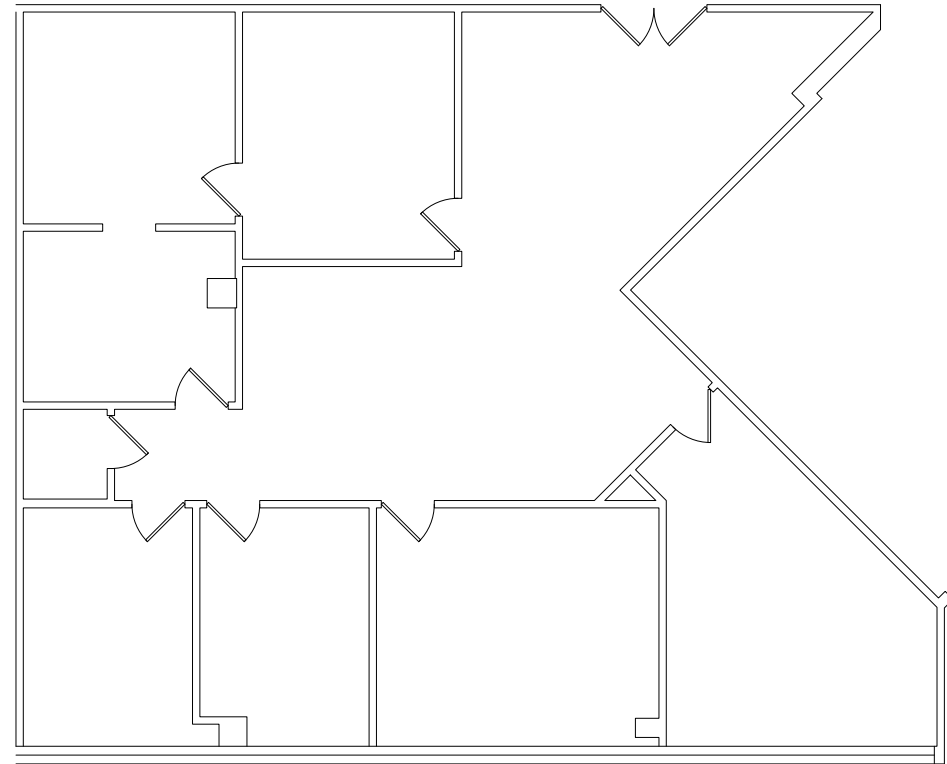


Vacant
Total area S=2047 sq.ft.
Usable area S=1912 sq.ft.
Rentable area S=2476 sq.ft.

FIRST FLOOR SPACE PLAN

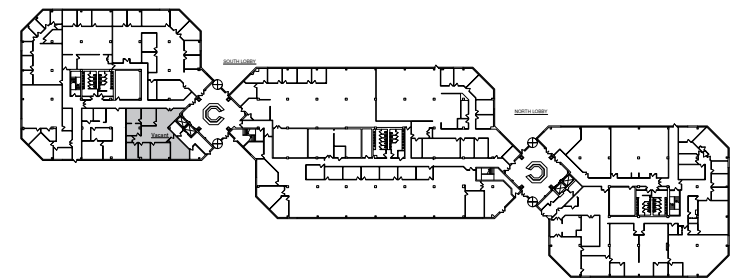


VACANT SPACES

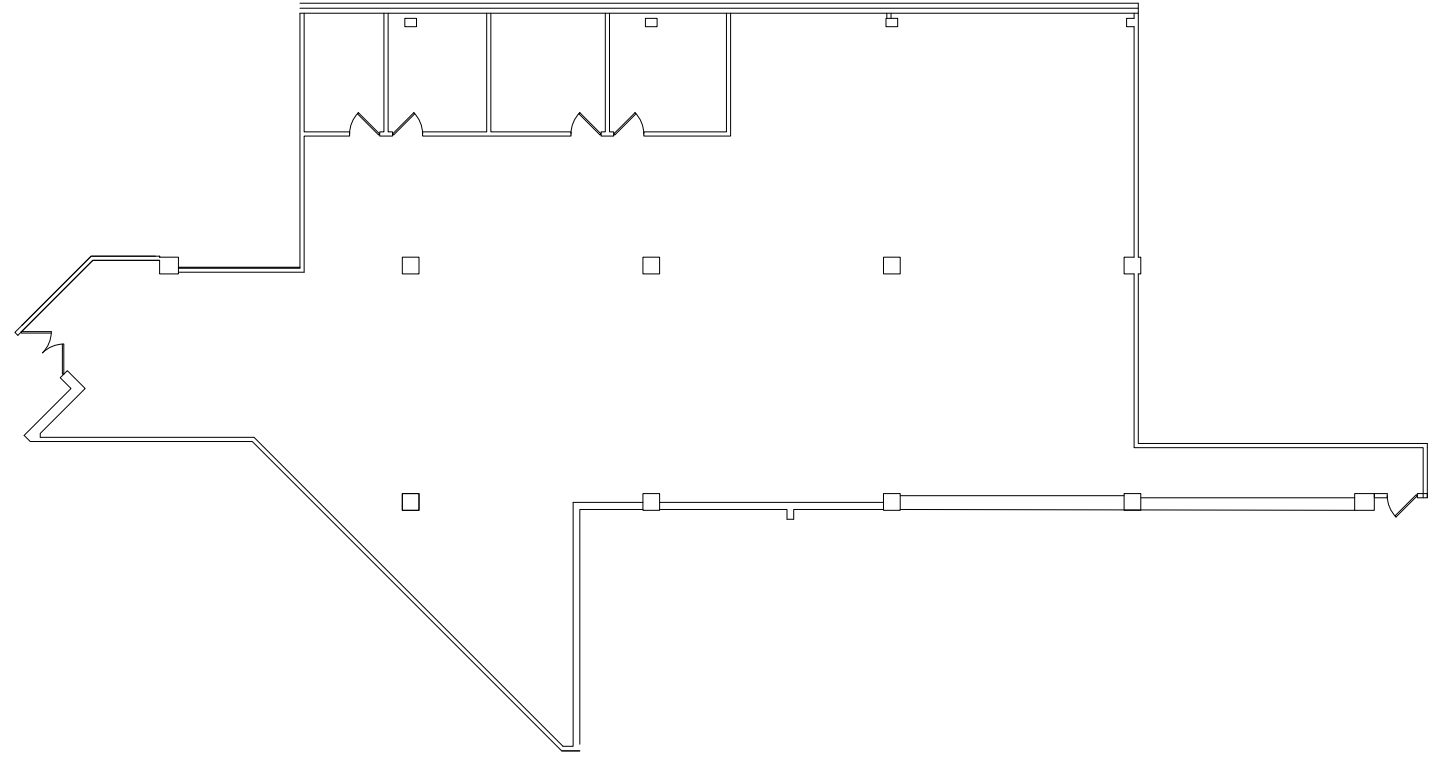
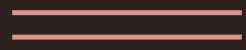


