

90 Woodbridge Center Drive

Woodbridge, New Jersey

- Newly renovated atrium lobby featuring new entrance doors, new seating areas, attended reception desk and electronic directory
- New full service Café with outdoor seating/Bank & ATM
- New computer monitored energy efficient HVAC system
- 10,000 sf Tenant Community Room for meeting/events/training
- Video Conference Center
- New elevator cabs, restrooms and parking lot
- Attended lobby security desk/Electric tenant directory
- Connectivity: Verizon, Comcast and Lightpath

Space Available

FLOOR	RENTABLE SQ. FT.
Partial 5 th	8,513 Rsf (May Divide)
Partial 3 rd	6,059 Rsf
Partial 2 nd	2,815 Rsf

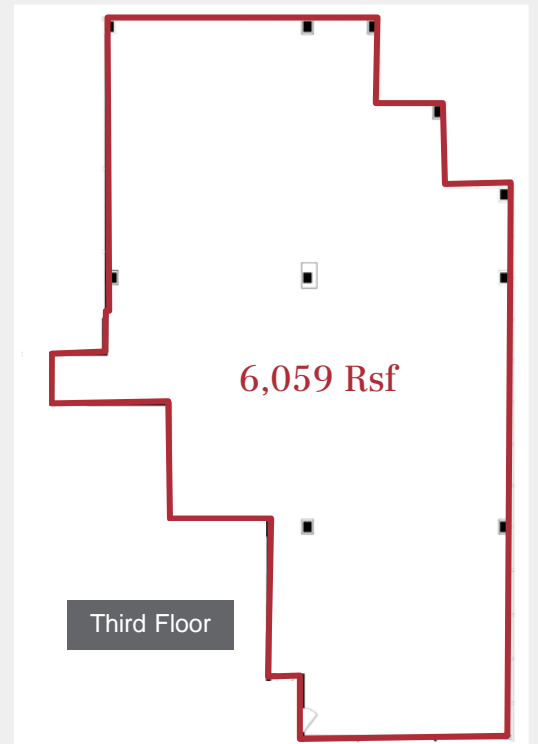
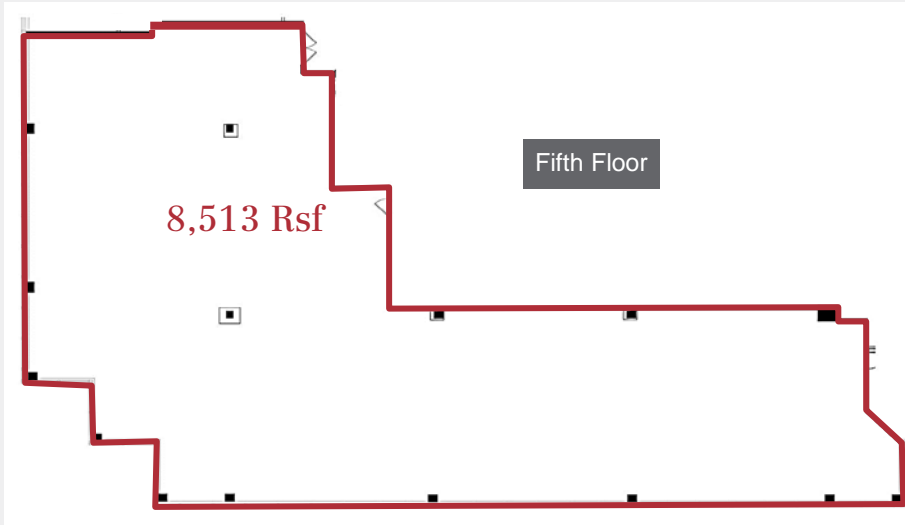
Scan Here For A Video Tour Of



For Further Information
Please Contact Exclusive Broker

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Current Availability/
Floor Plans





Property Features

90 Woodbridge Center Drive is an 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.

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. Area amenities include regional malls, hotels, restaurants, banking, and train and bus, (stops at building) transportation.

