



**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](http://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



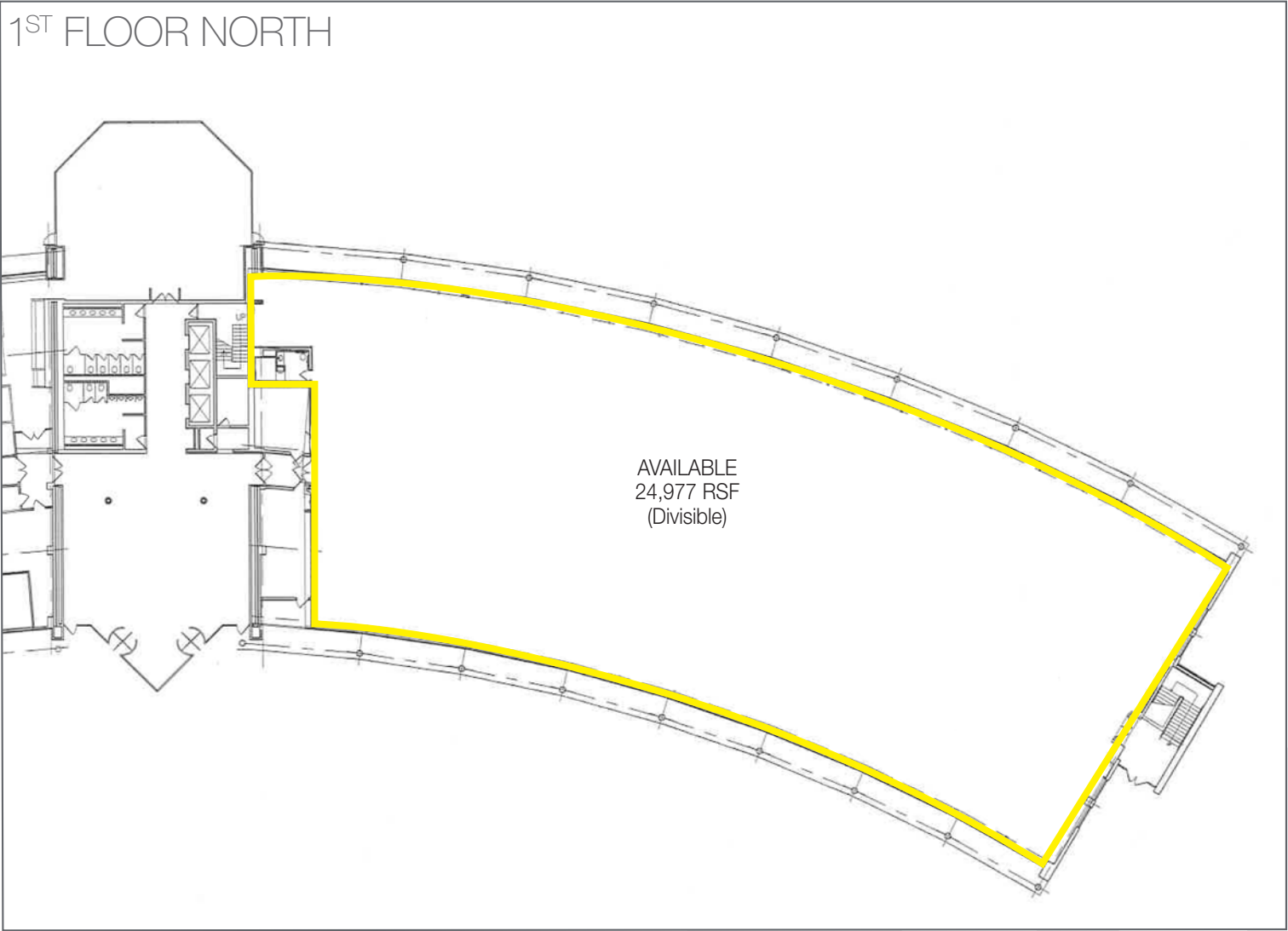
BUILDING  
PHOTOS



