

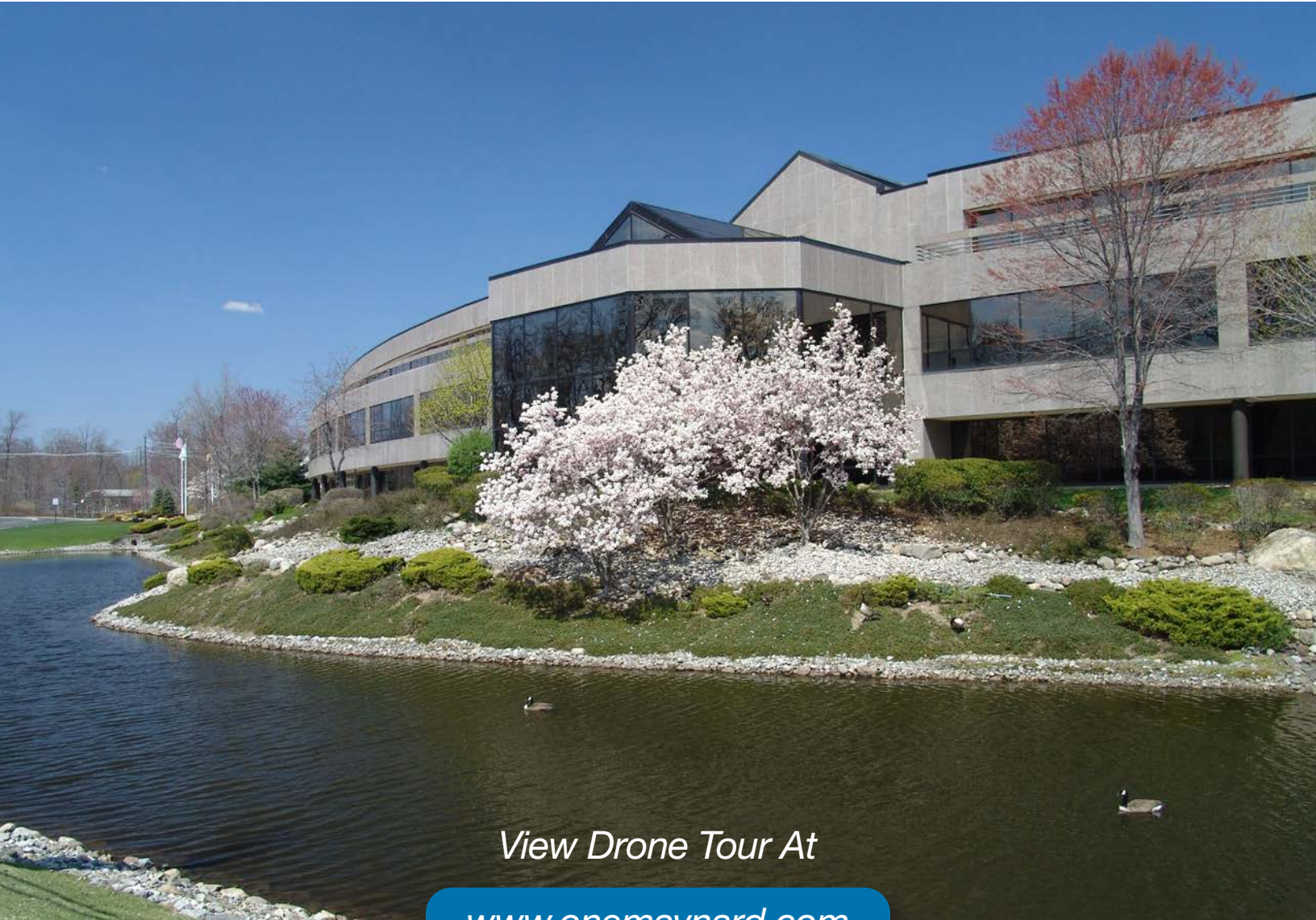


**ONE**  
**MAYNARD**  
DRIVE  
PARK RIDGE, NJ

1,084 SF - 21,874 SF Available

Class A Office Building

Park-Like Setting



*View Drone Tour At*

[www.onemaynard.com](http://www.onemaynard.com)

For more information:




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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# PROPERTY DETAILS

