

# 35 WATERVIEW

BOULEVARD





**FOR LEASE**  
**CLASS "A" OFFICE**

 **FOR MORE INFORMATION**

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**35 WATERVIEW**  
BOULEVARD

OWNED & MANAGED BY

**YMP**  
REAL ESTATE  
MANAGEMENT

35WATERVIEWBOULEVARD.COM

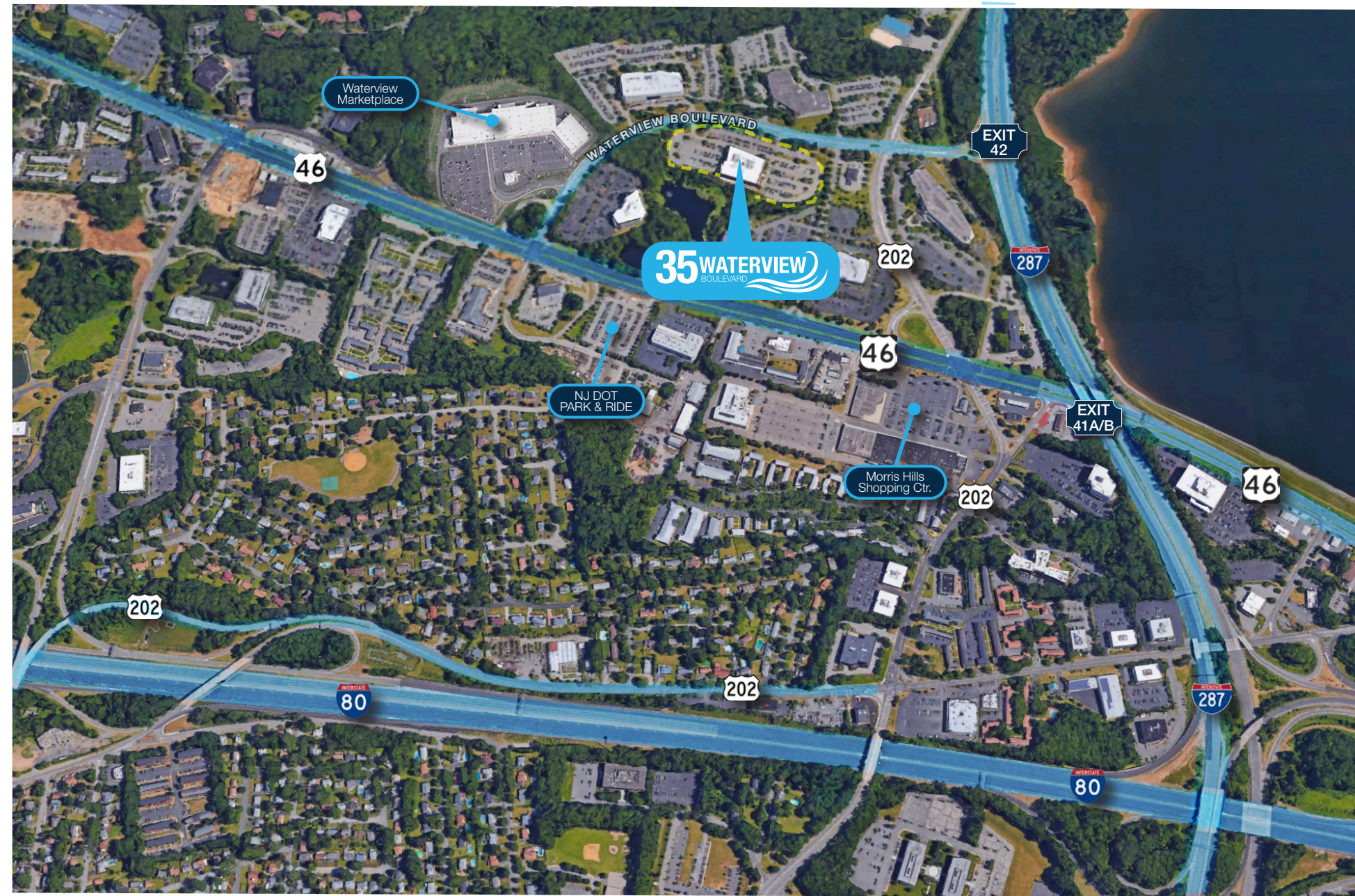




## IT'S ALL ABOUT LOCATION

*Simplify your commute. 35 Waterview Boulevard is highly accessible with convenient access to Interstates 80, 287 and Routes 46, 202, 10, and a Park & Ride for easy access to NYC. The property is within close proximity to **Waterview Marketplace** and **Morris Hills Shopping Center**. The area boasts unparalleled amenities within one mile including **restaurants, event centers, numerous retail centers, fitness centers, hotels & residential communities.***

# LOCATION, LOCATION, LOCATION!





# AREA AMENITIES



## LET'S TALK ABOUT LOCAL AMENITIES

Surrounded by an abundance of restaurants, banks, retail stores, hotels and daycare facilities. Adjacent to Waterview Marketplace, featuring Whole Foods, HomeSense, Shake Shack, DSW, Old Navy, Ulta, The Paper Store and more!