Vacant
Total area S=1885 sq.ft.
Usable area S=1757 sq.ft.
Rentable area S=2280 sq.ft.

FIRST FLOOR SPACE PLAN

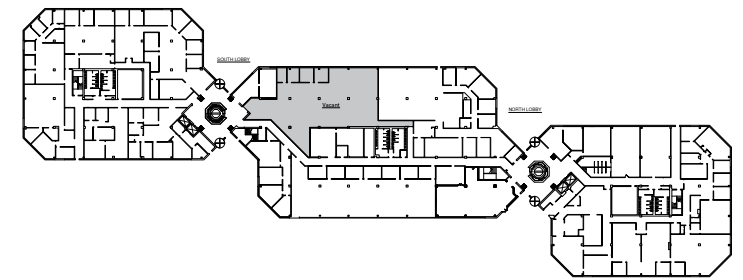


VACANT SPACES

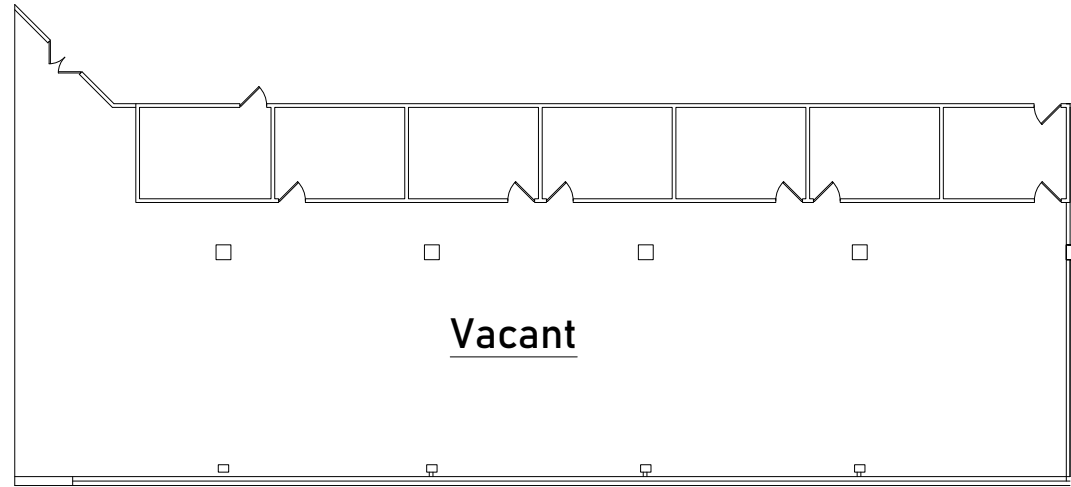
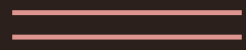


Vacant
Total area S=5029 sq.ft.
Usable area S=4841 sq.ft.
Rentable area S=6085 sq.ft.

