

67,304 SF AVAILABLE FOR LEASE
MEDICAL OR OFFICE SPACE



CAMPUS AT ARLINGTON WEST

100, 200, 400 VALLEY ROAD, MOUNT ARLINGTON, NEW JERSEY



100 VALLEY
ROAD

400 VALLEY
ROAD

200 VALLEY
ROAD



arlingtonwest.com



CAMPUS OVERVIEW

Arlington West is a multi-tenanted medical and office campus in Mount Arlington, NJ located just off the four-way intersection of Interstate Route 80 and Howard Boulevard.

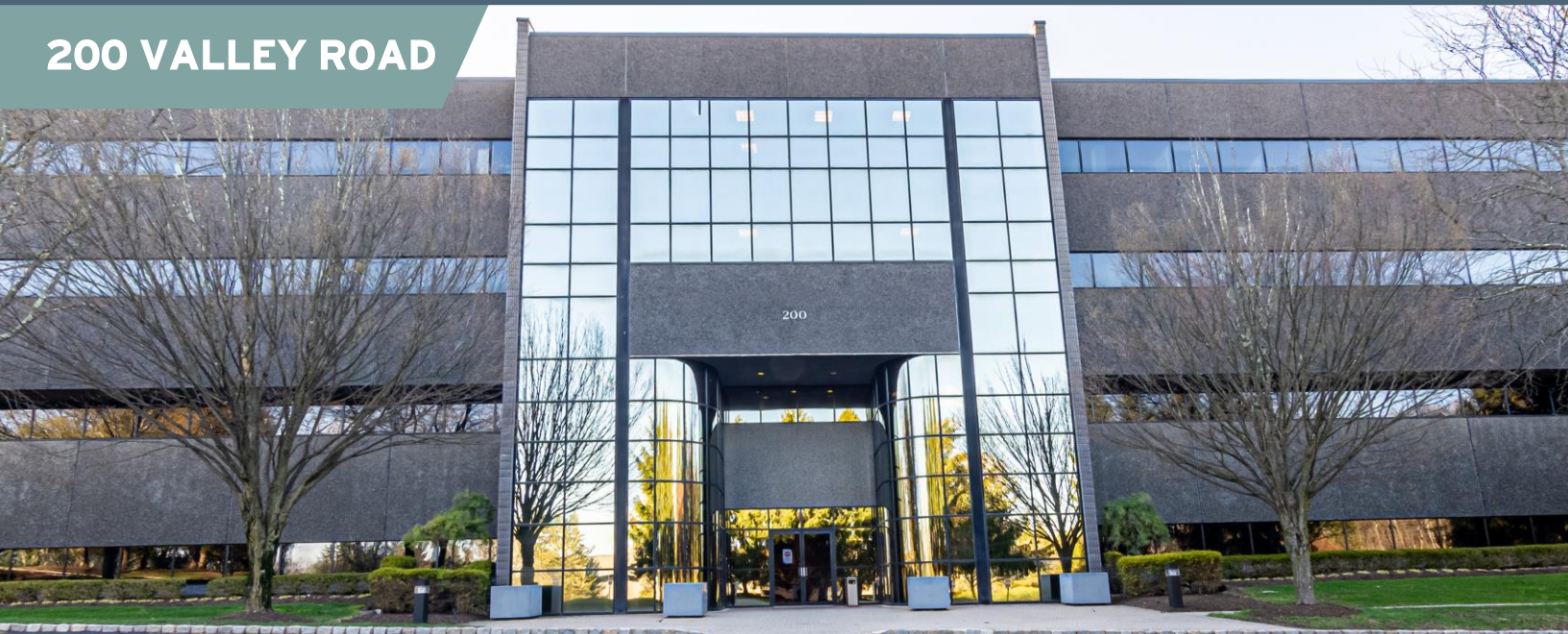


- This premiere medical and office complex is strategically located in the heart of the Western Route 80 Corridor that dramatically lessens the commute to buildings located further East
- Each building has its own generator and tenants can tap into the excess capacity for their critical business functions
- Significant scale (in excess of 260,000 RSF) allowing tenants expansion flexibility throughout the complex. In addition, the three (3) buildings offer different price points that can accommodate any budget
- Well situated at the four-way interchange of Interstate 80 and Howard Boulevard that is rich with retail, restaurants and hotels. Located less than $\frac{3}{4}$ of a mile from the Mount Arlington Train Station
- Blocks of availability throughout the complex ranging from 1,500 RSF to 30,000 RSF
- All buildings have outdoor picnic and seating areas, and the complex is adjacent to newly constructed townhomes with significant open space including walking trails
- Saw Tooth architecture allows smaller requirements to have multiple corner offices for upper management and maximum natural light