MAKE YOURSELF AT HOME

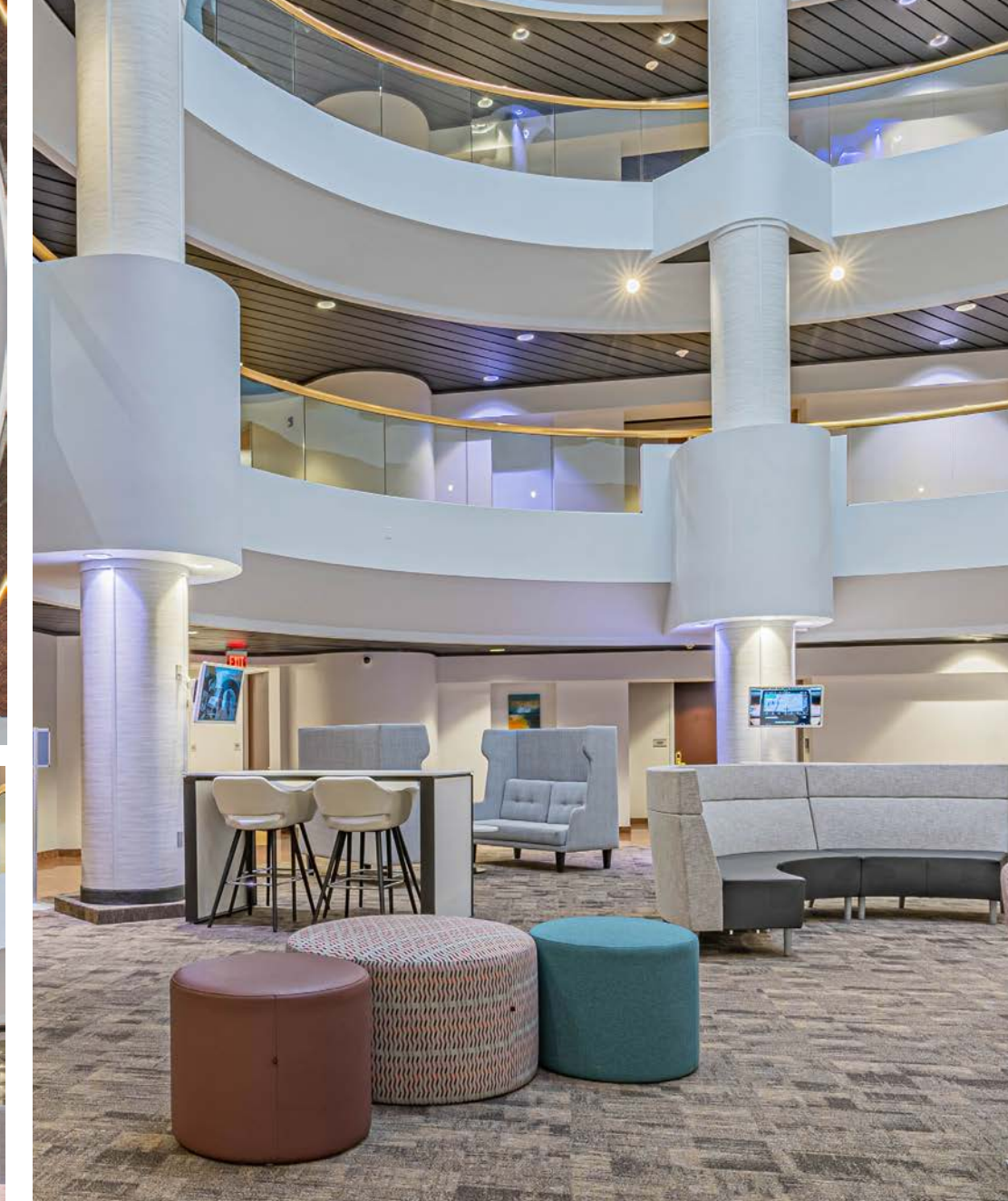


## LOBBY RENOVATIONS

Our *state-of-the-art lobby* underwent a complete transformation into a modern yet luxurious working environment. *High-end finishes* will not fail to impress any client, making this inviting space a place to gather, connect and collaborate. Our *large and luminous skylight* affords an airy and inspiring atmosphere.