FIRST FLOOR SPACE PLAN

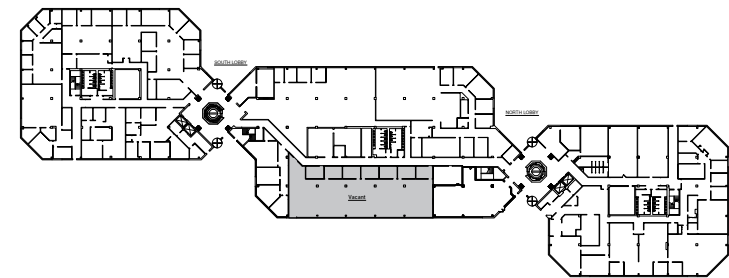


VACANT SPACES

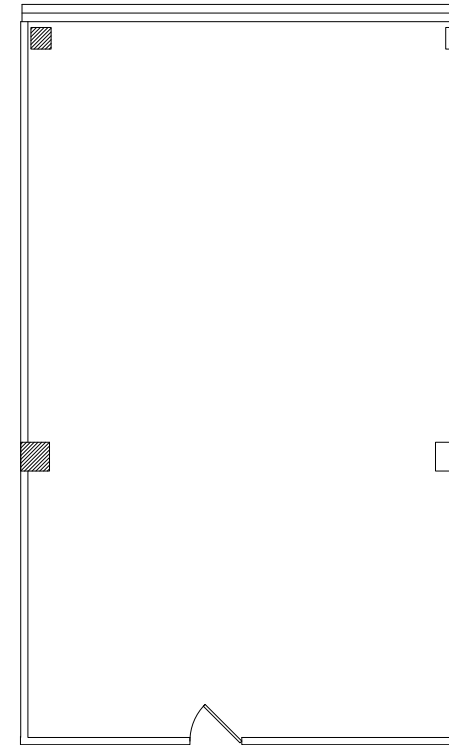


Vacant
Total area S=5115 sq.ft.
Usable area S=4973 sq.ft.
Rentable area S=6189 sq.ft.

FIRST FLOOR SPACE PLAN

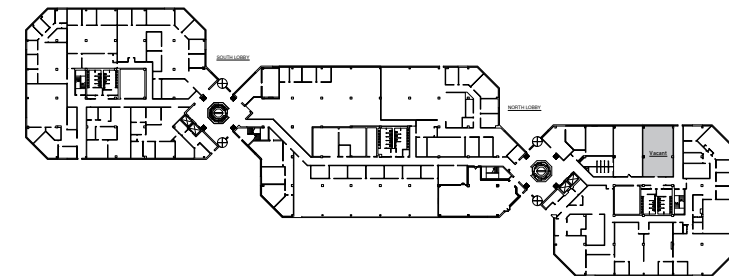


VACANT SPACES

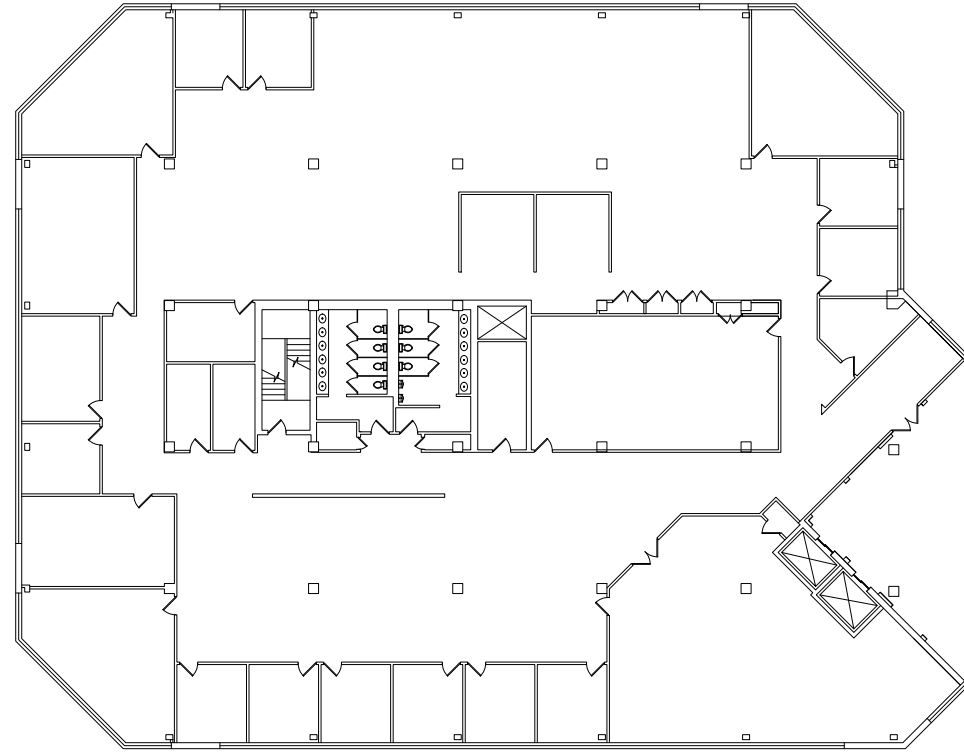


Vacant
Total area S=1059 sq.ft.
Usable area S=1019 sq.ft.
Rentable area S=1281 sq.ft.