- 139,000 SF Class A building
- Three (3) story building
- Ownership and property management on site
- 555 spaces; Ratio 4:1000; reserved parking for key personnel
- Card-key access
- Digital interactive directory
- Glass atrium with seating
- 750 kW diesel backup generator
- Fiber optic connectivity available from multiple telecom providers
- Continuous window line
- Full-service cafeteria with seating on two (2) floors **OPEN** with WiFi service
- Pond/fountain & waterfall garden
- Wooded picnic area
- Walking distance to Marriott Hotel, Lifetime Fitness & Spa, Wegmans-anchored shopping center
- Within 1 mile of Garden State Parkway
- Close proximity to I-287, NY State Thruway, Palisades Interstate Parkway
- Park Ridge/Montvale submarket offers diverse mix of restaurants, shops, hotels, and daycare centers



# BUILDING PHOTOS

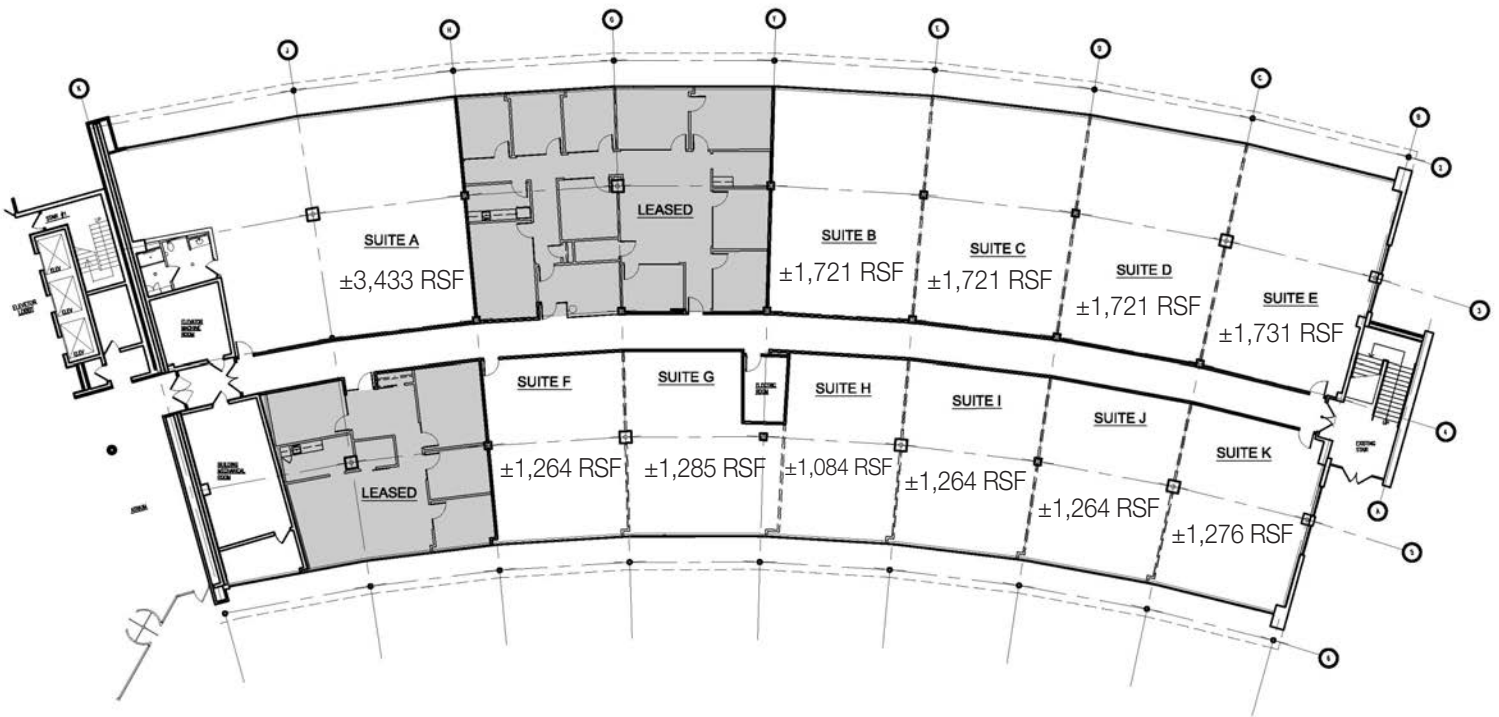


ONE MAYNARD DRIVE  
PARK RIDGE, NJ



## 1<sup>ST</sup> FLOOR NORTH

AVAILABLE: ±1,084 RSF up to ±7,437 RSF  
CONTIGUOUS SPACES AVAILABLE



- Existing Demising Wall
- - Potential Combination



1<sup>ST</sup> FLOOR SOUTH  
*Pre-Built*



AVAILABLE  
156 RSF  
(PRE-BUILT)