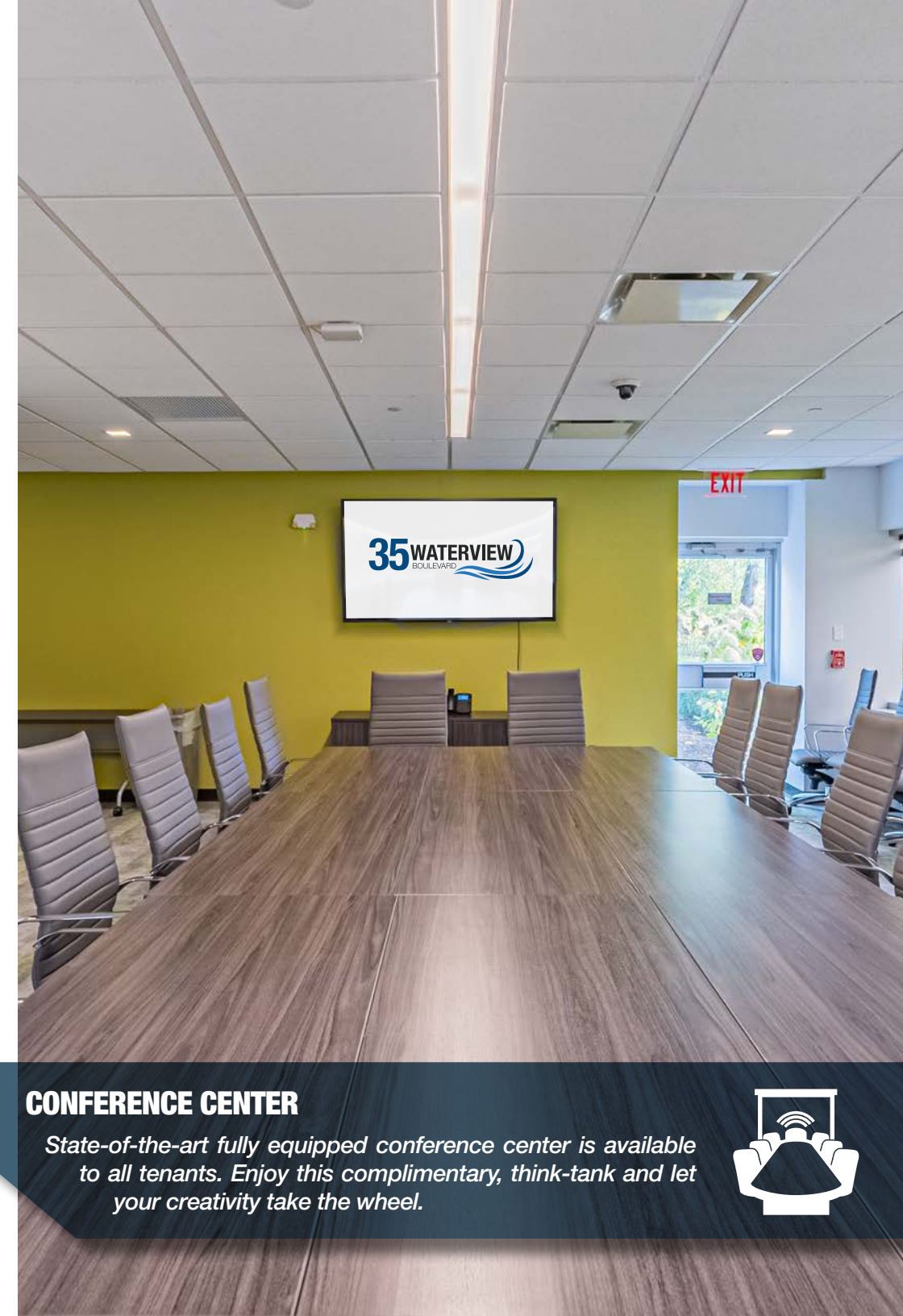
## FLEXIBLE SEATING

*A place to sit, plan, think, collaborate. Lobby renovations boast meeting areas, work stations, & lounge seating. There is space for everyone to decompress and impress.*





# COLLABORATE WITH US



## CONFERENCE CENTER

State-of-the-art fully equipped conference center is available to all tenants. Enjoy this complimentary, think-tank and let your creativity take the wheel.