FIRST FLOOR SPACE PLAN

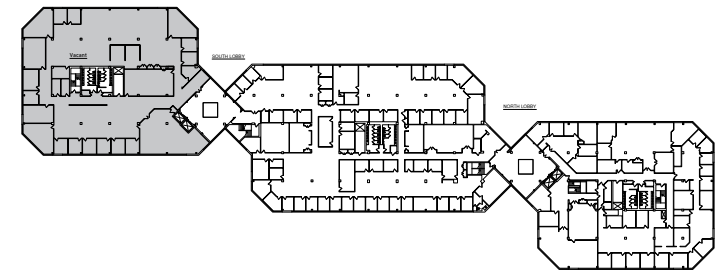


VACANT SPACES

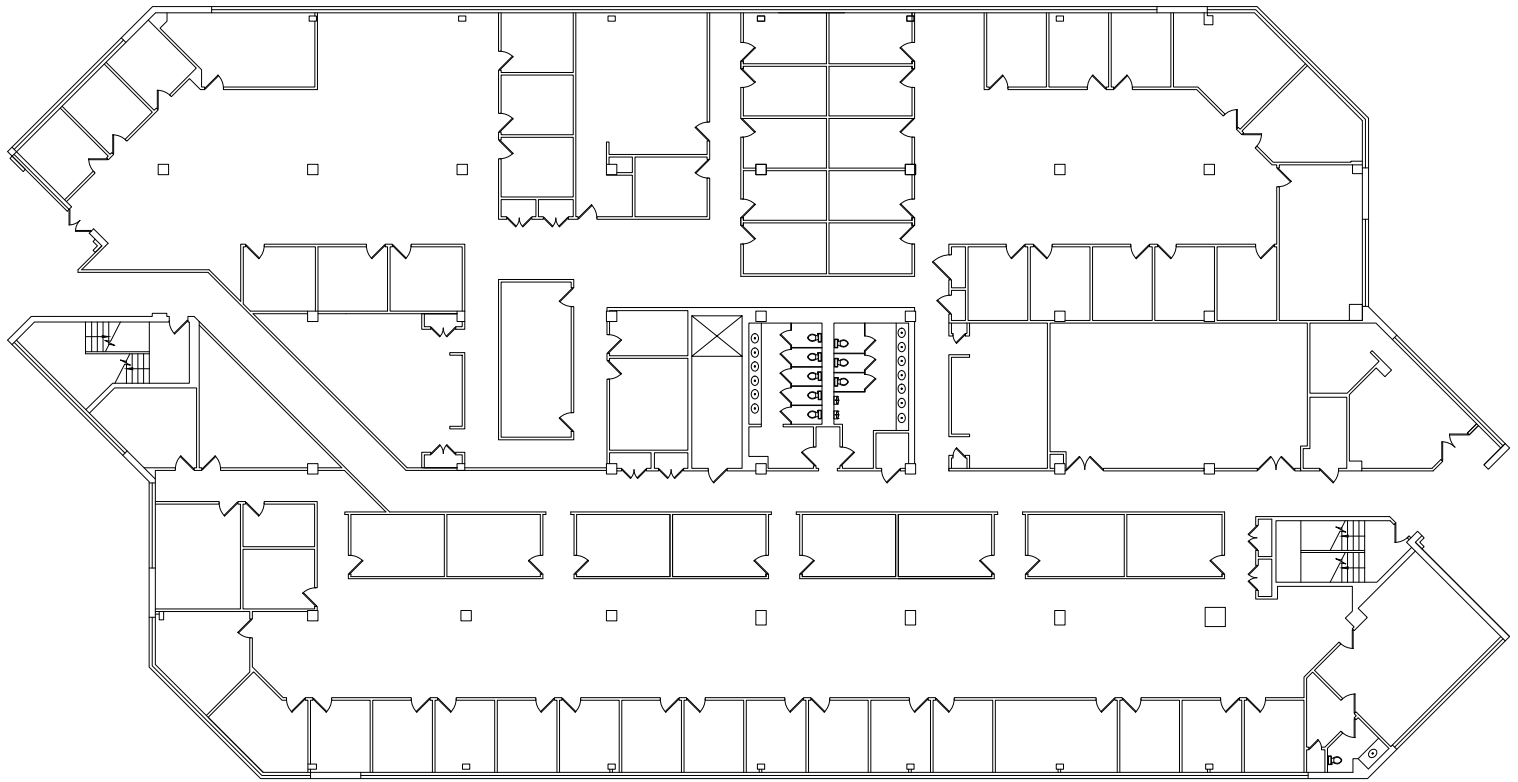
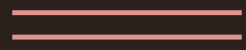


Vacant
Total area S=16555 sq.ft.
Usable area S=15689 sq.ft.
Rentable area S=20031 sq.ft.