100 VALLEY ROAD



200 VALLEY ROAD



400 VALLEY ROAD





100 VALLEY ROAD



Main Lobby



First Floor Corridor

BUILDING SPECS

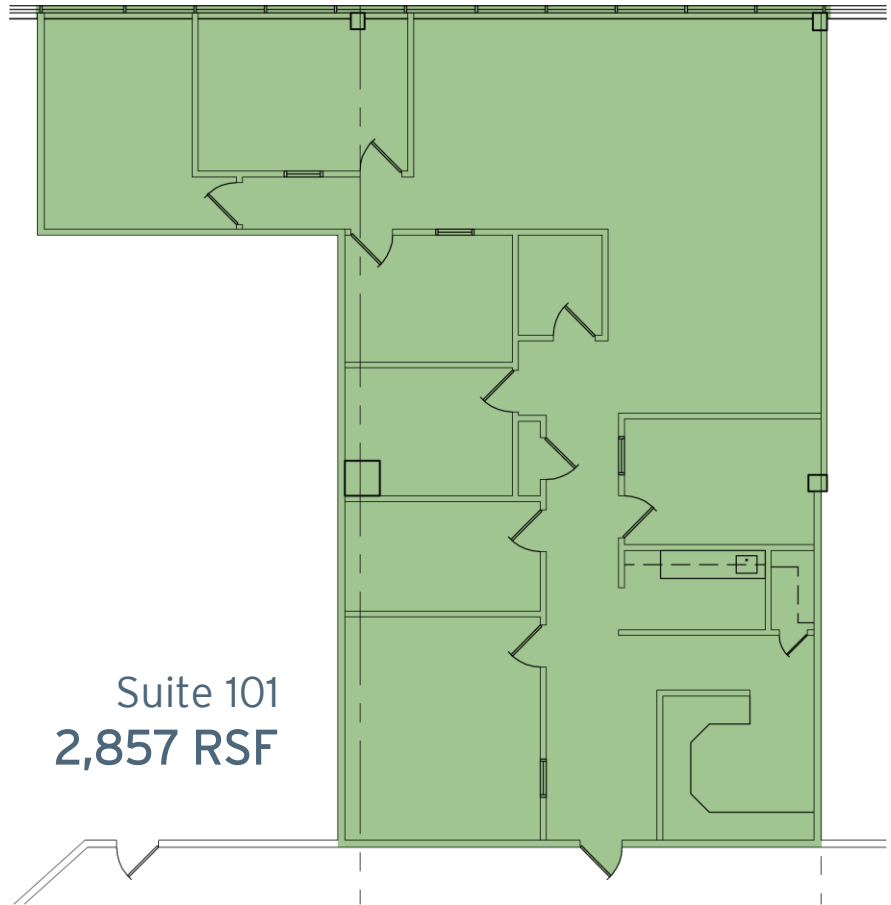
Type	3 Star Office
RBA	46,000 SF
Availability	1 st Floor: 2,857 SF 1,565 SF 2 nd Floor: 5,426 SF 5,826 SF 4,264 SF <hr/> 15,516 SF
Stories	2
Class	B
Year Built	1987
Elevators	2
Parking	Ratio of 5.00/1,000 SF
Tenancy	Multi



