



**ONE
MAYNARD
DRIVE**
PARK RIDGE, NJ

1,623 - 24,977 SF Available
150 - 1,623 SF Pre-Built Co-Working Space
Class A Office Building
Park-Like Setting



*View Drone Tour
of this building at
www.onemaynard.com*

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NAI James E. Hanson
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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PROPERTY DETAILS

- 139,000 SF Class A building
- Three (3) story building
- Ownership, property management, day porter & security service on site
- Small, customizable pre-built co-working spaces available
- 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



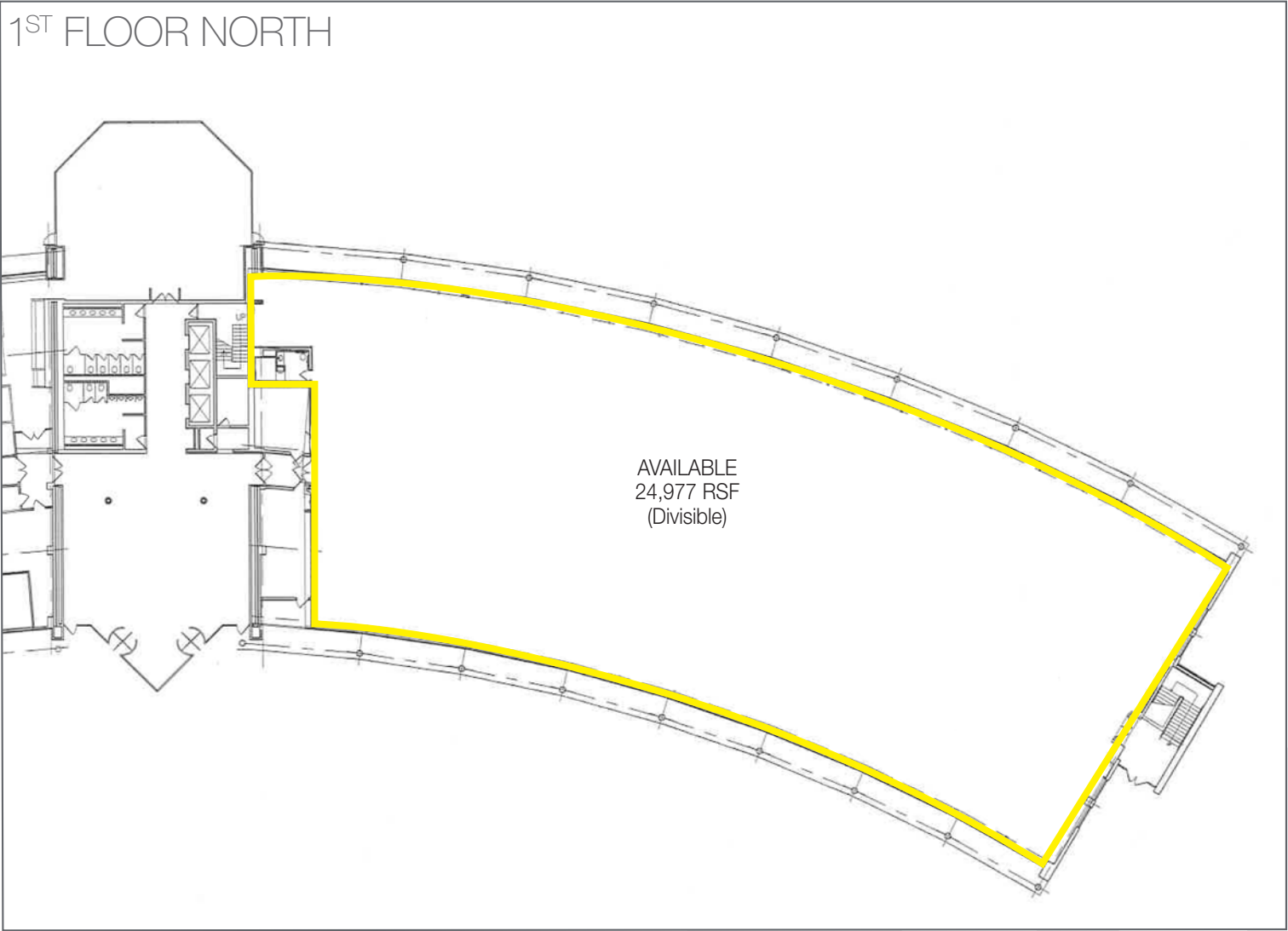
BUILDING
PHOTOS



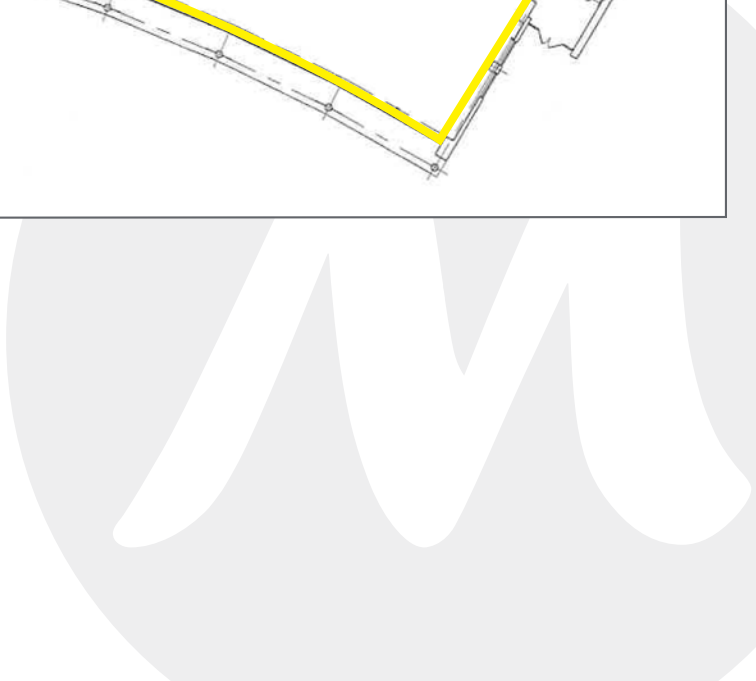
ONE MAYNARD DRIVE
PARK RIDGE, NJ



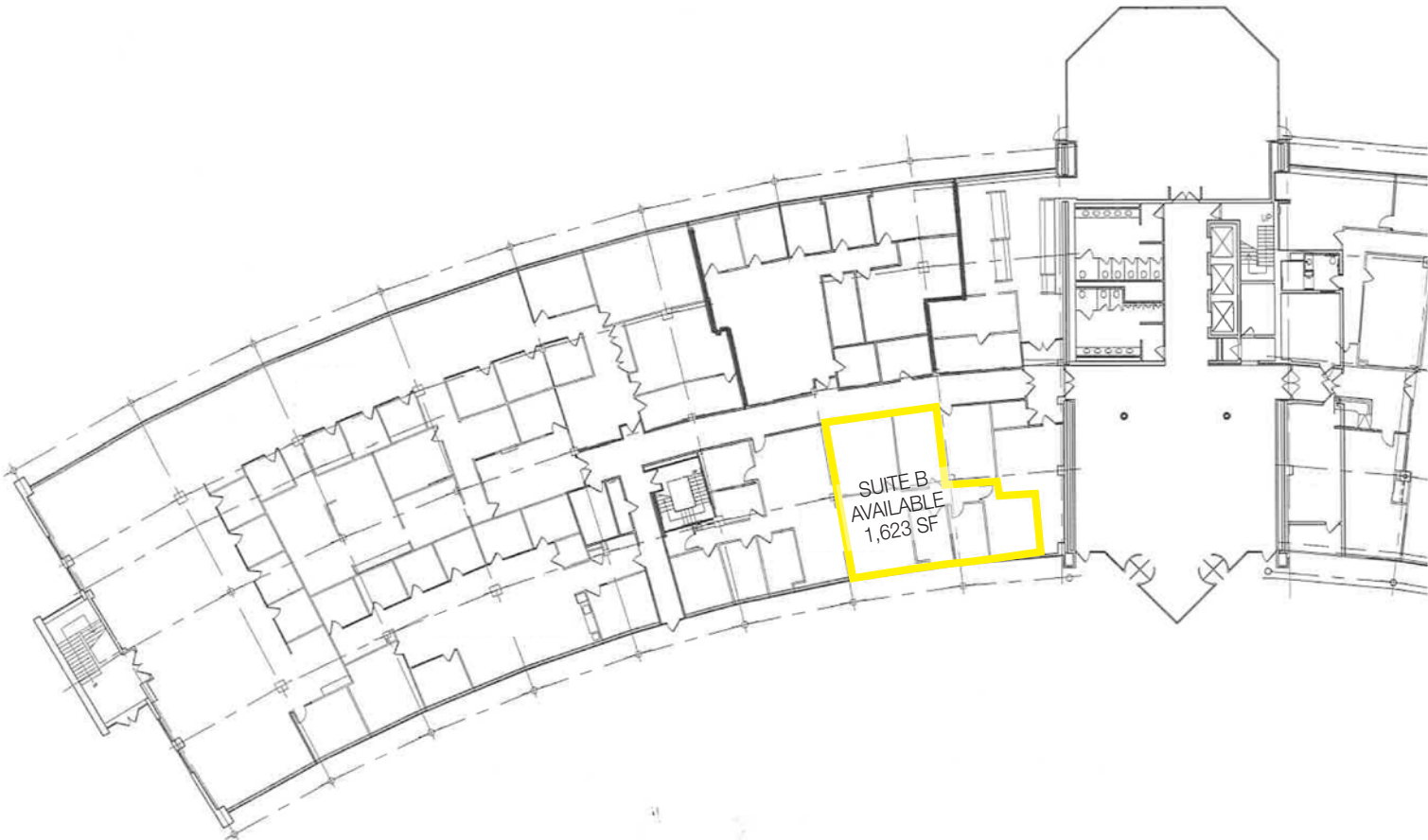
1ST FLOOR NORTH



AVAILABLE
24,977 RSF
(Divisible)



