



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

**3,206 - 24,977 SF Available**

**Class A Office Building**

**Park-Like Setting**



*View Drone Tour  
of this building at  
[www.onemaynard.com](http://www.onemaynard.com)*

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# Property Details



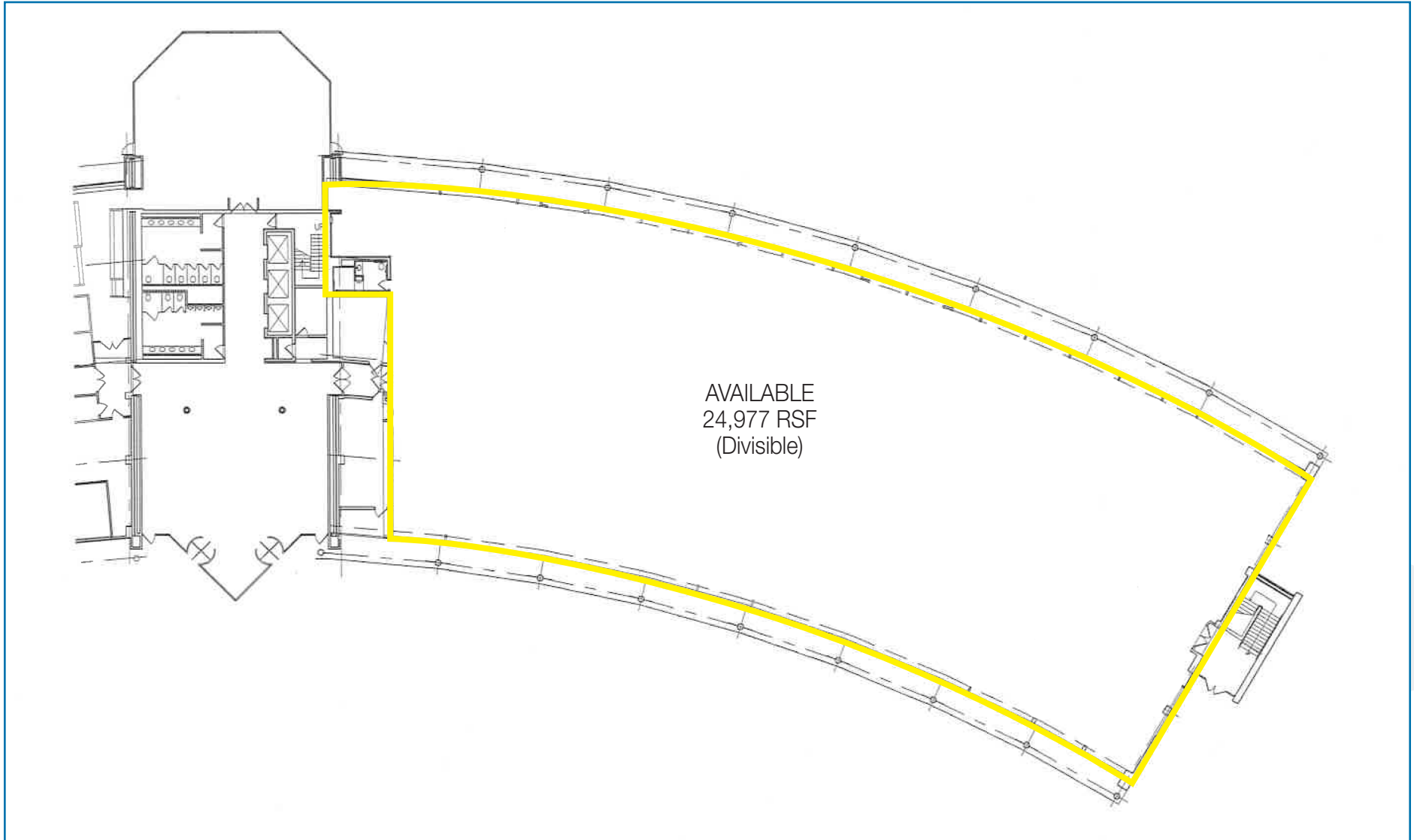
ONE MAYNARD DRIVE  
PARK RIDGE, NJ

- 139,000 SF Class A building
- Three (3) story building
- Ownership, property management, day porter & security service on site
- 555 spaces; Ratio 4:1000; reserved parking for key personnel
- Card-key access
- Digital interactive directory
- Glass atrium with seating
- Shared conference center
- 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 & 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

