



Office and/or Medical Space Available in Route 208's Premier Professional Building

Total of 34,818 SF Available for Lease





About Park View 208

Prominently located directly off Route 208 in Glen Rock, NJ, Park View 208 is a 4-story (plus lower level) office building offering flexible spaces to fit your team's needs. Enter through an impressive double-height lobby atrium, and discover a myriad of newly renovated and refreshed spaces to brighten your team's experience when coming to work.

- Park View 208 offers 34,818 SF available for lease for office and/or medical users
- Uniquely accessible from both North & South bound sides of Route 208
- Offers commuters immediate access to the area's main thoroughfares, including Route 208, Route 4, Route 17, and Route 20
- 4 nearby train stations: Hawthorne Train Station, Glen Rock Boro Hall Station, Radburn Train Station and Glen Rock Main Line Station
- Dedicated, hands-on ownership takes an active role in capital improvements and optimizing the tenant experience

Building Specs

- Total SF: 99,508
- Stories: 4 + lower level
- Lot size: 5.1 acres
- Built: 1980
- New elevators & restrooms
- HVAC: new system installed in 2023
- Stable and proactive ownership / management



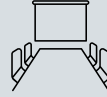
Amenities Highlights



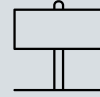
Double-height
atrium lobby



Fitness
center



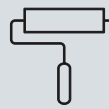
Conference center
(35 people capacity)



Exterior branding
opportunity for signage-
Approximately 50,000+
views per day



Grab-and-go
food service



Recently renovated
common areas
and restrooms



Redesigned
elevator interiors



New lighting through
the building

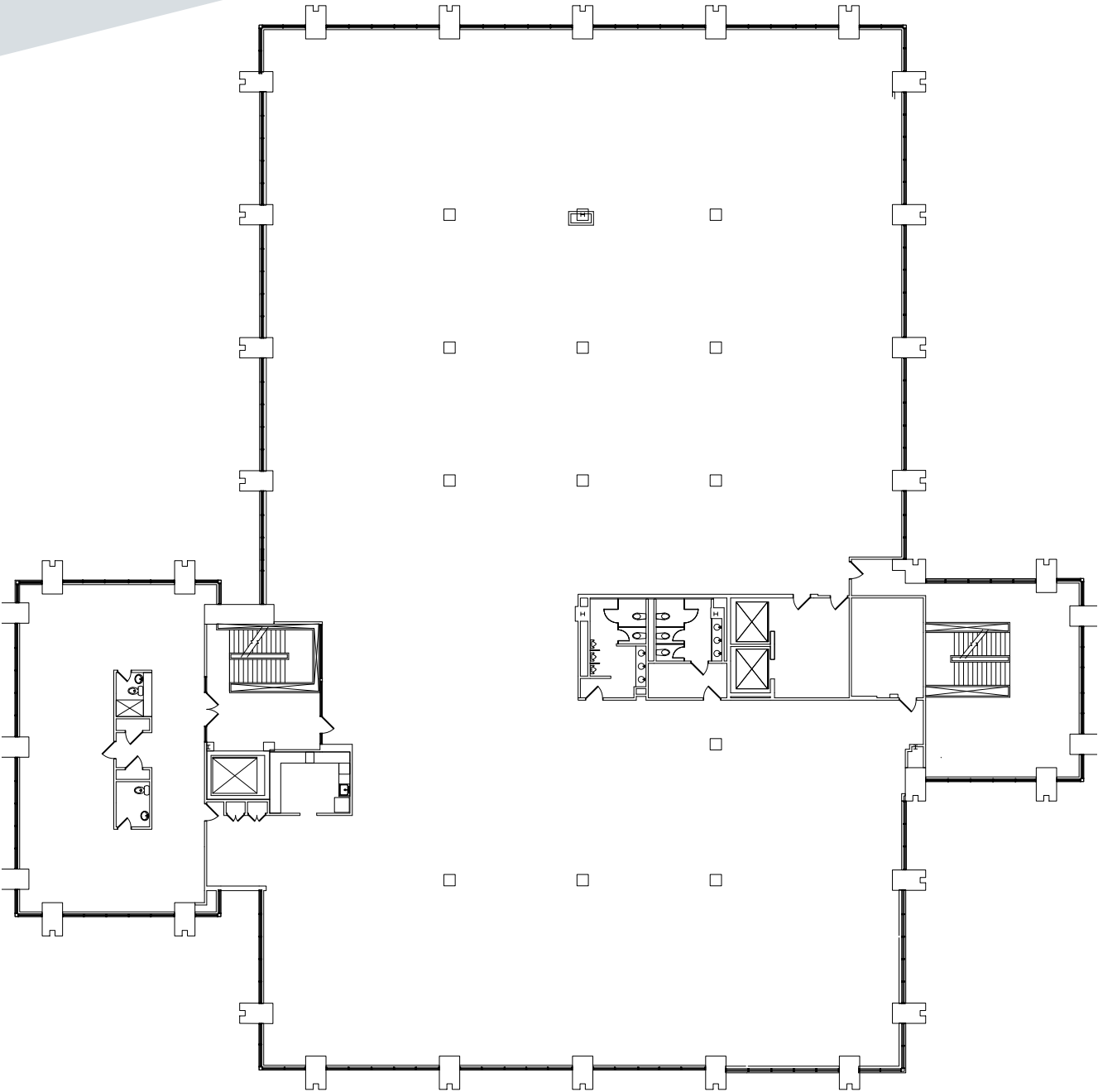


(Sample design)



Fourth Floor Existing Conditions

27,850 RSF



20,000 SF



Existing 4th Floor Plan
NOT TO SCALE

Endless Possibilities on the Fourth Floor

With a blank slate to work with on the 4th floor of Park View at 208, the next tenant will have endless possibilities to customize the space to suit their team's exact needs.

