



RAMSEY

OFFICE CENTRE

42,702 RSF AVAILABLE FOR LEASE

Divisible from 3,192 RSF to 20,285 RSF

500 North Franklin Turnpike
Ramsey, New Jersey


HIGHSTONE
equity group



Overview

Ramsey Corporate Center, situated in affluent Bergen County, is a three story 141,500 square foot Class A office building located at 500 N. Franklin Turnpike, Ramsey, New Jersey; accessible to the amenity rich, Route 17 corridor and within walking distance to NJ Transit Ramsey Station. The building is owned and managed by Highstone Equities Group, who recently completed a \$5 million capital improvements program, which included new HVAC system, new roof, lobby and common area upgrades, new building amenities and its open-air central courtyard has also been renovated with new landscaping and outdoor seating. The central

courtyard, enveloped by the building, provides tenants with a workplace infused with abundant natural light and a beautiful outdoor space.

Building Highlights

- Indoor/outdoor cafe with newly landscaped open-air courtyard
- Covered executive parking
- On-site property management
- 5.00 / 1,000 SF parking ratio
- Covered executive parking

\$5M

in capital improvements recently completed

Upgrades



Cafe



Lavatories



Lobbies



Corridors



Elevator Cabs

New Amenities:



Fitness center



Conference Room



Lounge



Hoteling offices

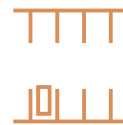
Base Building:



New HVAC



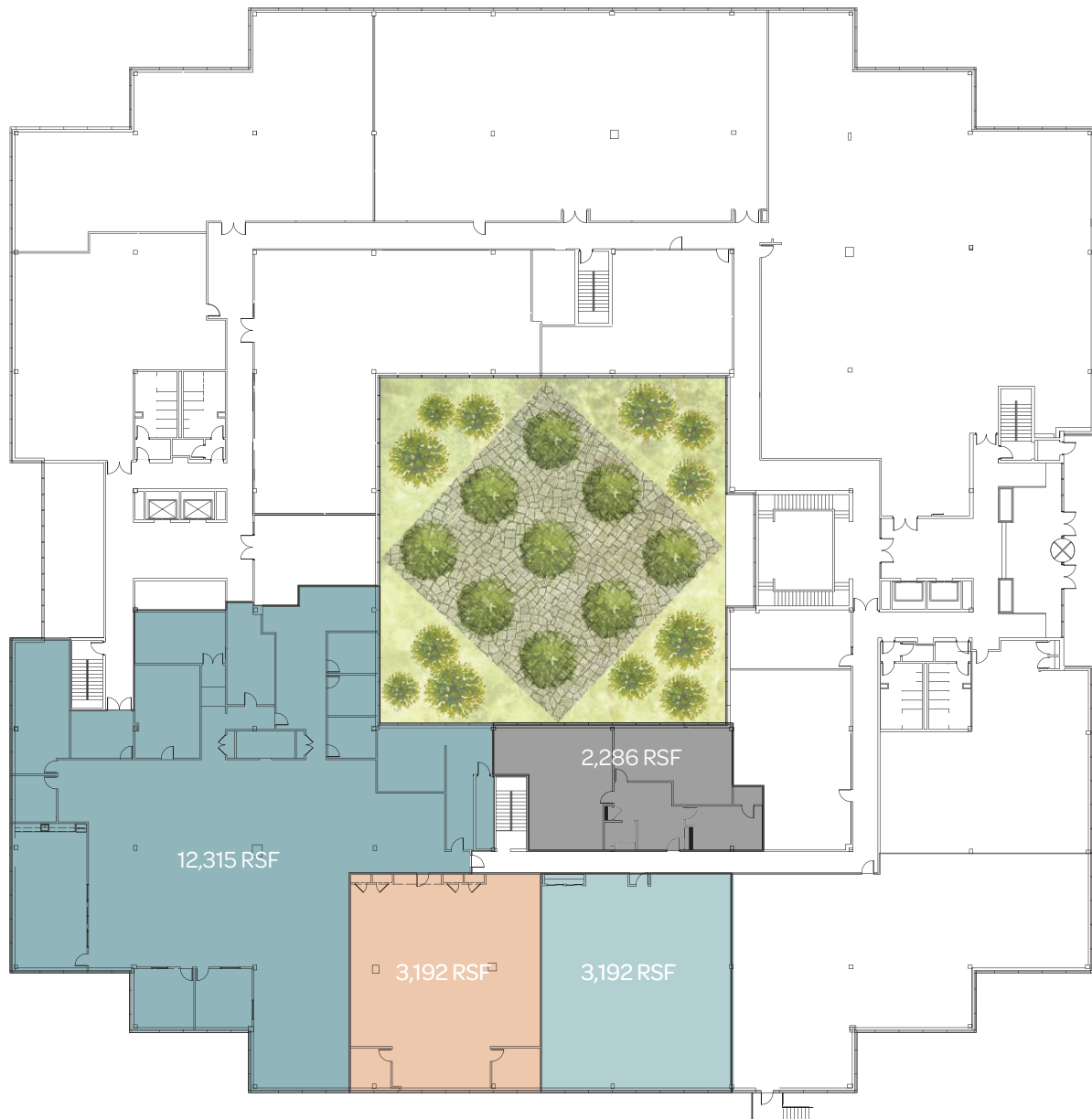
New Roof



Resurfaced Parking Lot

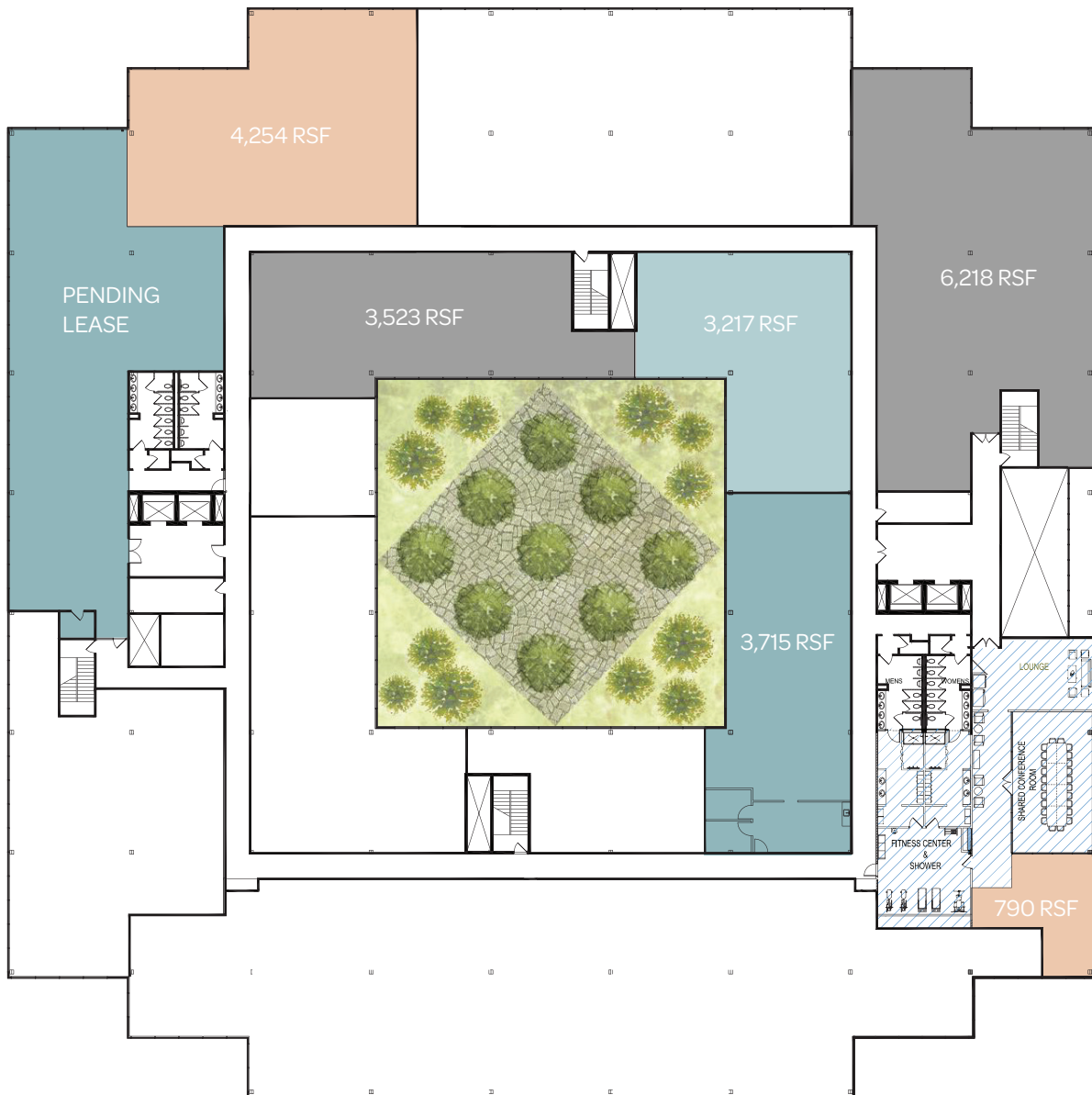


Available Space



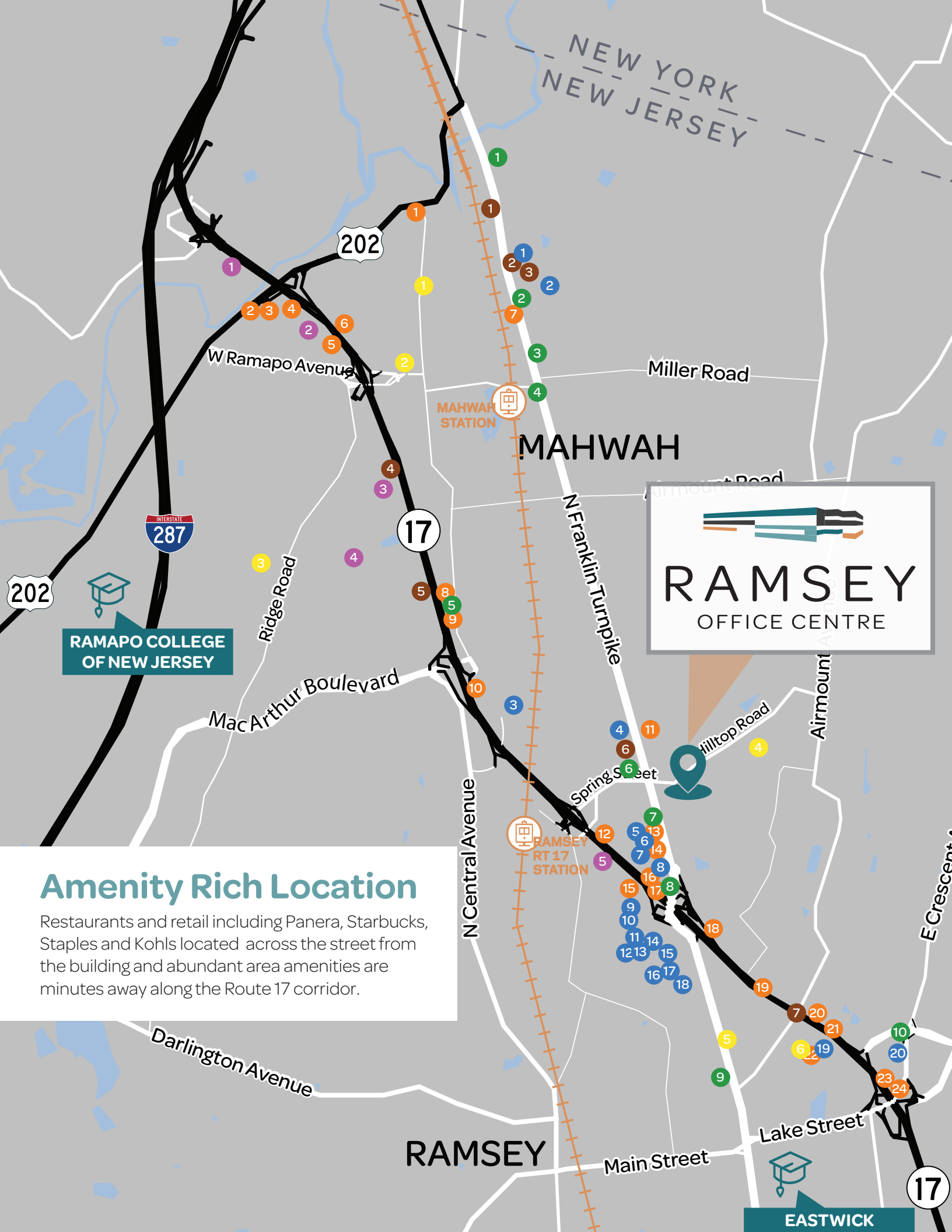
2ND FLOOR

20,985 RSF total available (contiguous)



3RD FLOOR

21,717 RSF total available
10,455 RSF contiguous



RAMAPO COLLEGE
OF NEW JERSEY



RAMSEY
OFFICE CENTRE

Amenity Rich Location

Restaurants and retail including Panera, Starbucks, Staples and Kohls located across the street from the building and abundant area amenities are minutes away along the Route 17 corridor.

RAMSEY

EASTWICK

Area Amenities

Restaurants

