



PARK  
VIEW 208

GLEN ROCK, NEW JERSEY

# Move-in ready space

Immediate opportunities available from 6,968 SF - 68,551 SF for both **office** and **medical** users in Route 208's premier professional building





## 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 suites ranging from 6,968 SF to 68,551 SF with 23,733 SF available on the 3rd floor - turnkey/furnished
- 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



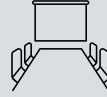
# Amenities Highlights



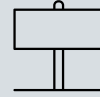
Double-height  
atrium lobby



Fitness  
center



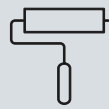
Conference center  
(35 people capacity)



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



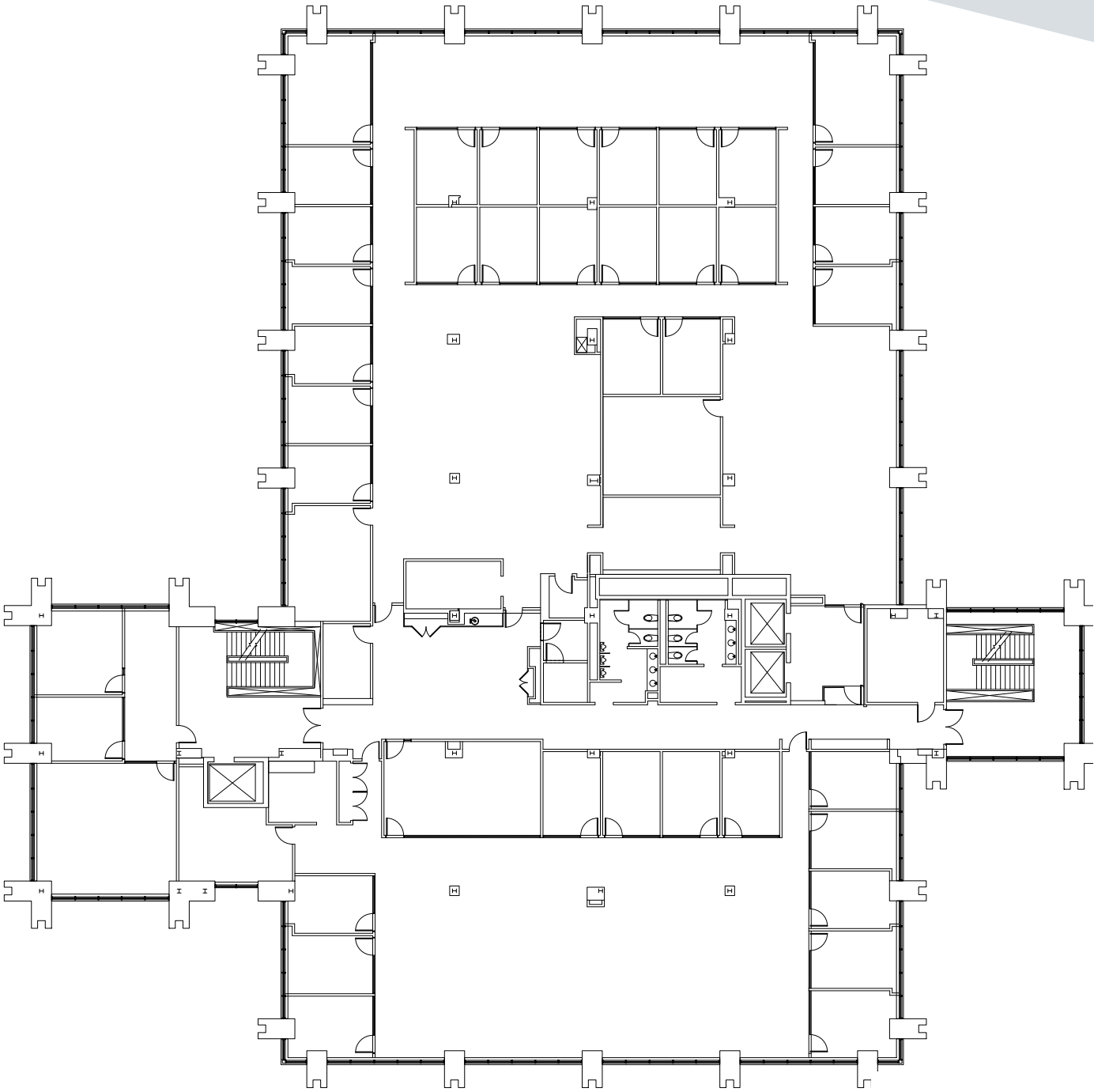
New lighting through  
the building



(Sample design)