SECOND FLOOR SPACE PLAN

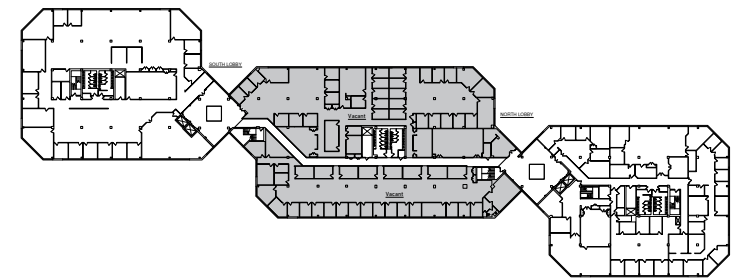


VACANT SPACES

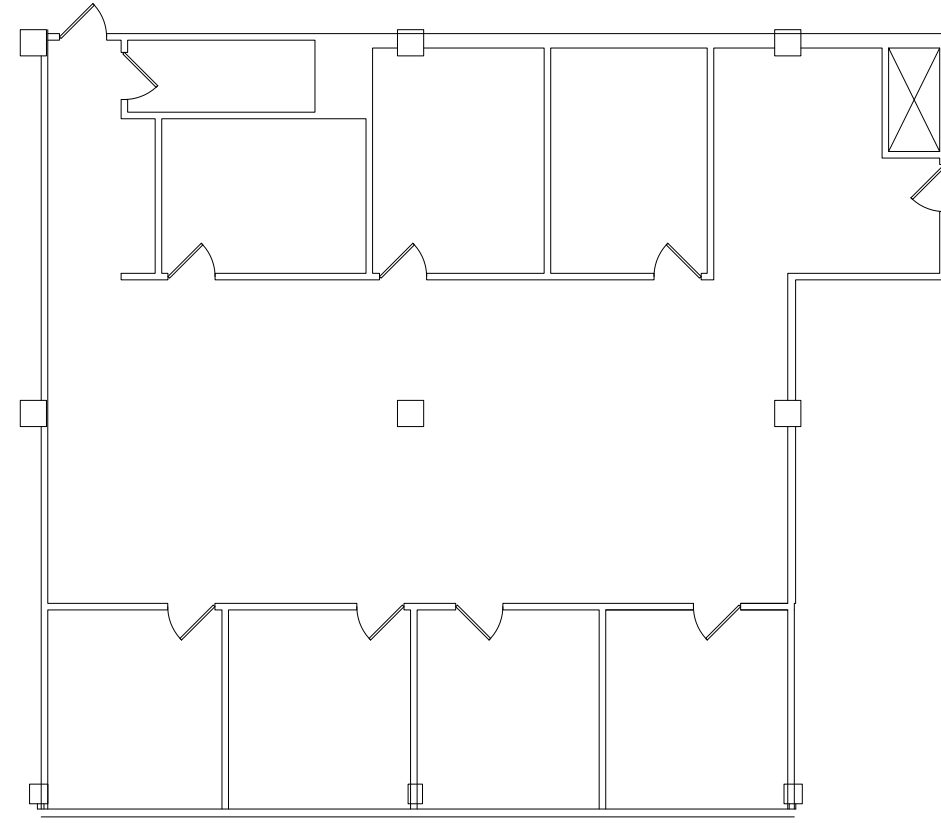


Vacant
Total area S=22668 sq.ft.
Usable area S=21295 sq.ft.
Rentable area S=27428 sq.ft.

SECOND FLOOR SPACE PLAN

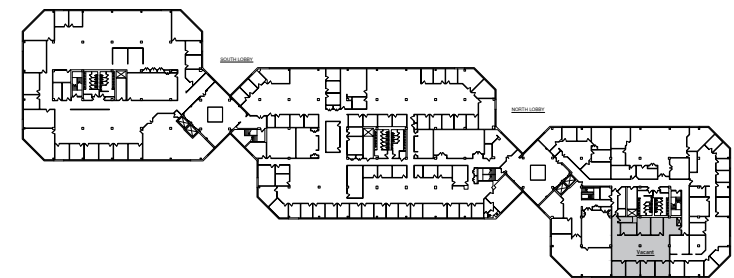


VACANT SPACES

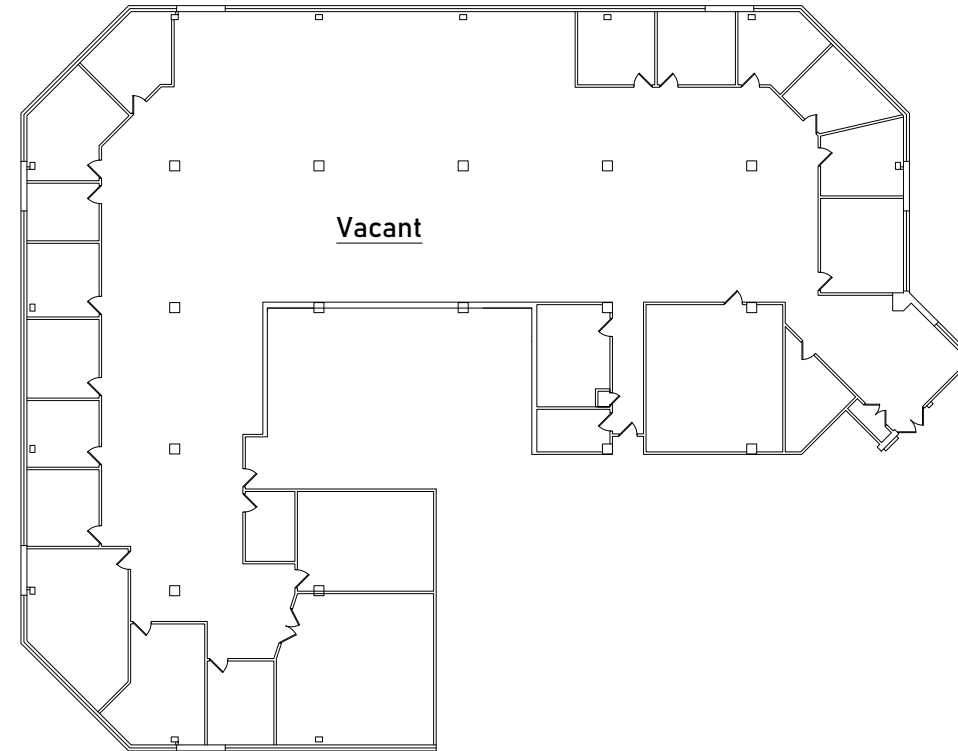
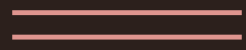


Vacant
Total area S=2493 sq.ft.
Usable area S=2309 sq.ft.
Rentable area S=3016 sq.ft.