# DINE WITH US



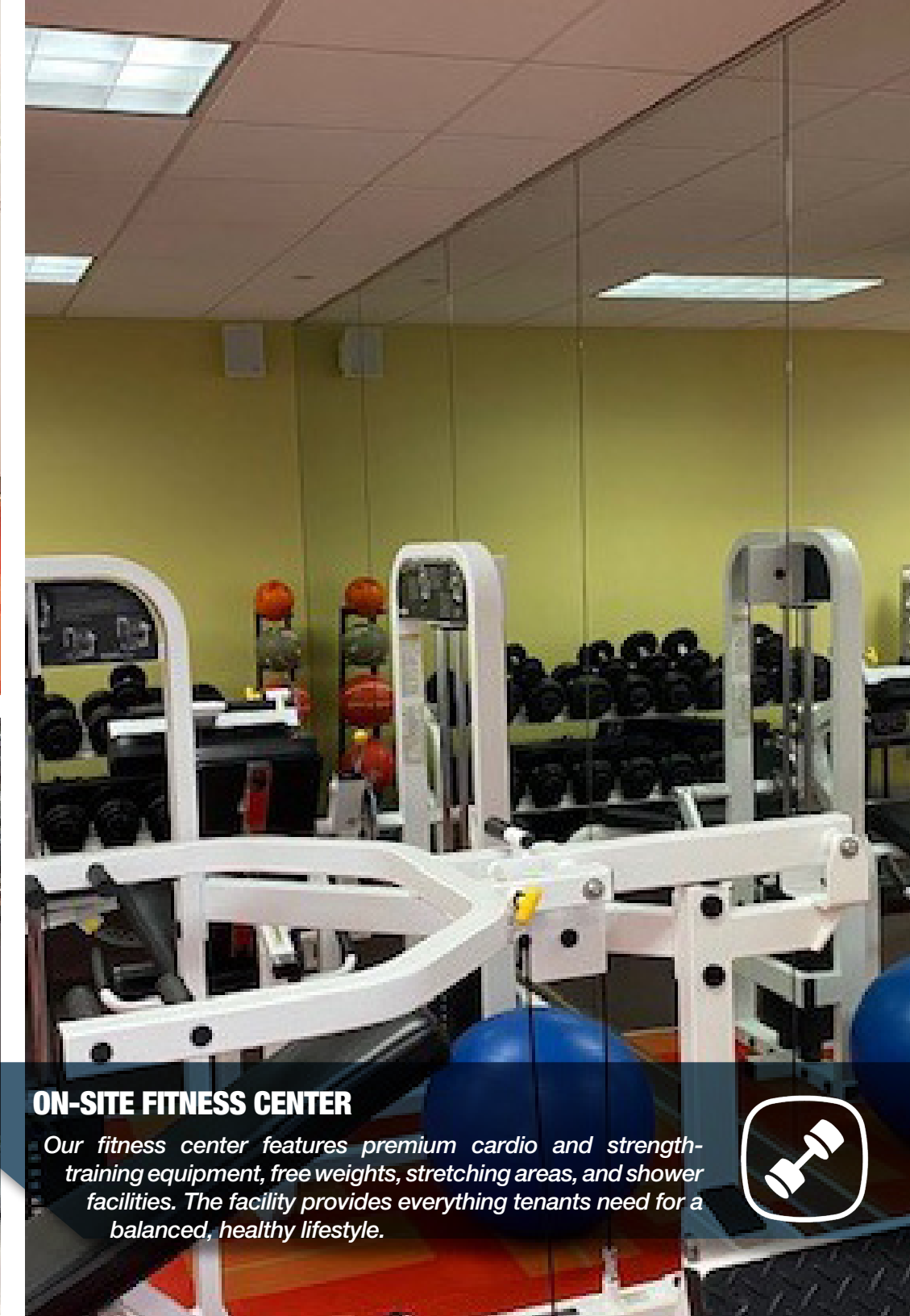
## RENOVATED CAFÉ

Take a break to enjoy our beautiful full-service café with corporate catering. Relax and enjoy the ample seating and space to wind down. At 35 Waterview Boulevard we are passionate about creating a comfortable place for tenants to work, play and live.