1ST FLOOR SOUTH



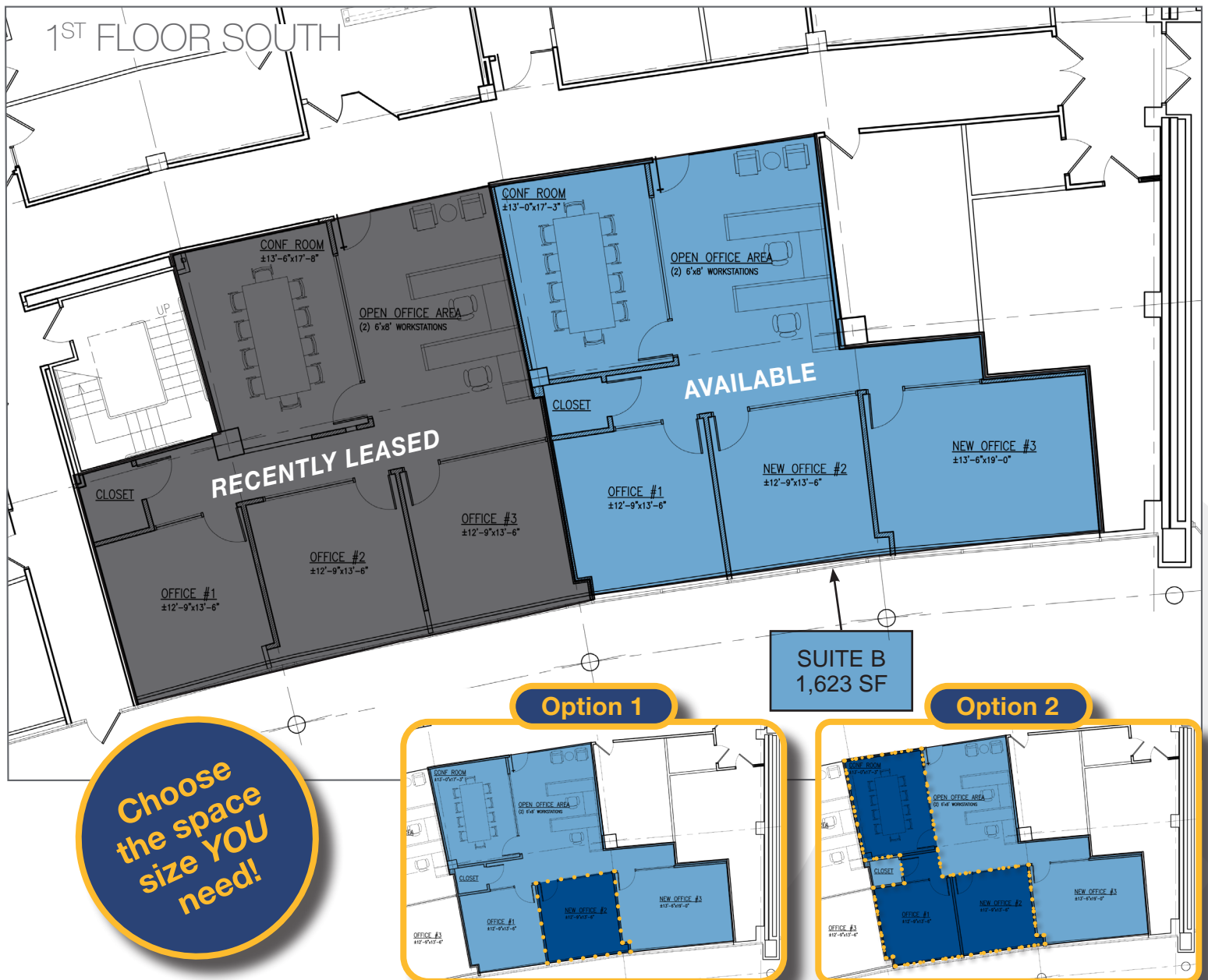
SUITE B PRE-BUILT FOR LEASE

INDIVIDUAL OFFICES OR TEAM WORKSPACES

Ideal for individual professionals, **the available offices 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.



2ND FLOOR SOUTH