**Lease Rate: \$26 PSF Gross + TE**



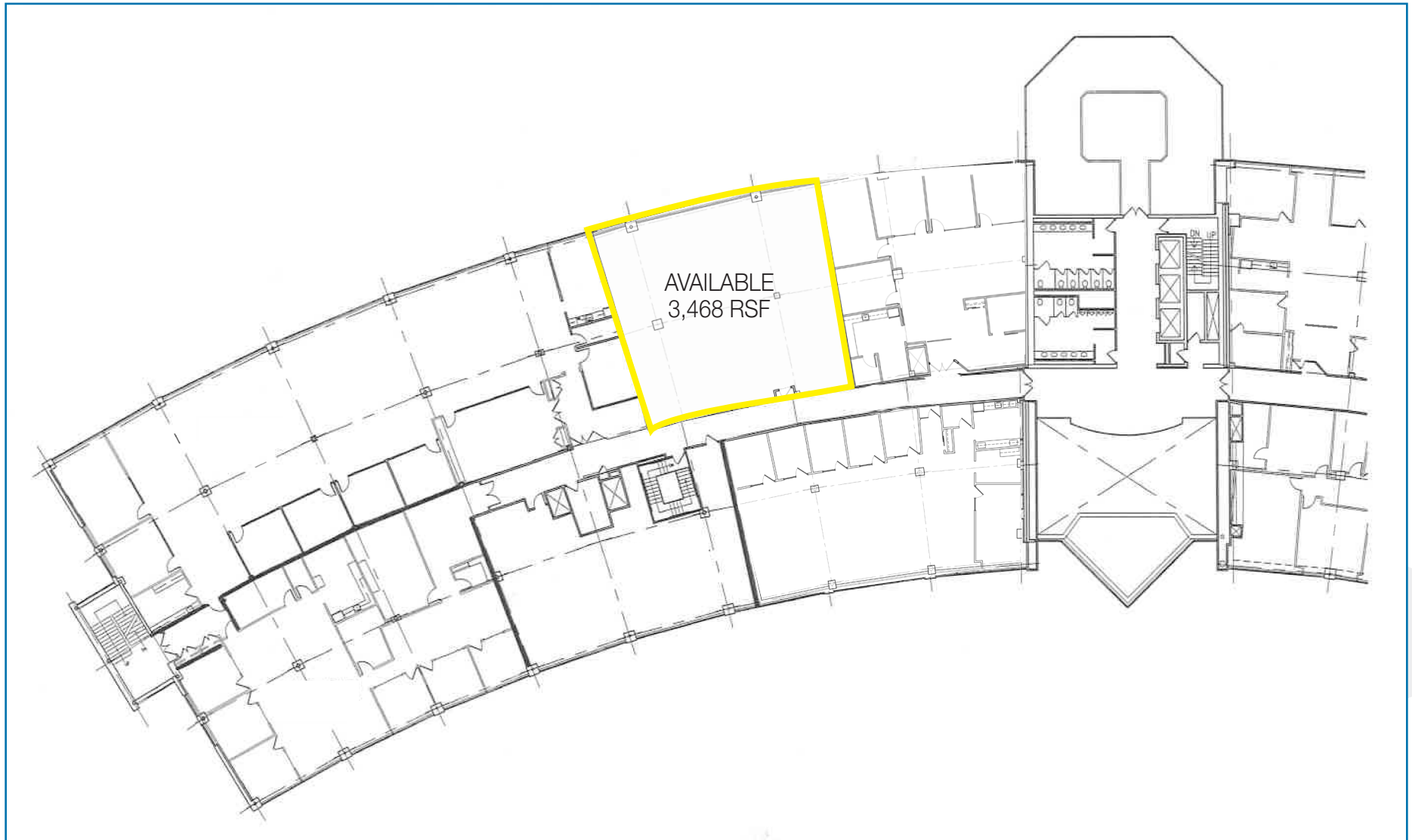
# 1<sup>st</sup> Floor North Floor Plan



# 1<sup>st</sup> Floor South Floor Plan



# 2<sup>nd</sup> Floor South Floor Plan



# Building Photos



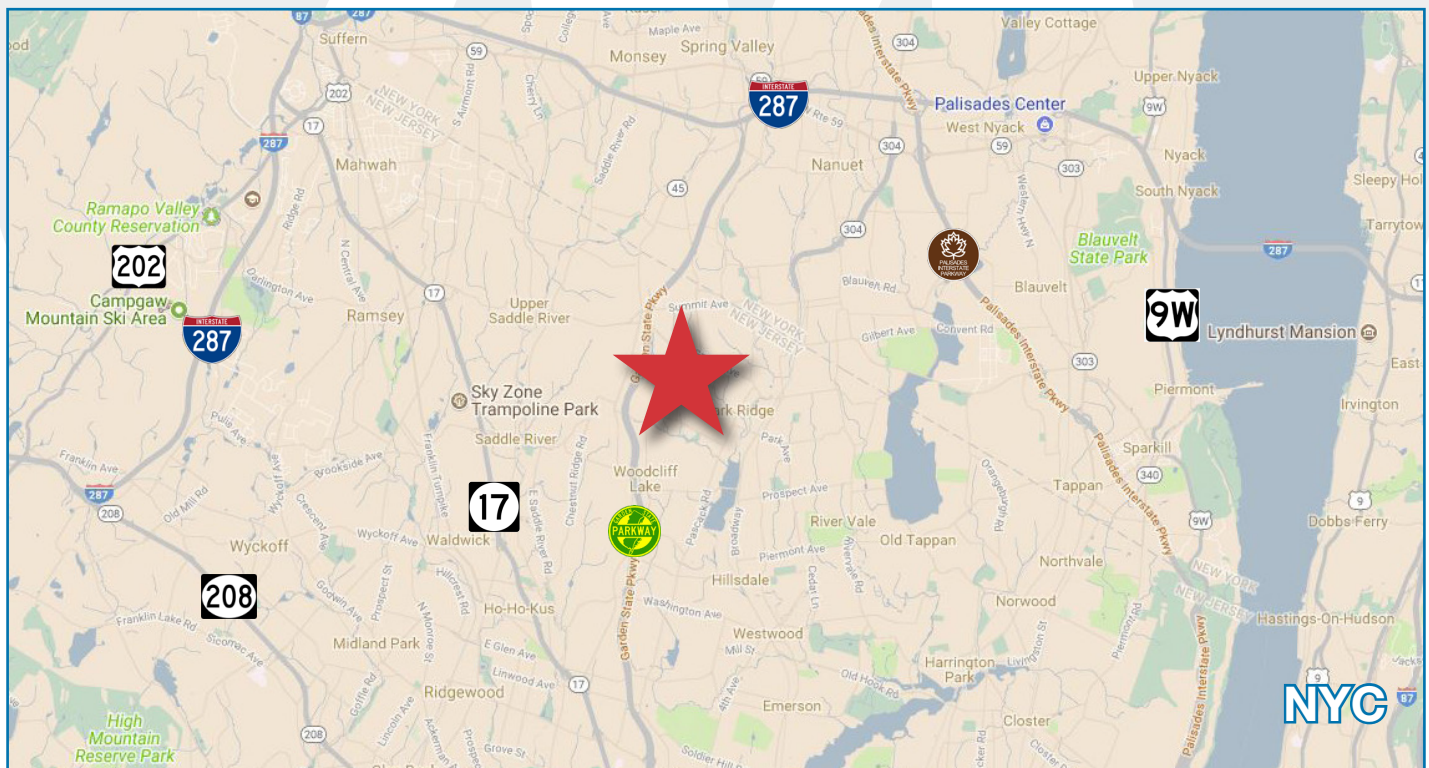
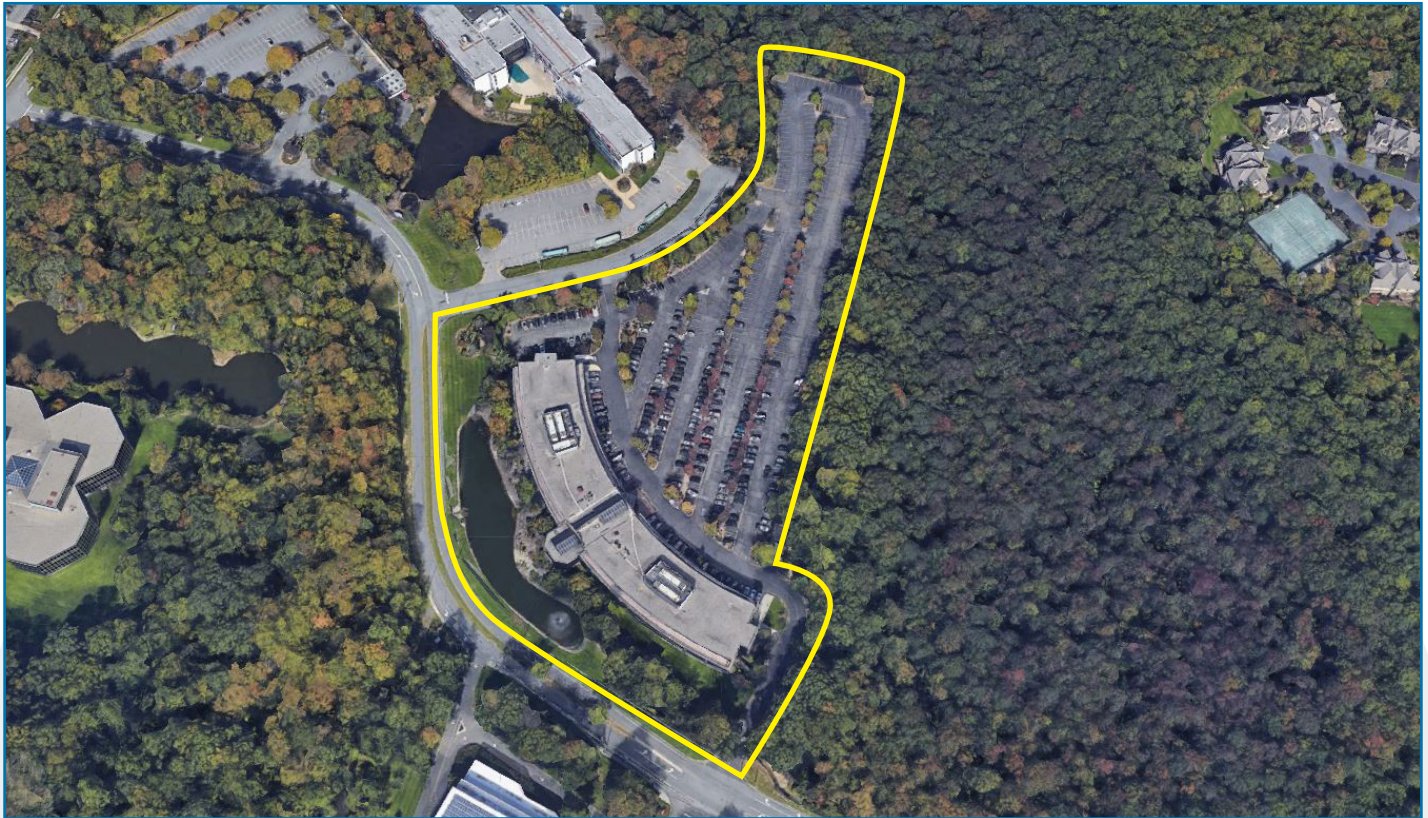
ONE MAYNARD DRIVE  
PARK RIDGE, NJ



# Aerial & Highway Map



**ONE MAYNARD DRIVE**  
PARK RIDGE, NJ



# Amenities Map



## Unmatched market insight – Locally & Globally

NAI James E. Hanson

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REAL ESTATE PROFESSIONALS

Superior  
information  
management  
and market  
research  
capabilities

47  
Agents



260

TRANSACTIONS IN 2017

\$350

MILLION - VALUE  
OF TRANSACTIONS  
IN 2017

Consistently  
ranked as  
Top "Power  
Broker" by  
Costar Group

NAI James E. Hanson is celebrating over 60 years of excellence in real estate.

NAI James E. Hanson has over 60 years of experience in the commercial real estate market. We are the largest independently owned commercial real estate firm in New Jersey. Our two offices with 70+ employees represented over 260 deals valued at \$350 Million in 2017. We have been awarded the "Power Broker of the Year" every year since 2003 when CoStar created these award.

NAI Global

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

- Over 7,000 professionals
- More than 400 offices worldwide
- Local experts in 30+ countries
- 425 million SF of property managed
- \$20 billion in annual transaction volume

# Your Notes



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PARK RIDGE, NJ



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