# WHERE WORKPLACE MEETS WELLNESS



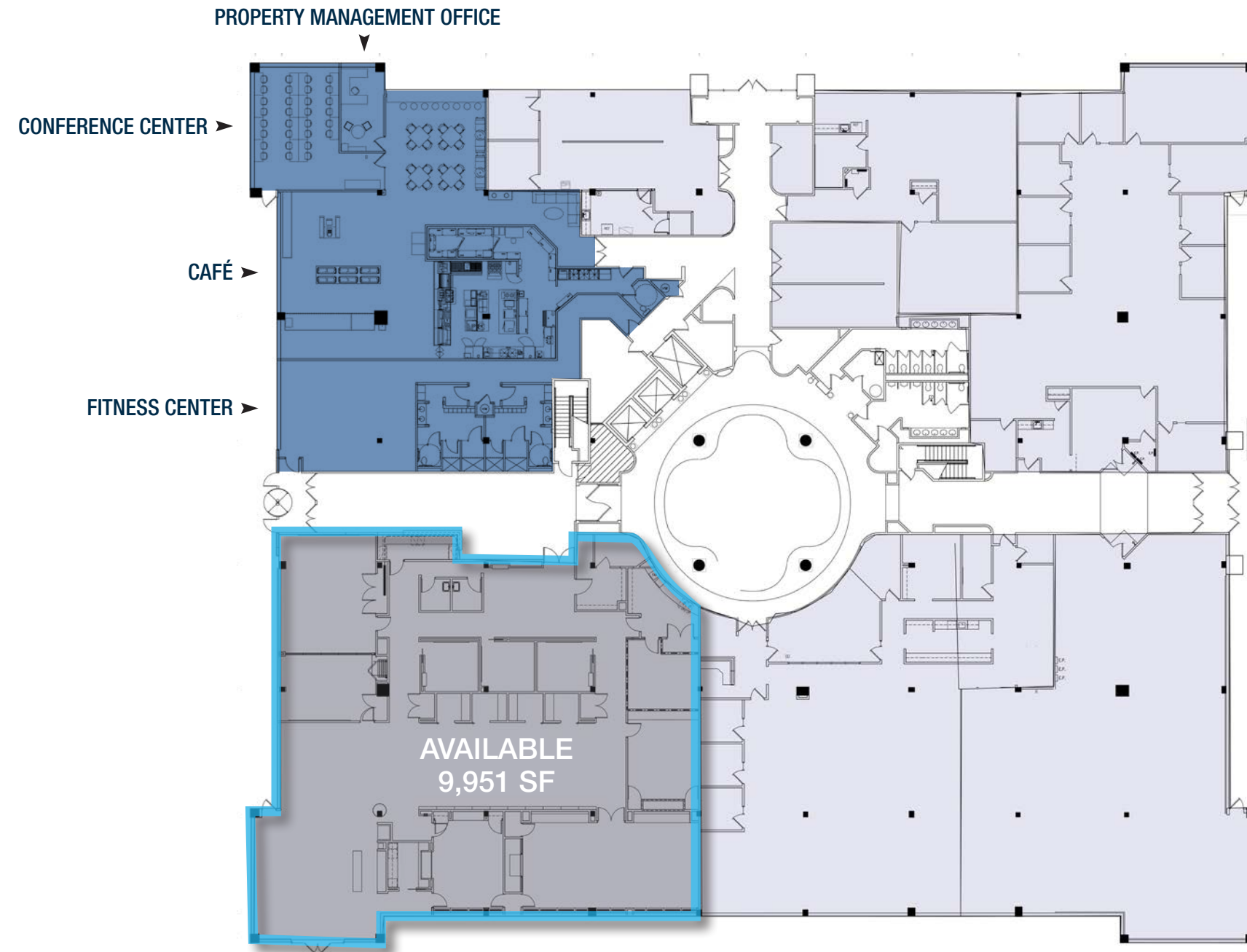
## ON-SITE FITNESS CENTER

Our fitness center features premium cardio and strength-training equipment, free weights, stretching areas, and shower facilities. The facility provides everything tenants need for a balanced, healthy lifestyle.