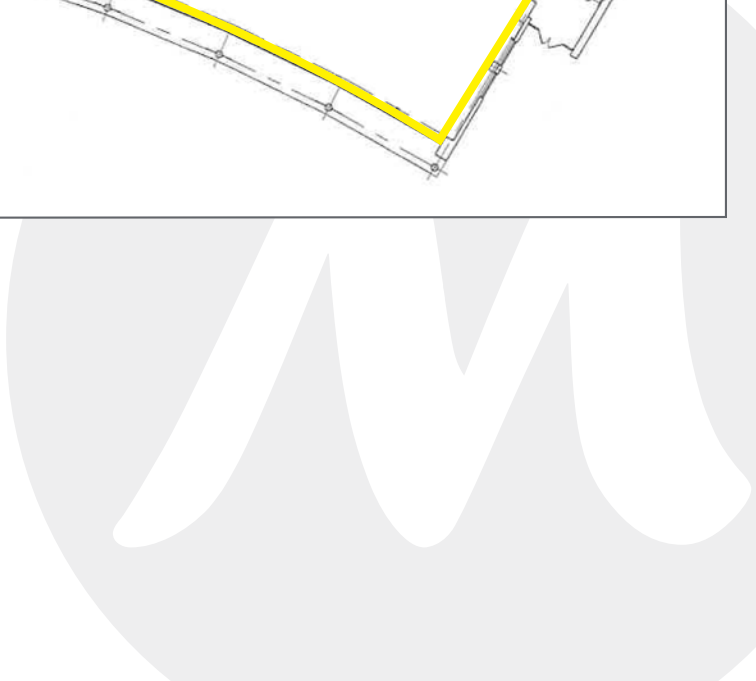
ONE MAYNARD DRIVE  
PARK RIDGE, NJ



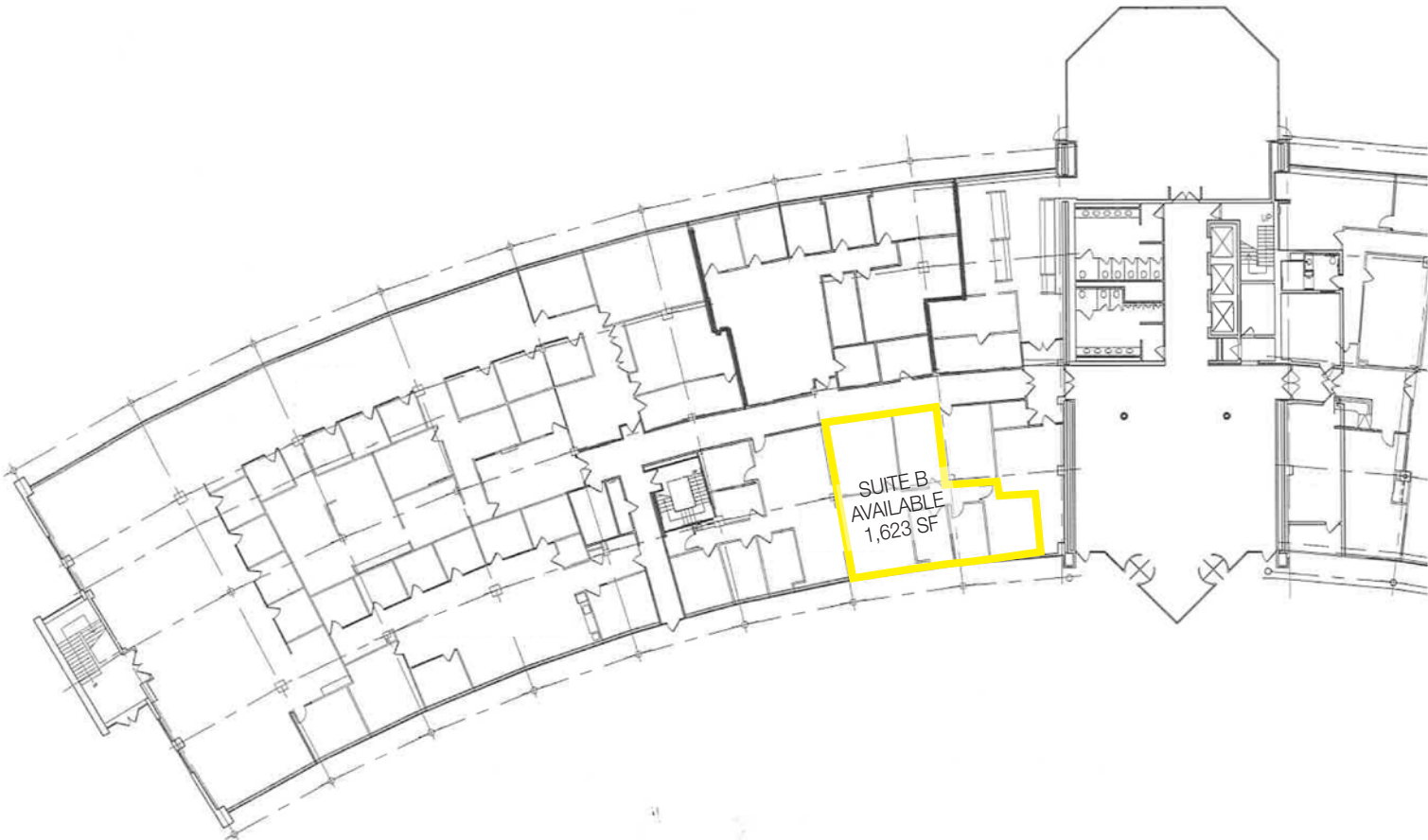
1<sup>ST</sup> FLOOR NORTH



AVAILABLE  
24,977 RSF  
(Divisible)