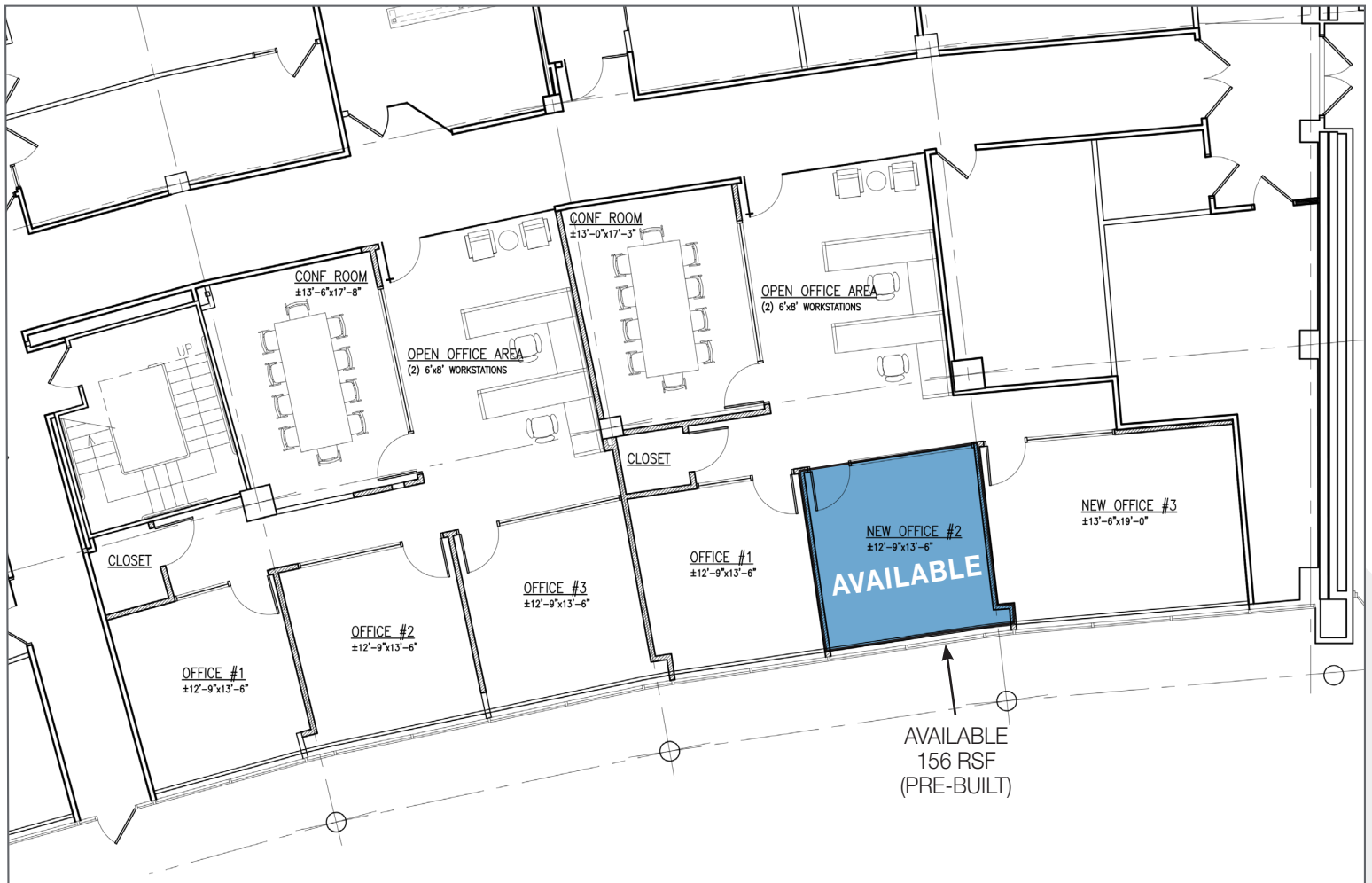
# SUITE B PRE-BUILT FOR LEASE

## INDIVIDUAL OFFICES OR TEAM WORKSPACES

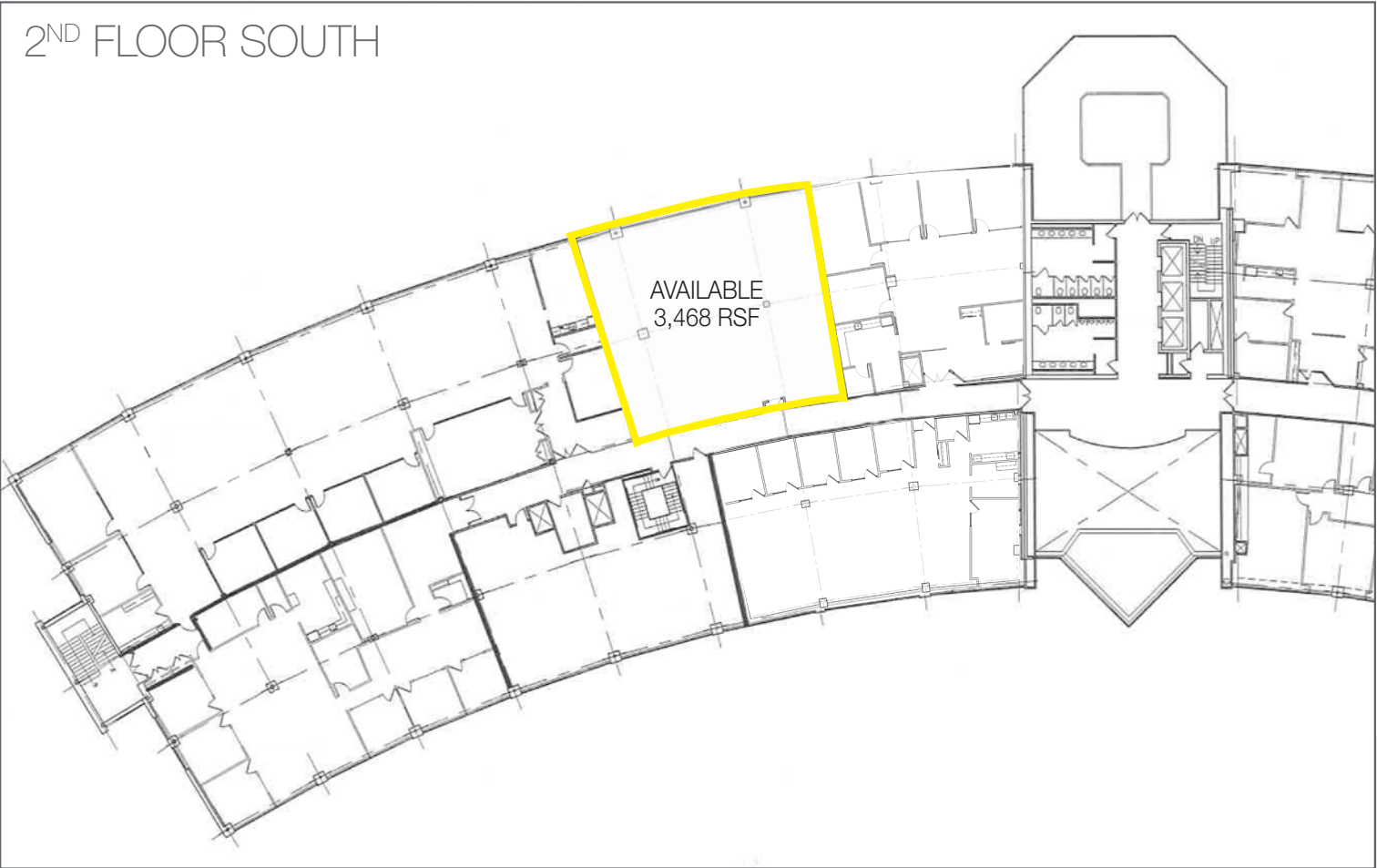
Ideal for individual professionals, **the available office within the remaining suite can be rented separately** to provide privacy and a productive environment.