# Third Floor Plan



# Picture Yourself on the Third Floor

- Move-in ready
- Offered fully furnished & wired
- Opportunity for immediately occupancy
- 23,733 SF available immediately (divisible)

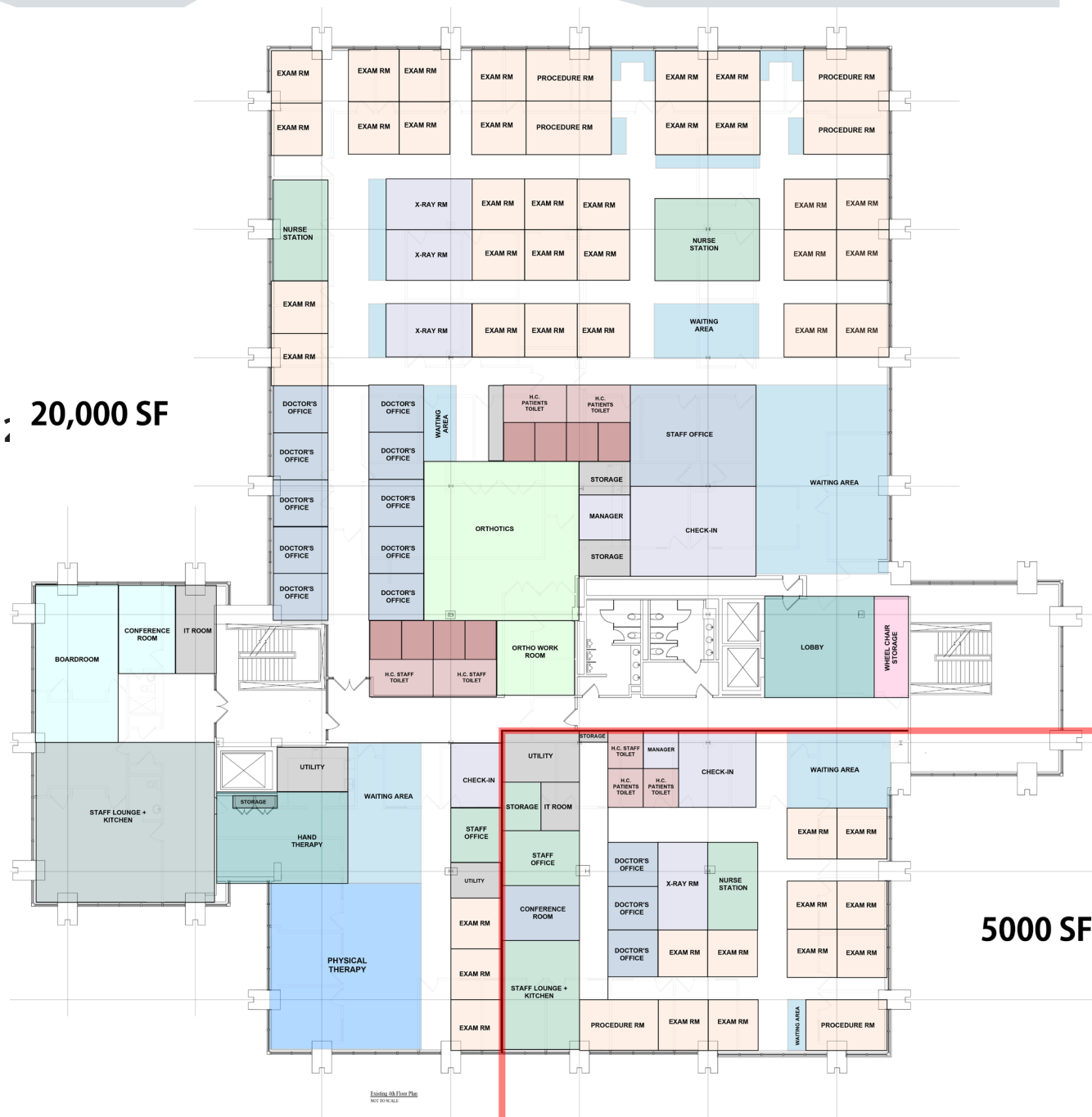


Take the  
Virtual Tour

# Third Floor Workspaces



## Medical & Office Suites



# 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



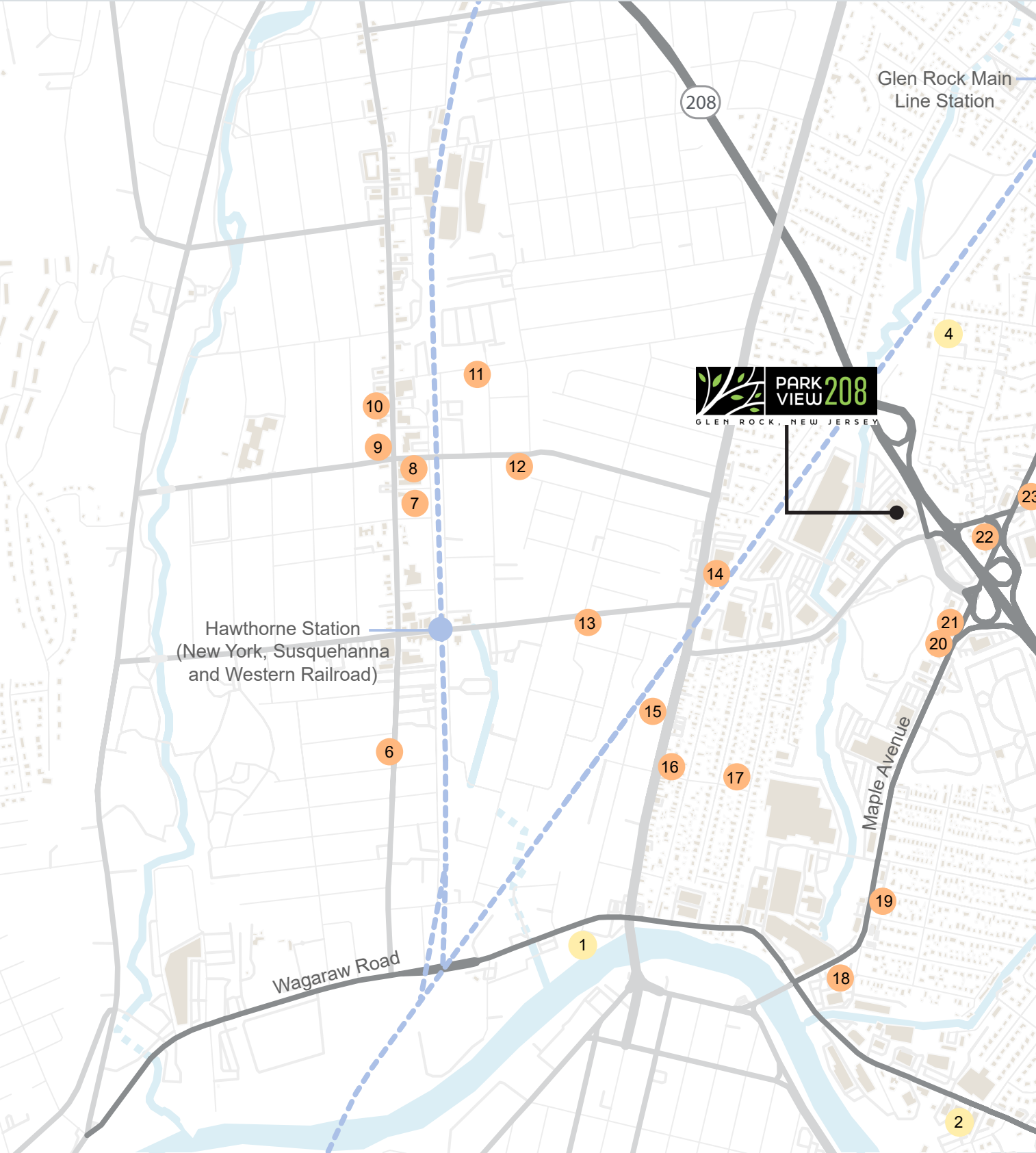