1<sup>ST</sup> FLOOR SOUTH



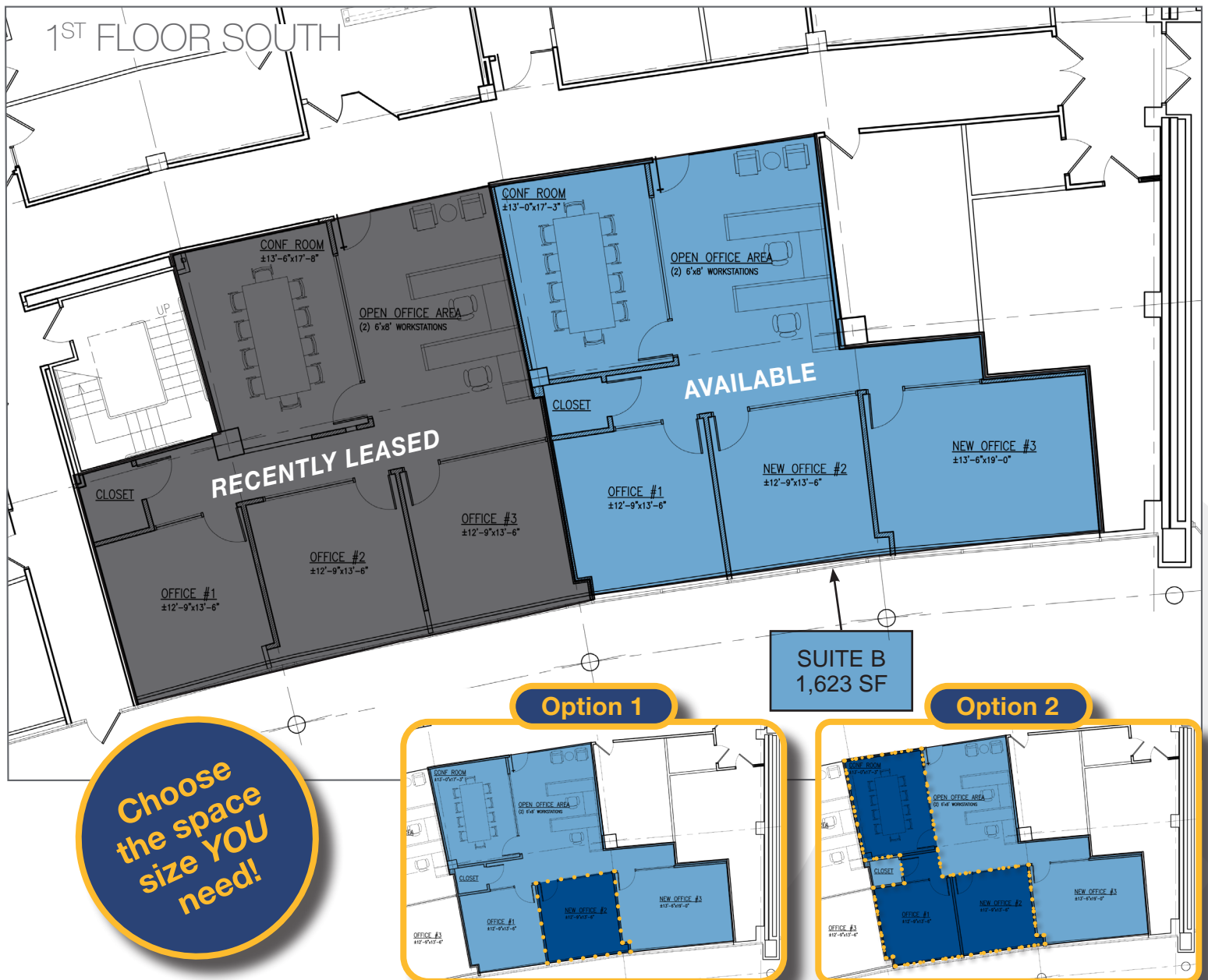
# SUITE B PRE-BUILT FOR LEASE

## 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.



2<sup>ND</sup> FLOOR SOUTH