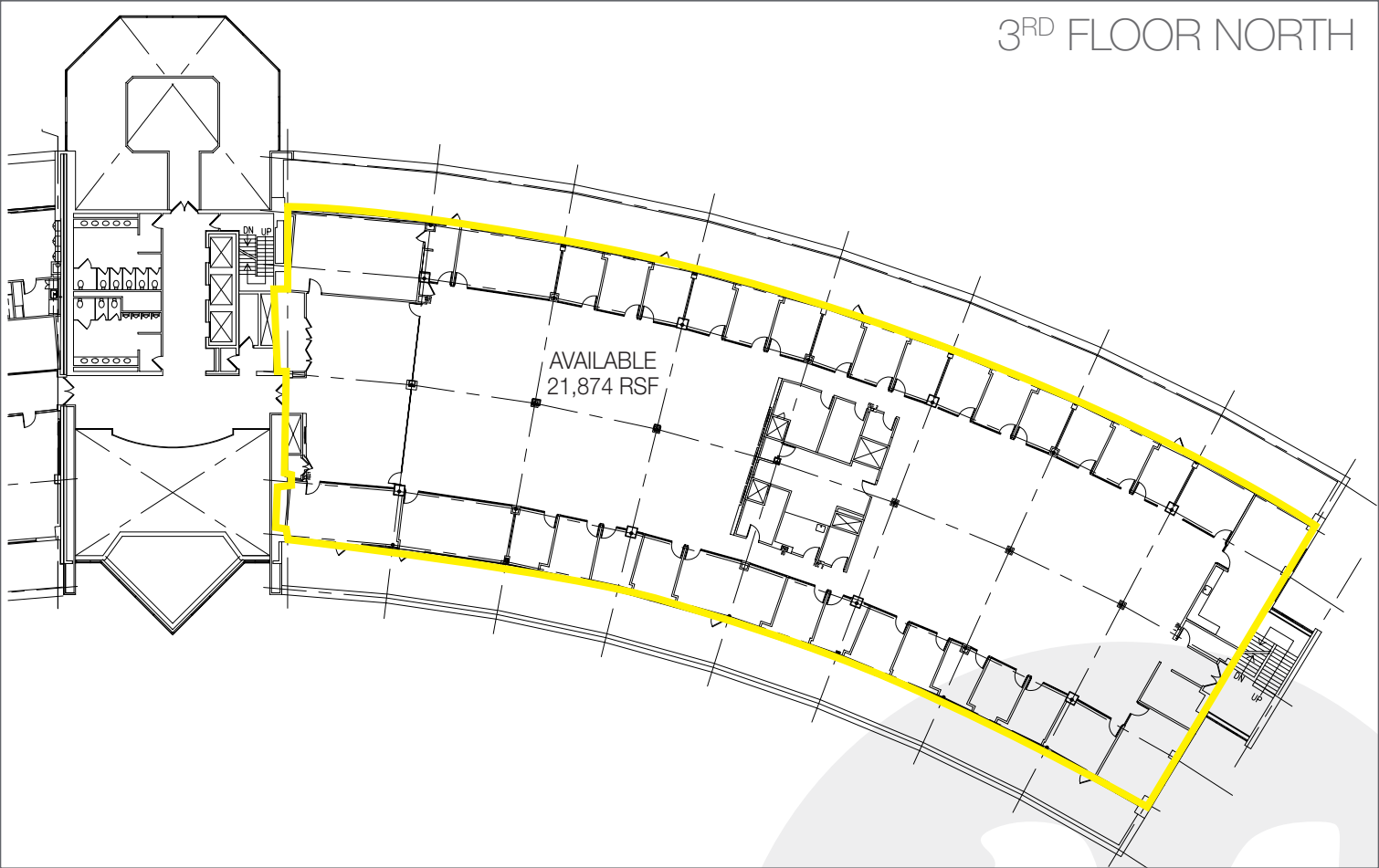
Alternatively, you can opt for a combination of offices/conference room to accommodate a small team. The offices offer ample space for collaboration, while the modern, fully-equipped conference rooms are perfect for meetings, presentations, and brainstorming sessions.