5,000 SF Suite – Conceptual Renderings





Take the
Virtual Tour

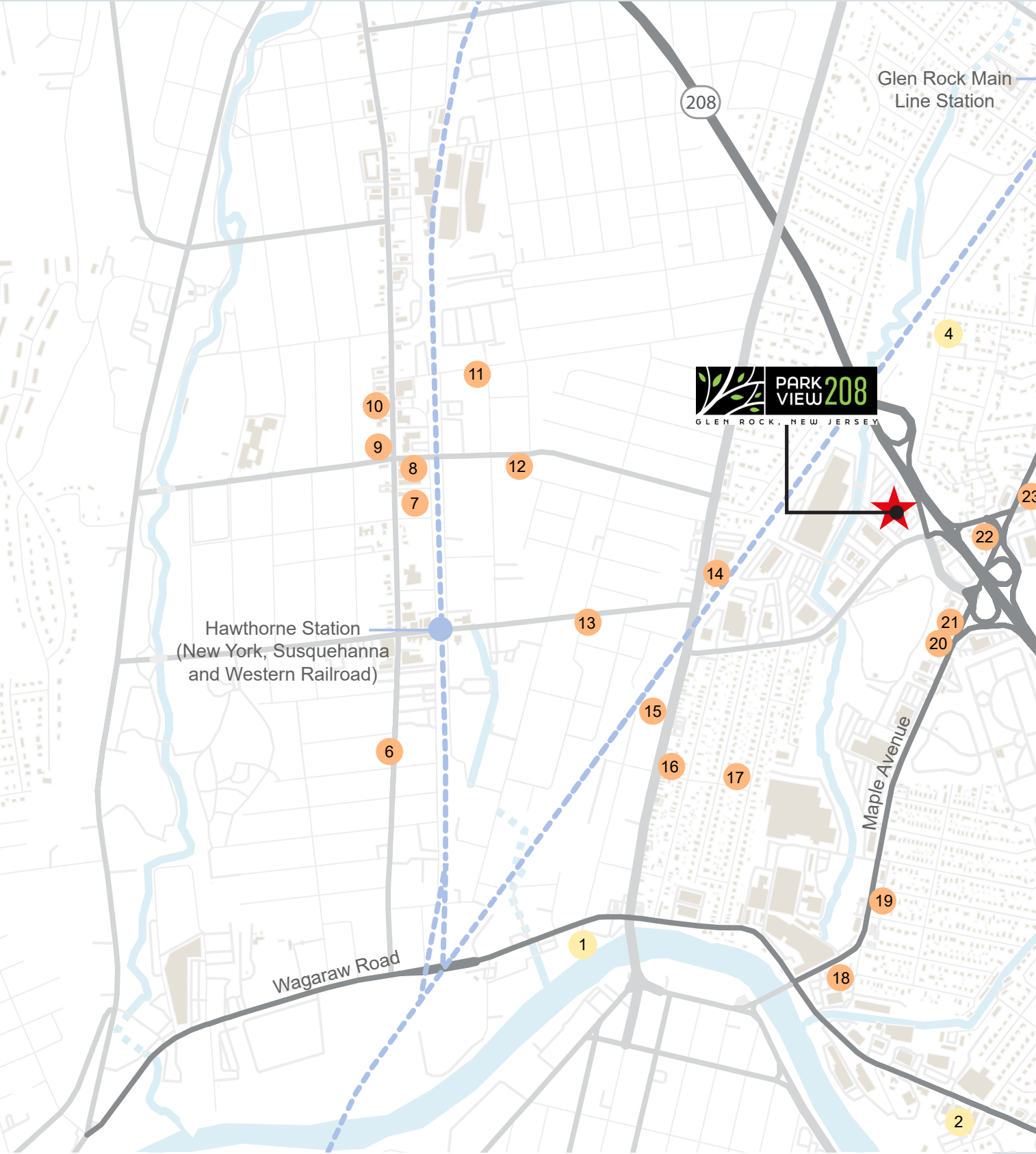
Customizable Space

20,000 SF Suite – Conceptual Renderings

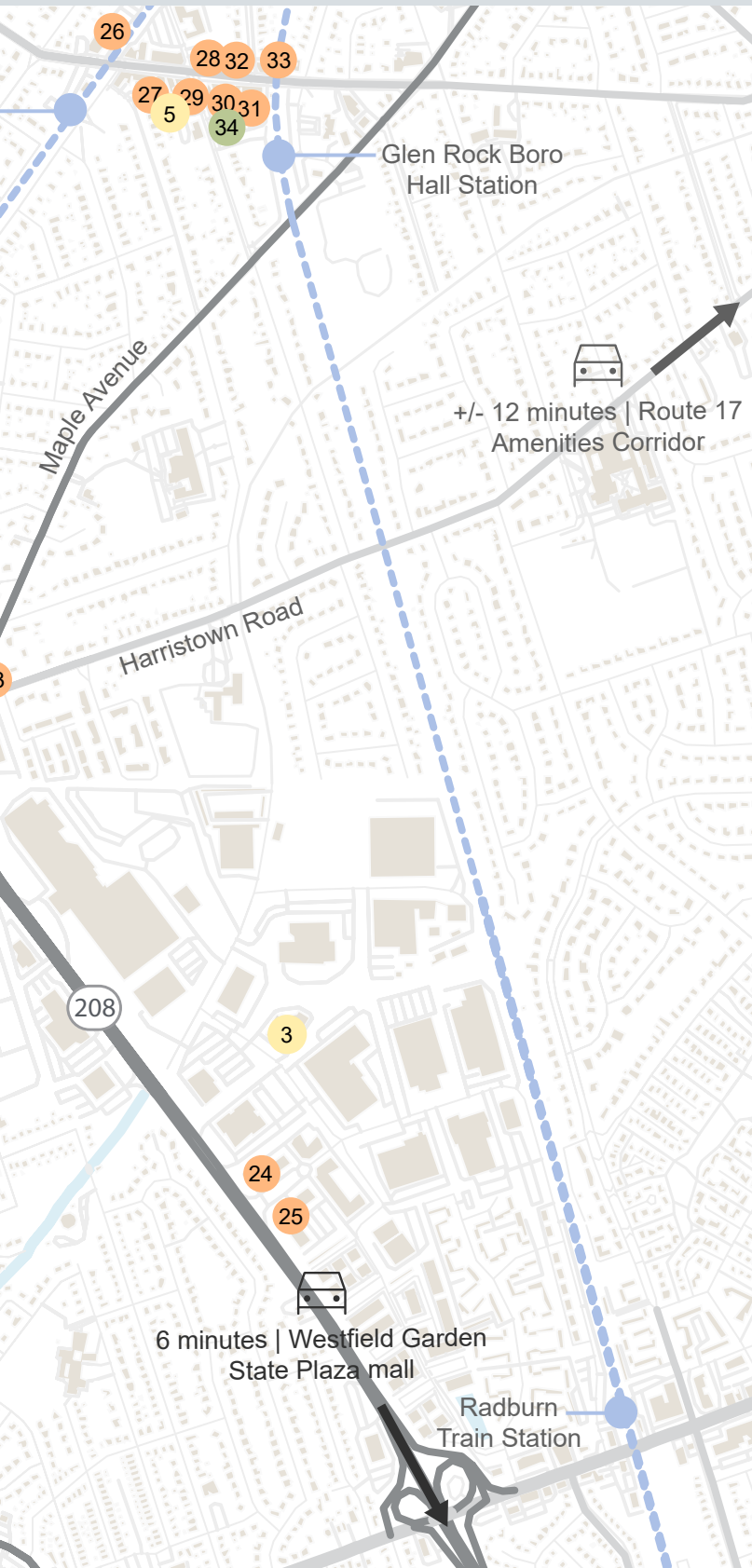




Amenity Map



208 HARRISTOWN ROAD



FITNESS

1. SOAR Health & Performance
2. THE MAX Challenge of Fair Lawn
3. Retro Fitness
4. Glen Rock Athletic Club
5. Alpha Fit Club Glen Rock

FOOD & DRINK

6. Justin's Ristorante
7. Puzo's Family Restaurant
8. Chocolate Box
9. Carlos Bagel Shop
10. Villa Rosa Restaurant
11. Salt Pepper Ketchup
12. Enza's Ristorante
13. Dee's Luncheonette
14. Yama Sushi Bar & Chinese Foods
15. Ossy's Cafe
16. Lincoln Grill Restaurant
17. Wilkes Country Deli
18. The Craftsman
19. Stosh's
20. Dunkin'
21. Johnny & Hanges
22. Hot Bagels
23. Glen Rock Food Center
24. Anthony's Coal Fired Pizza & Wings
25. Starbucks
26. Stone & Rail
27. Tani Sushi & Asian Grill
28. Wilkes Deli
29. The Glen Rock Inn
30. Starbucks
31. Francesca Brick Oven Pizza & Pasta
32. Goldberg's Famous Bagels
33. Marc's Cheesecake

POST OFFICE

1. United States Postal Service

TRAIN STATIONS

Hawthorne Train Station
1 mile

Glen Rock Boro Hall Station
1.3 miles

Radburn Train Station
1.6 miles

Glen Rock Main Line Station
1.7 miles



PARK
VIEW 208

GLEN ROCK, NEW JERSEY

For More Information

ParkView208.com

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