# Customizable Space

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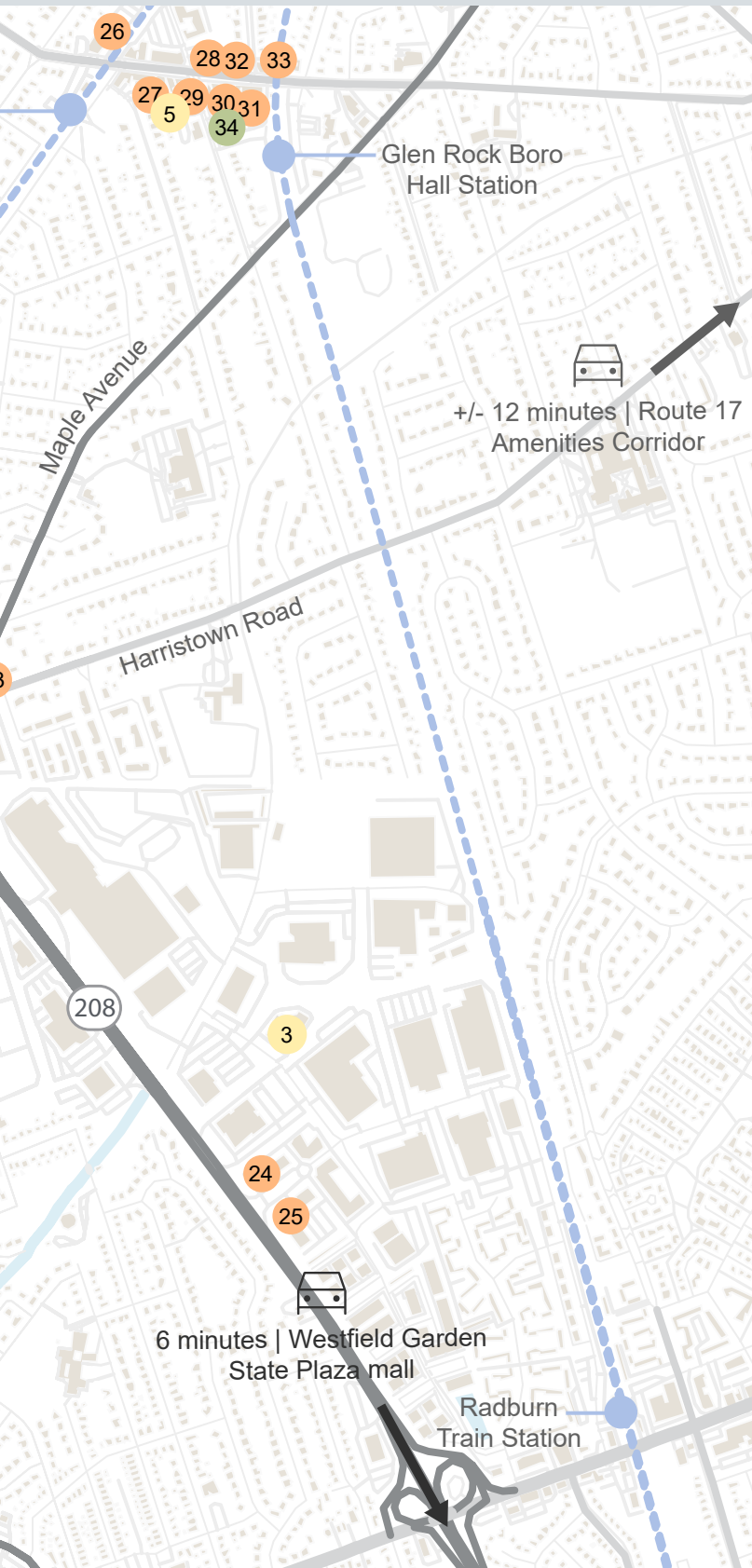
20,000 SF Suite - Conceptual Renderings



# 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. Puze'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**



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# For More Information

[ParkView208.com](http://ParkView208.com)

FRANK D. RECINE

+1 973 829 4738

[Frank.Recine@jll.com](mailto:Frank.Recine@jll.com)

Jones Lang LaSalle Brokerage, Inc.

A licensed real estate agent

8 Campus Drive, Suite 305, Parsippany, NJ 07054

+1 973 829 4800

DEREK DEMARTINO

+1 973 997 1117

[Derek.Demartino@jll.com](mailto:Derek.Demartino@jll.com)

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