1. Mahwah Bar & Grill
2. Mason Jar
3. RP Prime
4. McDonalds
5. Subway
6. Subway
7. Roxanne's Brick Oven
8. State Line Diner
9. Burger King
10. Boston Market
11. Kinchley's Tavern
12. Wendy's
13. Greek City Restaurant
14. Five Guy's
15. Chipotle
16. Panera
17. Taco Bell
18. Shannon Rose Irish Pub
19. Anthony's Coal Fired Pizza
20. Chili's
21. McDonalds
22. Grand Buffet
23. Chick-fil-A
24. Houlihan's
25. Five Guys

Retail

1. The UPS Store
2. Acme
3. Home Depot
4. Walgreens
5. Duluth Trading Company
6. Kohl's
7. Ramsey Square
8. Staples
9. DSW Designer Shoes
10. Bed Bath & Beyond
11. TJ Maxx

12. Michaels
13. Party Fair
14. Interstate Shopping Center
15. Shop-Rite
16. CVS
17. Petco
18. Old Navy
19. Ramsey Outdoor
20. Uncle Giuseppe's Marketplace

Hotels

1. Courtyard by Marriott
2. DoubleTree by Hilton
3. Hampton Inn & Suites
4. Homewood Suites
5. Best Western

Childcare

1. Lightbridge Academy
2. Pinnacle Learning Center
3. YMCA
4. Goddard School
5. The Learning Experience
6. Prodigy Academie Preschool

Banks

1. Santander Bank ATM
2. PNC Bank
3. Wells Fargo
4. Blue Foundry Bank
5. TD Bank
6. Chase Bank
7. Unity Bank
8. Trustco Bank
9. M&T Bank
10. TD Bank

Coffee

1. Longfellow's Coffee
2. Dunkin'
3. Starbucks
4. Dunkin'
5. Quickchek'
6. Dunkin'