SECOND FLOOR SPACE PLAN

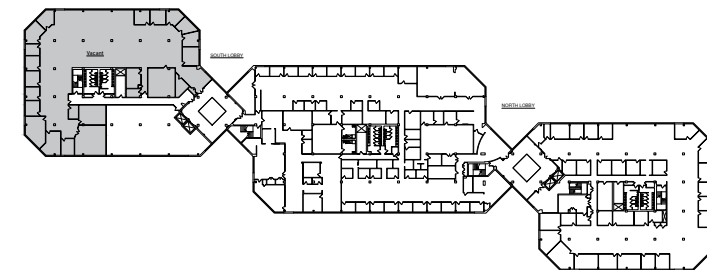


VACANT SPACES

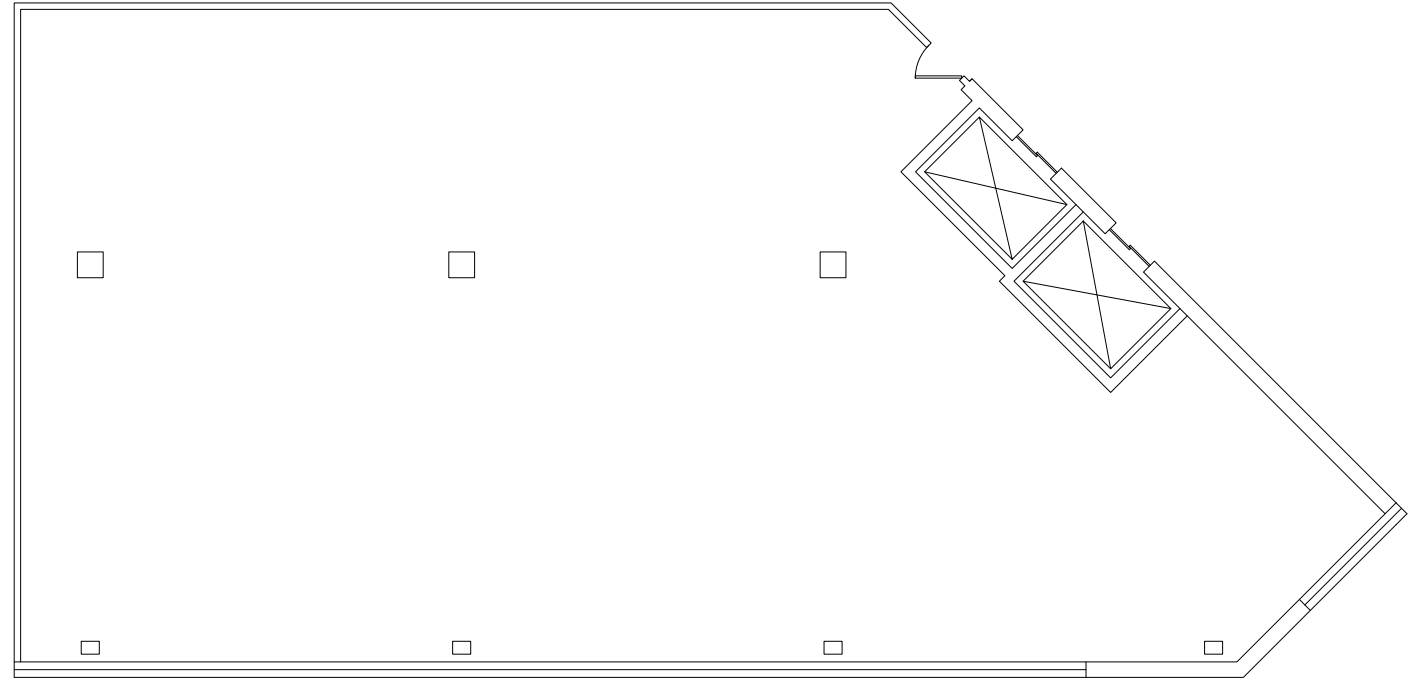


Vacant
Total area S=12570 sq.ft.
Usable area S=11911 sq.ft.
Rentable area S=15210 sq.ft.