### DISCOVER VERSATILE OFFICE SPACES THAT CAN BE CUSTOMIZED TO FIT YOUR UNIQUE NEEDS.



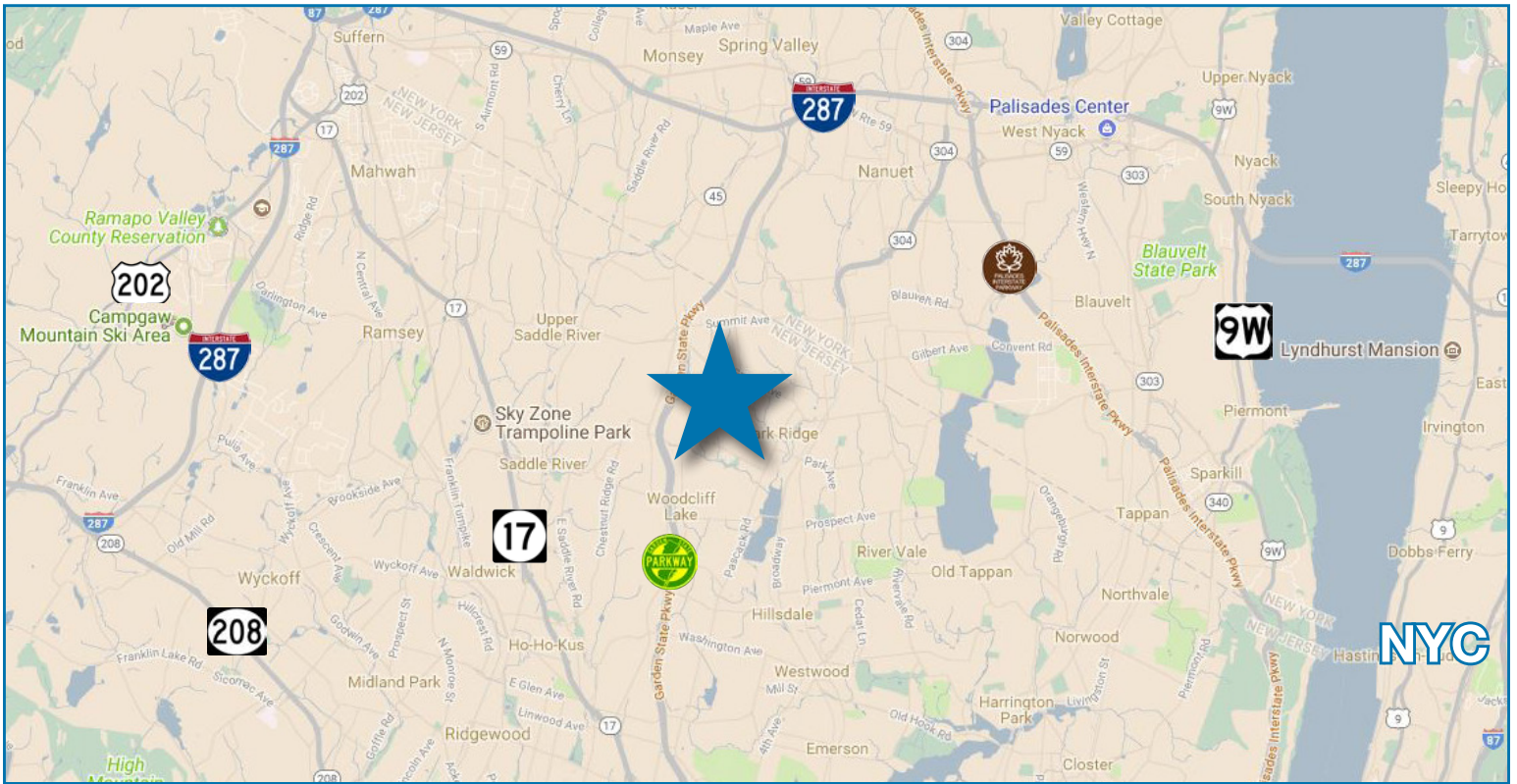
2<sup>ND</sup> FLOOR SOUTH





# 3<sup>RD</sup> FLOOR NORTH PHOTOS





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