

90 Woodbridge Center Drive

Woodbridge, New Jersey

- Newly renovated 2 Story Atrium Lobby featuring new seating areas and revolving entrance doors
- New full-service Café with private dining room and outdoor seating
- Full-service Bank & ATM
- NJ Transit bus stop at building
- New computer monitored energy efficient HVAC system and controls with *COVID air purification ionization technology for eliminating pathogens*
- 10,000 sf Tenant Community Room for meeting/events/training
- Video Conference Center
- New elevator cabs, restrooms and parking lot
- New attended lobby Security Desk and electronic Tenant Directory
- Connectivity: Verizon, Comcast and Lightpath
- Freight elevator and loading dock
- Owner occupied and managed by full time staff

Space Available

Partial 5 th	4,154 Rsf
Partial 3 rd	7,250 Rsf (can divide)
Partial 2 nd	3,651 Rsf
Partial 2 nd	2,673 Rsf
Partial 1 st	5,070 Rsf

Scan Here For A Video Tour Of



For Further Information
Please Contact Exclusive Broker

ROBERT A. DINNER
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Property Features



90 Woodbridge Center Drive is a recently renovated eleven story, 245,000 sq. ft. Class A office building offering dramatic views and high visibility from the New Jersey Turnpike and the Garden State Parkway.

Current tenants include: Wilentz, Goldman & Spitzer, Atlantic Realty, BDO, AXA Advisors, Comcast, Nationwide Insurance, NTT Data and Amboy Bank.

