

RISE ABOVE

61,169 SF AVAILABLE FOR LEASE

150 CLOVE ROAD, LITTLE FALLS, NEW JERSEY

Building Facts

Overlook Corporate Center is a cutting edge, one of a kind blend of work and play. Immediate connection to New York coupled with rich amenity package makes this New Jersey office space the premier building for employee satisfaction.



General Information

- Built 1988
- 415,000 SF
- 6 level parking deck
4 spaces per 1,000 RSF
70% covered parking
- Security 24/7; closed circuit TV and card access system



Electrical System

- 277/480 volt, three phase, 4 wire electrical services
- Power and lighting:
5-8 watts per SF
- Tenant sub-metering available



Mechanical System

- Cooling System: Typically one-ton of cooling per 400 SF. Floors 2-5 of the Main Tower have supplemental HVAC units
- Heating System: Electric perimeter baseboard



Generator

- Emergency generator services emergency lighting and other essential building equipment
- Tenant back-up capability available via a 750 kW(938 KVA) diesel generator
- Site available for additional generator pads



Construction

- Column Spacing
20'-0" x 30'-0"
- Slab to deck height
+/- 13'-0"
- Typical finished ceiling height of 8'-8"



Telecommunications Fiber Providers

- AT&T, Verizon and Cablevision / Lightpath available



Conference Room



Grab & Go

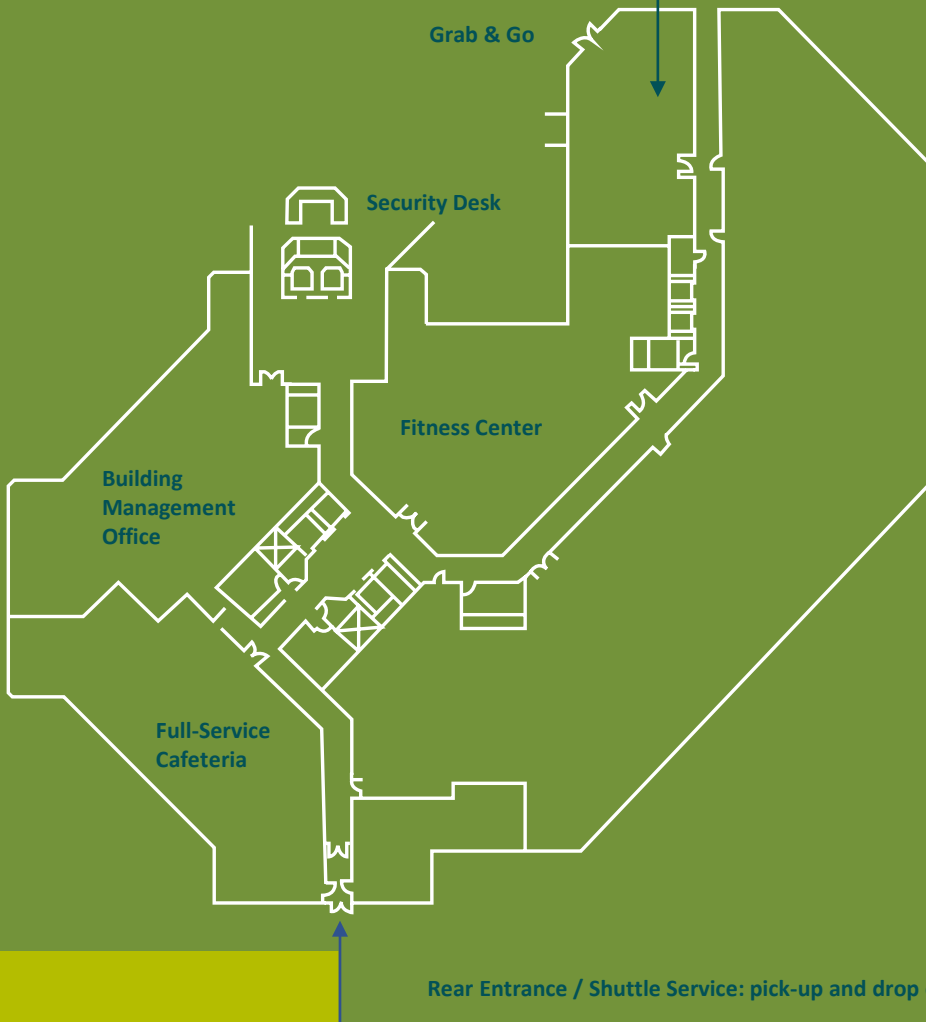


Fitness Center



Amenities

Overlook Corporate Center is a cutting edge, one of a kind blend of work and play. Immediate connection to New York City coupled with a rich amenities package makes this New Jersey office space the premier building for employee satisfaction.