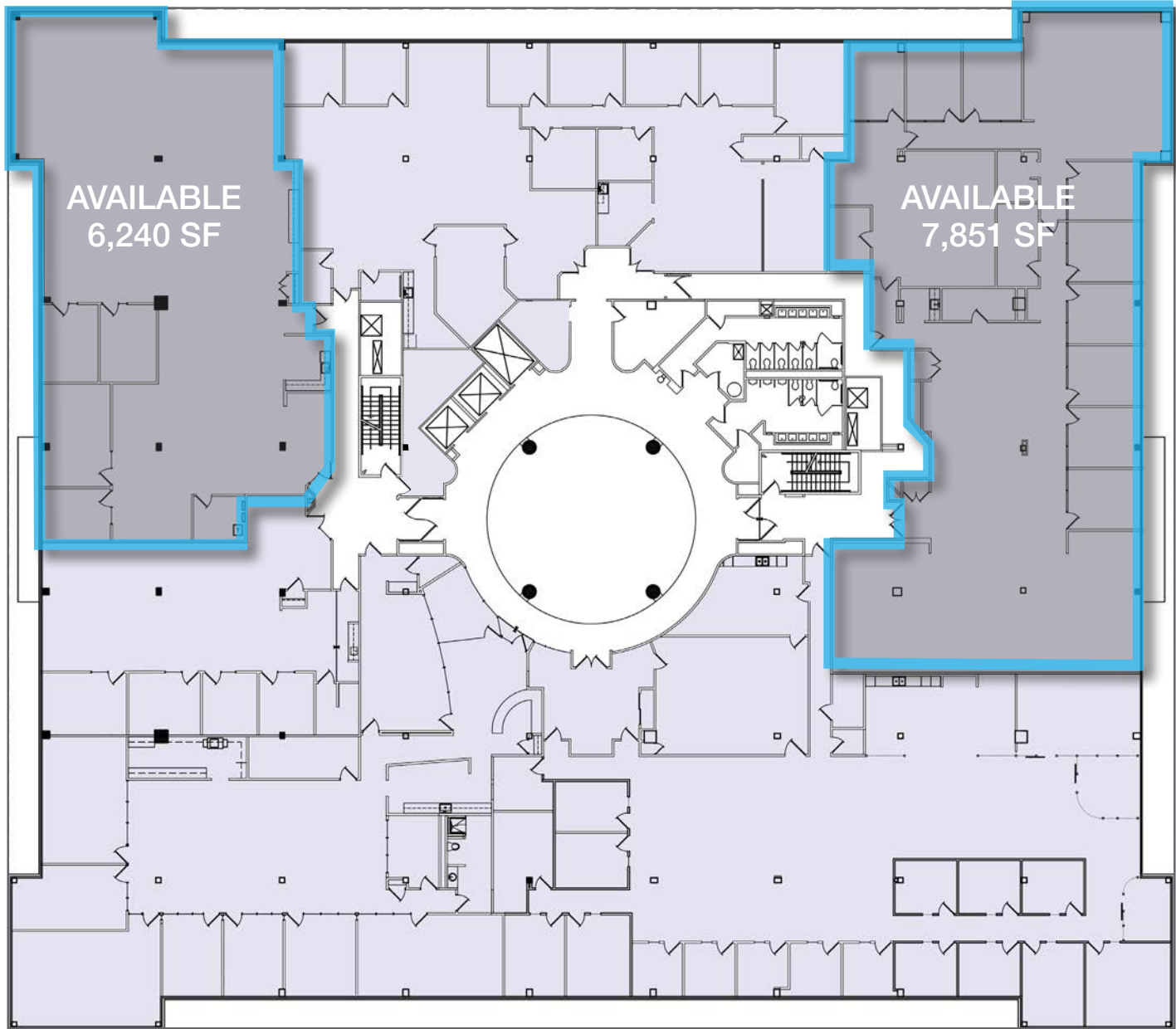


# 1<sup>st</sup> FLOOR PLAN - AMENITIES

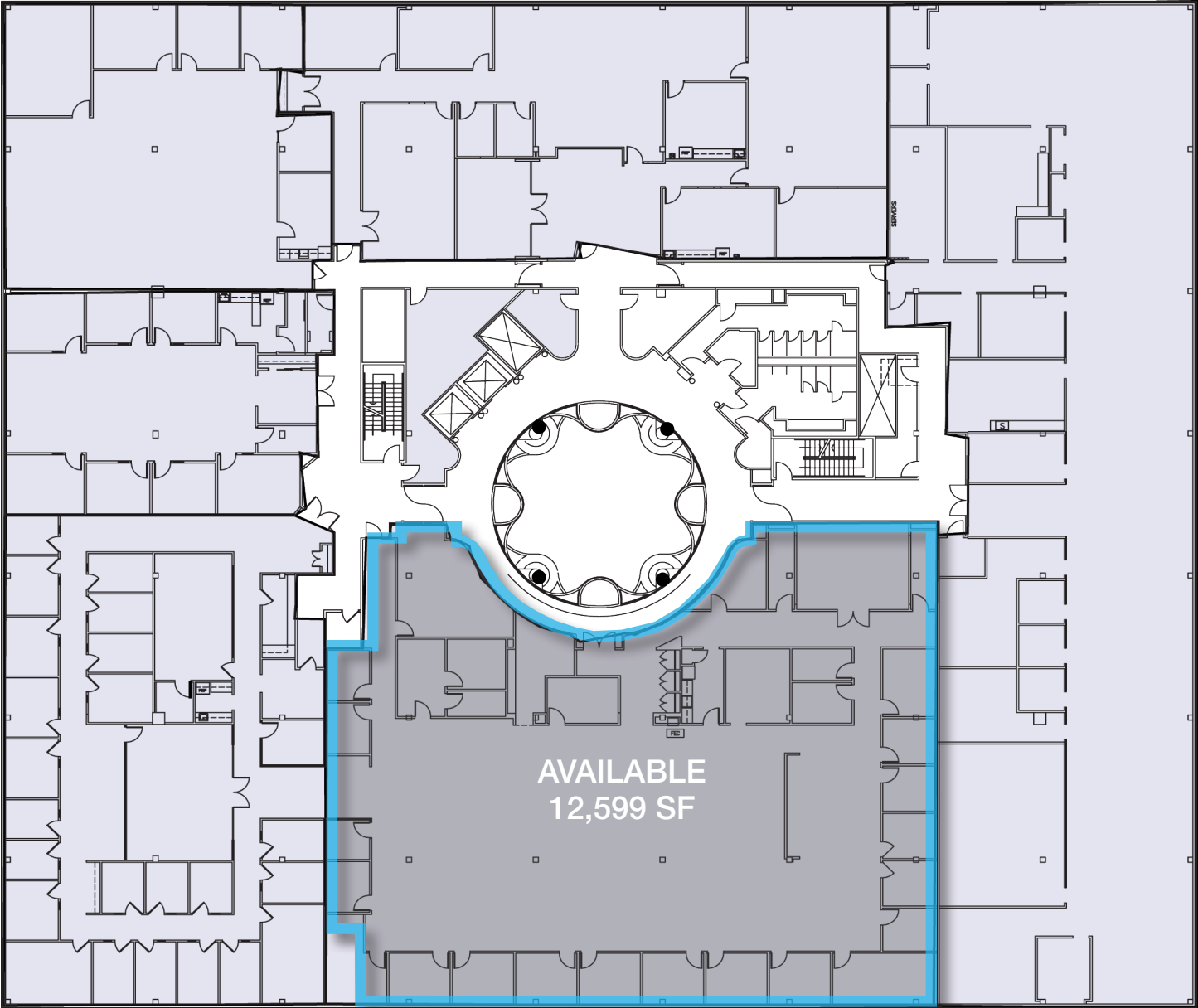




2<sup>nd</sup> FLOOR PLAN



3<sup>rd</sup> FLOOR PLAN





# PROPERTY SPECIFICATIONS

## GENERAL INFORMATION

BUILDING SIZE	172,498± SF
FLOORS	Four (4)
LOBBY DESCRIPTION	4-story circular atrium with domed skylight
YEAR BUILT/RENOVATED	1990/2021
ACRES	12.93± AC
SECURITY SYSTEM	Card access 24 hours per day, 7 days per week
AMENITIES	Food service, conference center, Wi-Fi throughout building, on-site management, easy access to I-287, I-80 and Routes 10, 46, and 202
BUILDING HOURS	8:00am - 6:00pm, weekdays
PARKING PROVISIONS	600 surface parking spaces
EV CHARGES	Six (6) EV chargers

## CONSTRUCTION

PASSENGER ELEVATOR	Two (2) (2,500 lbs)
FREIGHT ELEVATOR	One (1) (4,000 lbs)
LOADING AREA	North entrance
POWER, WATTS PSF (available for tenant use)	2000 amps, 480/277v, 3-Phase, 4 wire AC, 8 Watts PSF
COLUMN SPACING (bay size)	30' x 30'
WINDOW MULLION SIZE	4' on center through tenant spaces
CEILING HEIGHTS	9'

## RESTROOMS

LADIES	One (1) set per floor, six (6) stalls, five (5) sinks
MENS	One (1) set per floor, three (3) stalls, three (3) urinals, five (5) sinks

## TELECOMMUNICATIONS

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