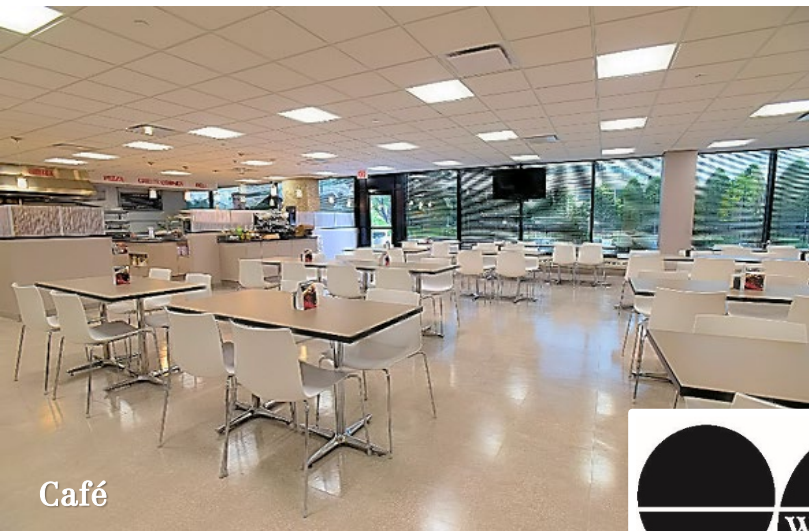


Lobby & Security Desk



Electronic Directory

90 NINETY
WOODBRIDGE
CENTER
DRIVE



Café



Atrium Lobby View

90 NINETY
WOODBRIDGE
CENTER
DRIVE

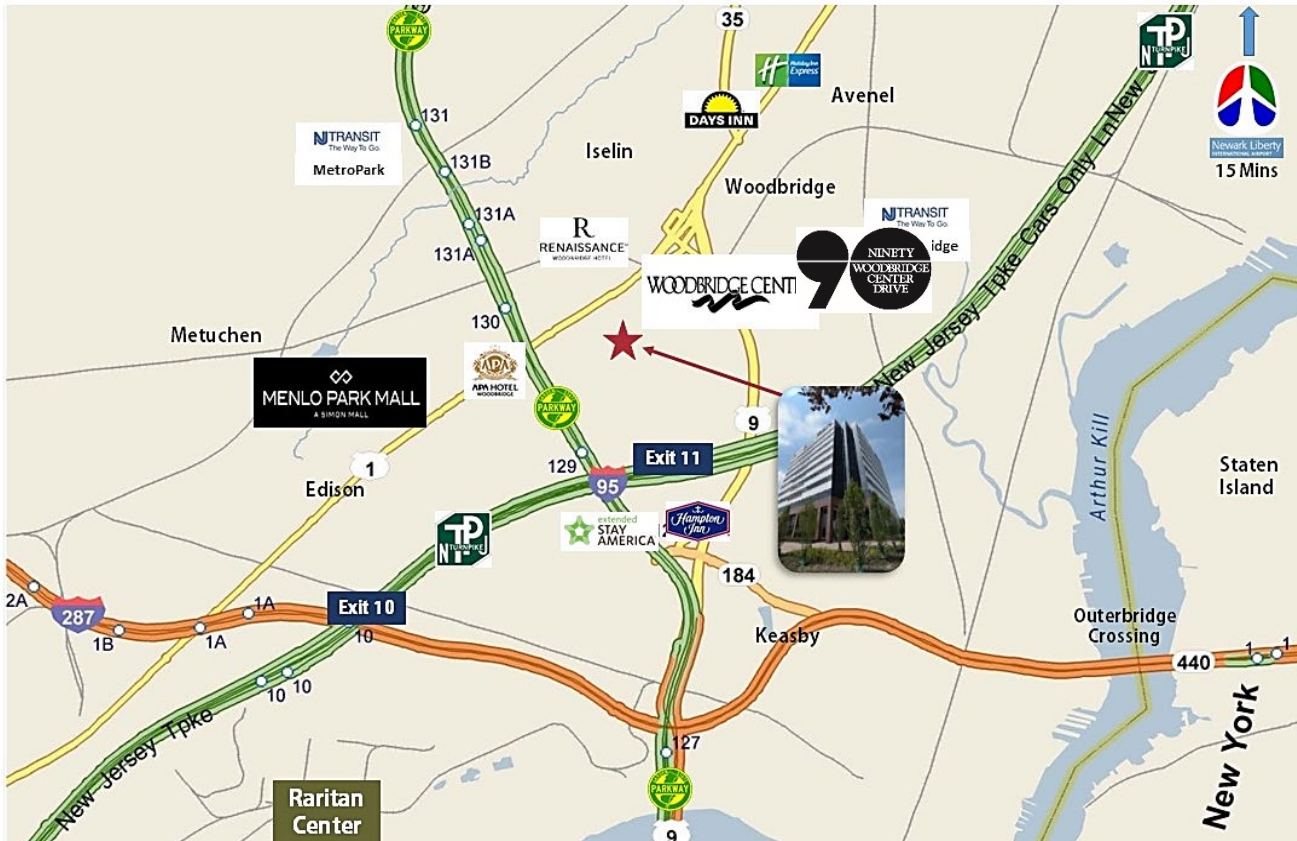


Tenant Community Room



Café Outdoor Seating

Class A Office Space FOR LEASE



ABOUT THE LOCATION

Strategically located at the intersection of US Routes 1 & 9, 90 Woodbridge Center Drive offers easy access to the New Jersey Turnpike, Garden State Parkway, I-287, Route 440 and the Outerbridge Crossing.

Situated in a corporate campus setting, the area surrounding 90 Woodbridge Center Drive is comprised of several major retail centers including the Woodbridge Center Mall and Menlo Park Mall. Restaurants, hotel accommodations, banking, daycare and fitness centers are all located within close proximity to 90 Woodbridge Center Drive. Newark International Airport is just 20 minutes away, and Metro Park Train Station and Woodbridge Train Station are both less than 3 miles away. New Jersey Transit buses stop along Woodbridge Center Drive and travel to Metro Park Train Station and Woodbridge Train Station.

AREA AT A GLANCE

Hotels	Amenities	Restaurants	Retailers
<ul style="list-style-type: none"> Renaissance Hotel APA Hotel Woodbridge Hampton Inn Extended Stay America Holiday Inn Days Inn 	<ul style="list-style-type: none"> Woodbridge Ctr Mall Menlo Park Mall Metro Park Train Station Bank of America Provident Bank Santander Bank Wells Fargo Bank 	<ul style="list-style-type: none"> Benihana Bonefish Grill Cheesecake Factory Chris Michael's Steakhouse Houlihan's Jose Tejas Kona Grill 	<ul style="list-style-type: none"> Macaroni Grill Olive Garden Panera Bread Red Lobster Ruby Tuesday Season's 52 Sonic
			<ul style="list-style-type: none"> Best Buy Bed Bath & Beyond Boscov's Home Depot Hobby Lobby JC Penney Lowe's Macy's Nordstrom's Sears Staples Target Wegmans

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