THIRD FLOOR SPACE PLAN

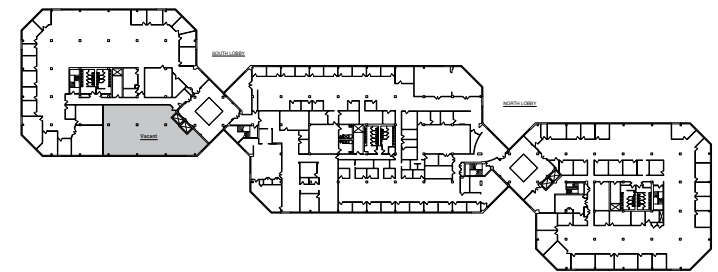


VACANT SPACES

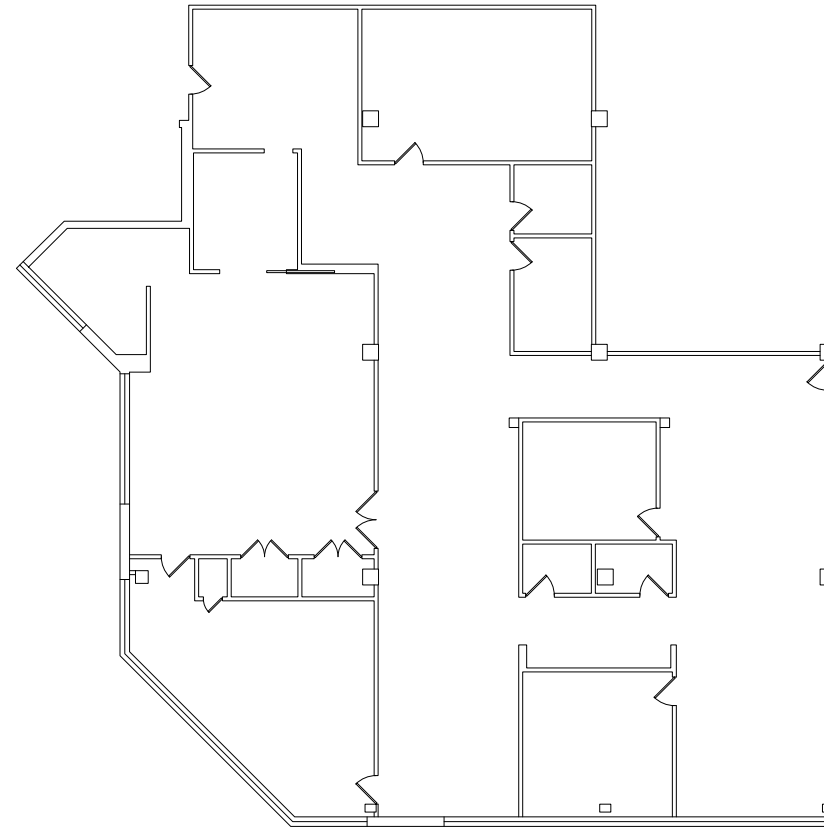


Vacant
Total area S=3121 sq.ft.
Usable area S=2998 sq.ft.
Rentable area S=3776 sq.ft.