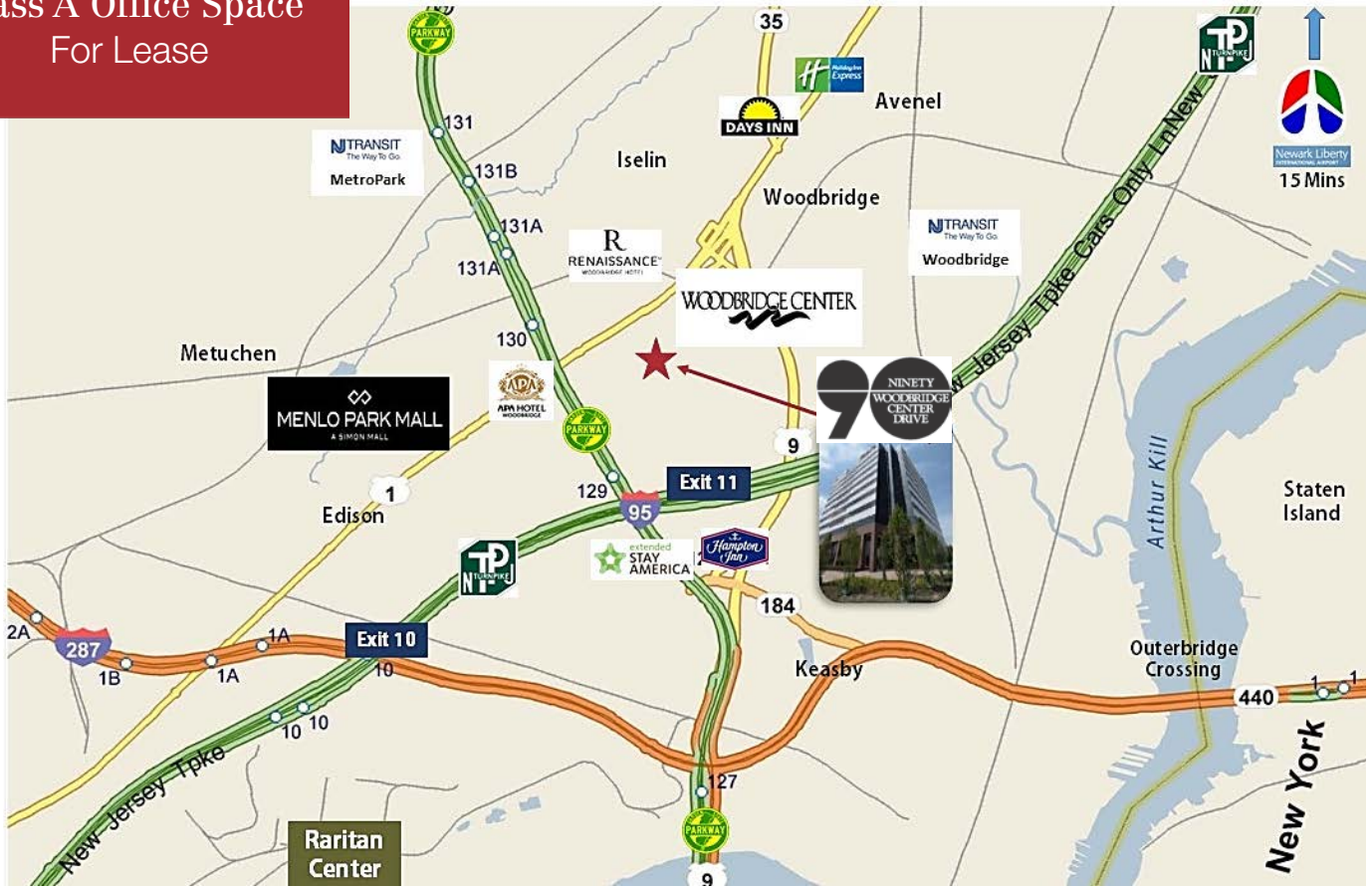
Building Features:

- Café and Tenant Event Room
- New restrooms, elevator cabs and parking lot
- New computer monitored energy efficient HVAC system
- Freight elevator & loading dock
- Full service on-site Bank and ATM
- Owner occupied and managed by full time superintendent and staff
- Designated outside smoking tent
- Current tenants include: Wilentz, Goldman & Spitzer, Atlantic Realty, BDO, AXA Advisors, Nationwide Insurance, NTT Data, Comcast, R.R. Donnelley



Tenant Community Room

Class A Office Space For Lease



About The Location

90 Woodbridge Center Drive is strategically located at the intersection of the New Jersey Turnpike, Garden State Parkway and US Routes 1 & 9, 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
Renaissance Hotel	Woodbridge Ctr Mall	Benihana	Best Buy
APA Hotel Woodbridge	Menlo Park Mall	Bonefish Grill	Bed Bath & Beyond
Hampton Inn	Metro Park Train Station	Cheesecake Factory	Boscov's
Extended Stay America	Bank of America	Chris Michael's Steakhouse	Home Depot
Holiday Inn	Provident Bank	Houlihan's	Hobby Lobby
Days Inn	Santander Bank	Jose Tejas	JC Penney
	Wells Fargo Bank	Kona Grill	Lord & Taylor
		Macaroni Grill	Lowe's
		Olive Garden	Macy's
		Panera Bread	Nordstrom's
		Red Lobster	Sears
		Ruby Tuesday	Staples
		Season's 52	Target
		Sonic	Wegmans

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