Conference Center

The Overlook Conference Center is available to tenants for business meetings

Meeting Room A:

Includes wireless capabilities and can be arranged to seat up to

- 20 people - conference room layout
- 36 people - training room layout
- 42 people - assembly room layout

Meeting Room B:

Features video conferencing in an executive conference room setting which seats 20 people:

Shuttle Schedule

Arrival	Departure
8:23 AM	4:00 PM
9:12 AM	4:19 PM
9:38 AM	4:53 PM
9:55 AM	5:33 PM
	5:49 PM



Lifestyle

- Grab & Go
- Full-service cafeteria
- Fitness Center
- Lobby lounge areas
- Outdoor terraces & seating
- Magnificent views
- Security 24/7



Business

- Conference center with video conferencing & wireless presentation capabilities
- Open spaces for informal meetings



Renovated

- Elevator cabs
- Restrooms
- Lobby areas & atrium
- Promenade



Shuttle Service

- A complimentary shuttle service is available to/from the MSU Train Station for tenants.

Directions

George Washington Bridge

95 South to
 Route 80 West to
 Garden State Parkway South, Exit 154 to
 Route 46 West - 2nd Exit on Route 46
 (Great Notch) to U-turn onto
 Route 46 East - 1st Exit (Clove Road) to
 Overlook Corporate Center

Garden State Parkway (North)

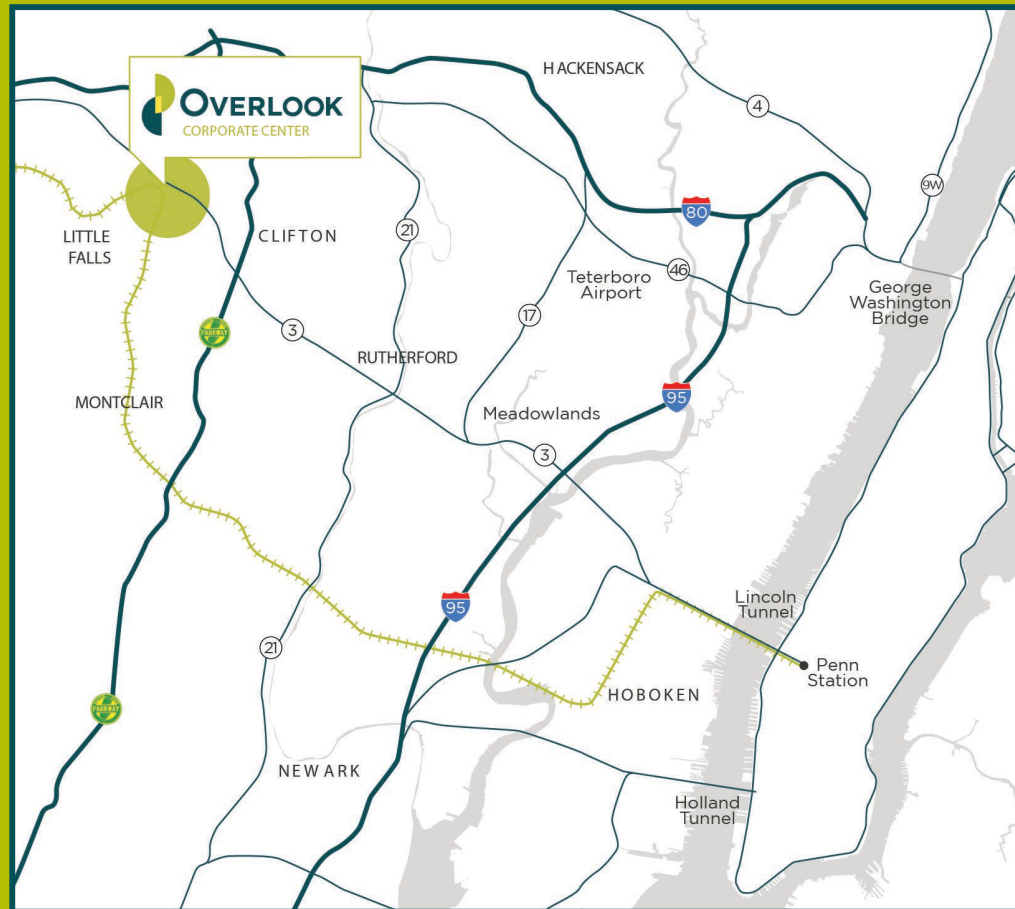
Exit 153B to
 Route 3 West to
 Route 46 West - 2nd Exit on Route 46
 (Great Notch) to U-turn onto
 Route 46 East - 1st Exit (Clove Road) to
 Overlook Corporate Center

Garden State Parkway (South)

Exit 154 to
 Route 46 West - 2nd Exit on Route 46
 (Great Notch) to U-turn onto
 Route 46 East - 1st Exit (Clove Road) to
 Overlook Corporate Center

Lincoln Tunnel

Route 3 West to
 Route 46 West - 2nd Exit on Route 46
 (Great Notch) to U-turn onto
 Route 46 East - 1st Exit (Clove Road) to
 Overlook Corporate Center



45

Minutes to
 Penn Station

25

Minutes to
 Newark Liberty Int'l
 Airport

15

Minutes to
 Lincoln Tunnel

15

Minutes to
 GW Bridge

5

Minutes to
 Garden State Parkway

For Leasing information please contact:

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