THIRD FLOOR SPACE PLAN

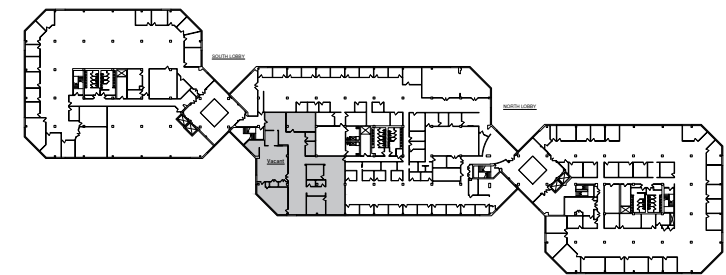


VACANT SPACES

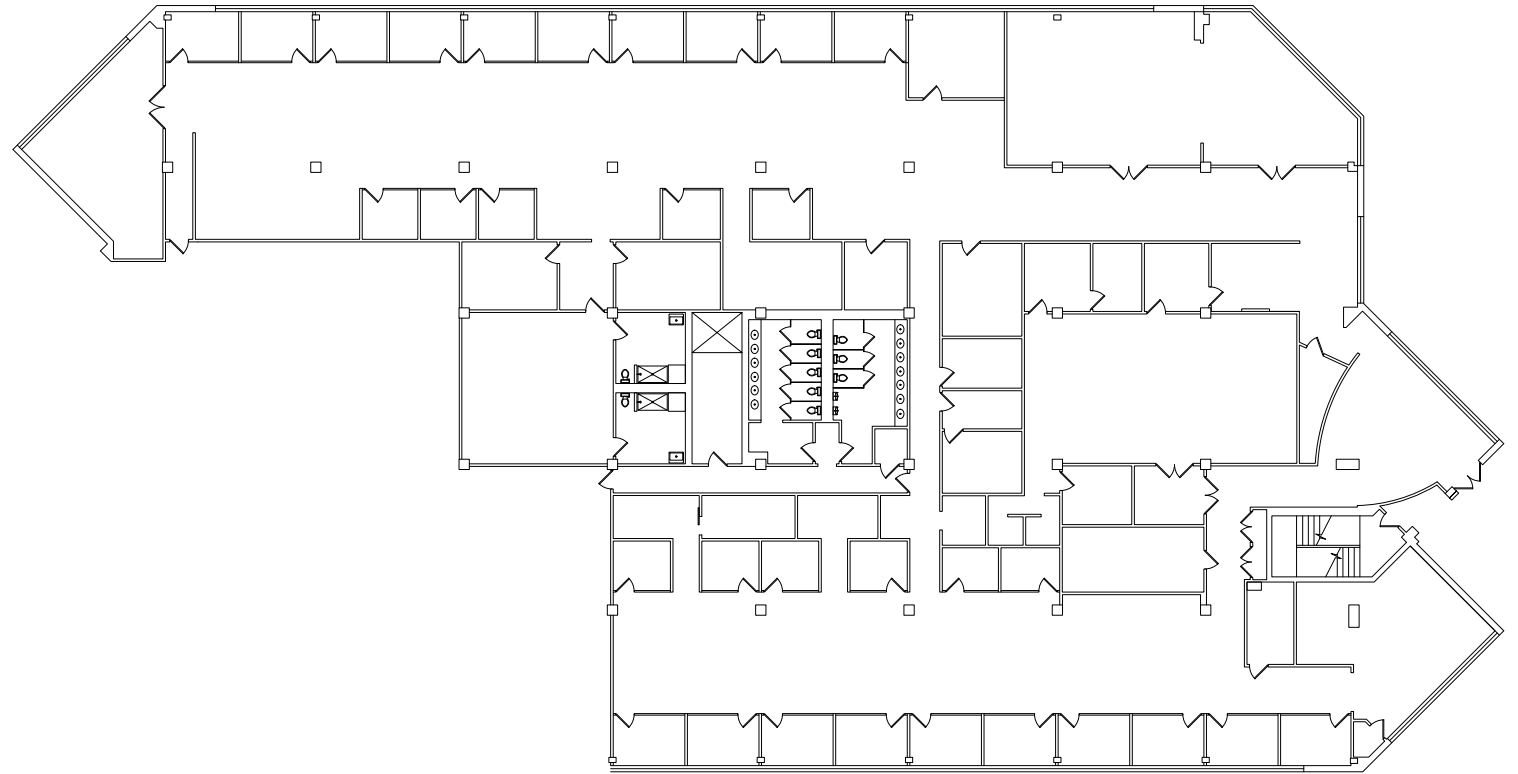


Vacant
Total area S=5273 sq.ft.
Usable area S=4917 sq.ft.
Rentable area S=6380 sq.ft.

THIRD FLOOR SPACE PLAN

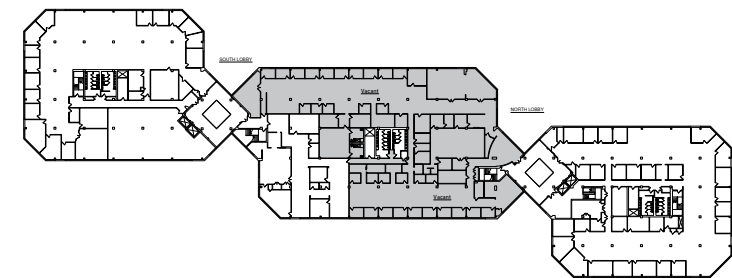


VACANT SPACES



Vacant
Total area S=18842 sq.ft.
Usable area S=17685 sq.ft.
Rentable area S=22798 sq.ft.

THIRD FLOOR SPACE PLAN





Total Land Area	18.85± Acres
Zoning	IP, Industrial Park District
Permitted Uses	Offices for executive, administrative, or professional purposes, scientific or research laboratories, certain industrial and manufacturing uses, and hotels.
Parking Spaces	818 surface spaces (3.94/1,000)
Year Built/ Renovated	1986 / Under Renovation
Floors	3
Rentable Building Area	207,730 RSF
Ceiling Heights	11'6" slab to slab; 8'0" finished
Building Structure	Steel frame with concrete slab over metal deck
Column Spacing	24' x 24'
Façade and Windows	Polished granite and tinted glass façade; copper tinted ribbon windows
Floor Load	80 lbs. PSF live load
Roof	Built up roof with limestone aggregate
Lobbies	Two independent three-story atrium lobbies with marble finished, common seating, and touch screen directories
Restrooms	18 common restrooms (9 sets), with one set of restrooms on each floor of each of the three wings
Elevators	Four hydraulic passenger elevators, (two in each lobby), each with a 2,500 lb. capacity and cab interiors renovated in 2005
Interior Stairwells	Five interior stairwells
Loading Dock	One loading dock located in the North wing
HVAC System	225 Carrier Heat Pumps; each wing of the building controlled by its own independent HVAC system including a water tower, hot water boiler, heat exchanger, fresh air handler, condenser, and loop pumps
Energy Management System	Philips Teletrol/Cylon Energy Management System installed in 2007
Electric	4,000 amp service to the building (8 watts PSF in tenant spaces) 1-2500 KVA Xfmer & 1-1000 KVA Xfmer
Security	Card access system upgraded in 2009 and a multi camera surveillance system covering all entrances installed in 2014
Plumbing	Multiple stack risers
Fire / Life Safety	Fully sprinklered wet system with new fire panels installed in 2014; battery backups for power and life safety.
Utilities	Electric: Rockland Electric Water: Ramsey Board of Public Works Sewer: Ramsey Board of Public Works Fiber: Optimum Lightpath, Verizon Fios, AT&T

Elevate your work environment with a premier
business district for growing businesses.



THE APEX

BUSINESS DISTRICT



Mike Pietrowicz
(973) 829-4749
Mike.Pietrowicz@am.jll.com

Tim Greiner
(973) 829-4734
Tim.Greiner@am.jll.com

Akiva Rand
Rand Leasing Group
(845) 425-3030

10 Mountainview Rd, | Upper Saddle River, NJ | lease@theapexnj.com | 201.477.8366 | theapexnj.com