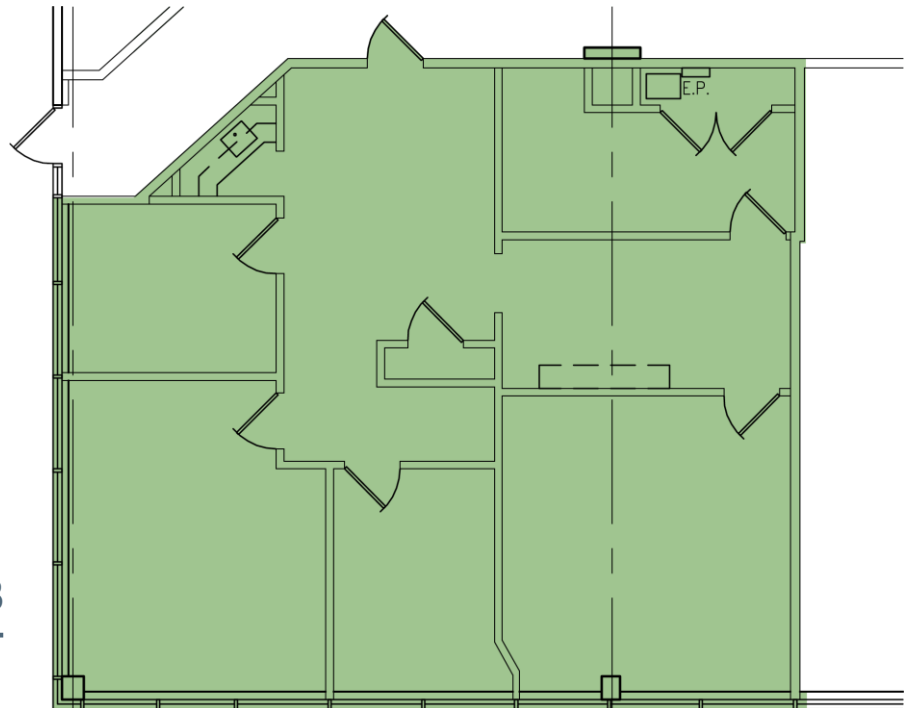
100 VALLEY ROAD

FIRST FLOOR

FLOOR PLANS

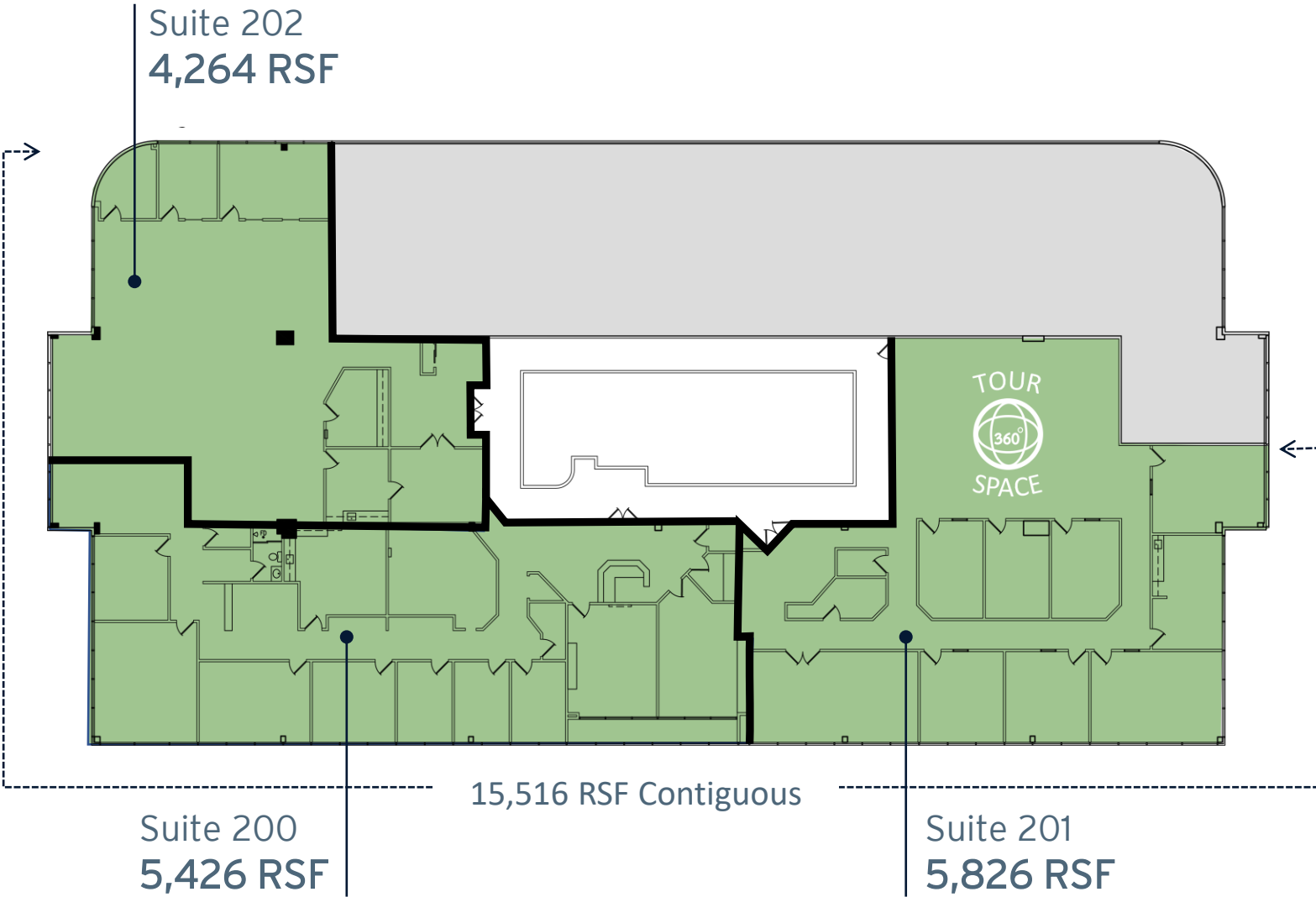


Suite 101
2,857 RSF



Suite 103
1,565 RSF

SECOND FLOOR

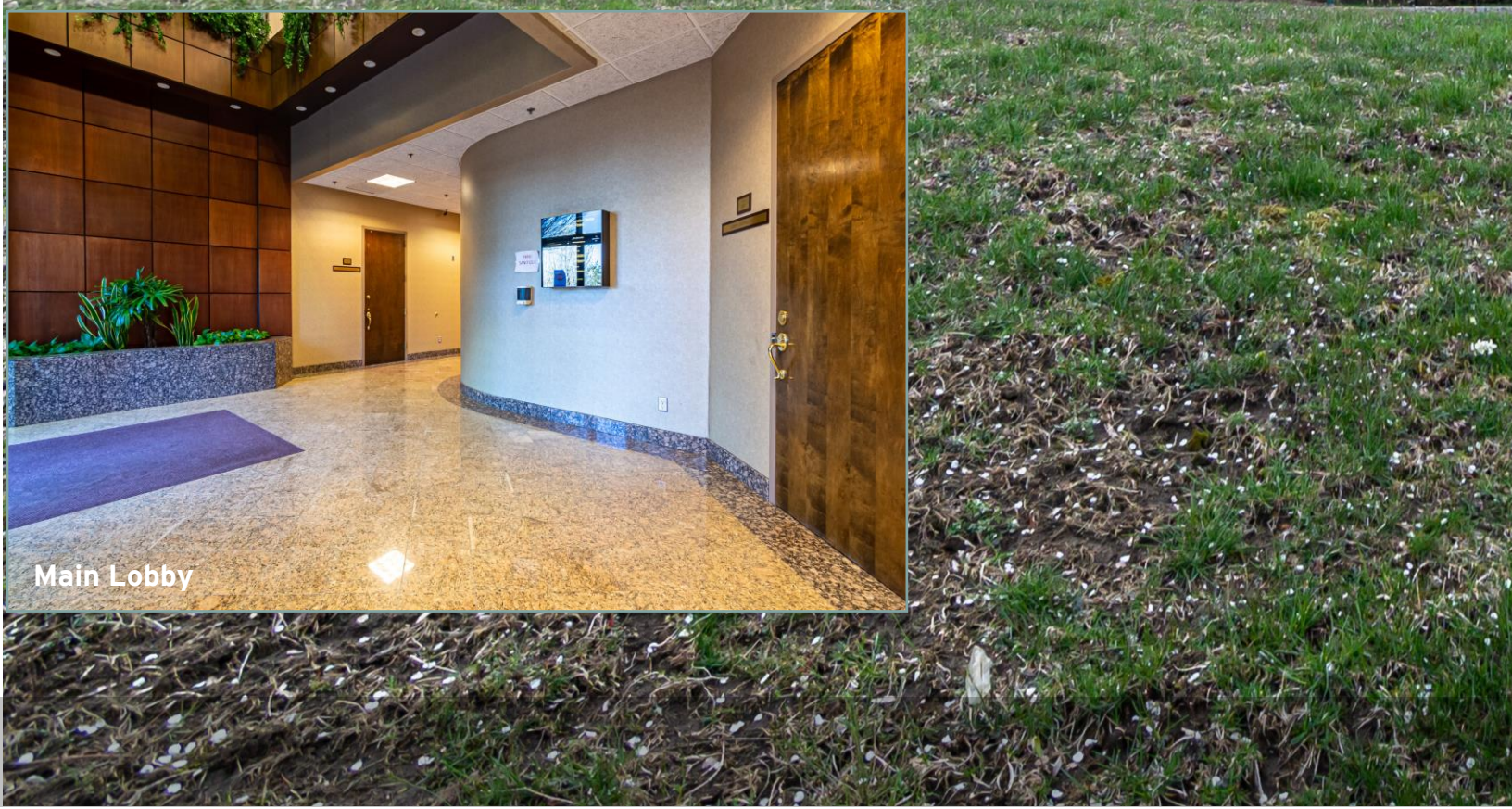




200 VALLEY ROAD



Main Lobby





Second Floor Landing

BUILDING SPECS

Type	3 Star Office	
RBA	86,508 SF	
Availability	1 st Floor:	2 nd Floor:
	4,184 SF	2,600 SF
	1,860 SF	
	4 th Floor:	
	3,405 SF	
	3,411 SF	
	1,776 SF	
	8,592 SF	
Stories	4	
Class	B	
Year Built	1989	
Elevators	2	
Parking	Ratio of 4.00/1,000 SF	
Tenancy	Multi	

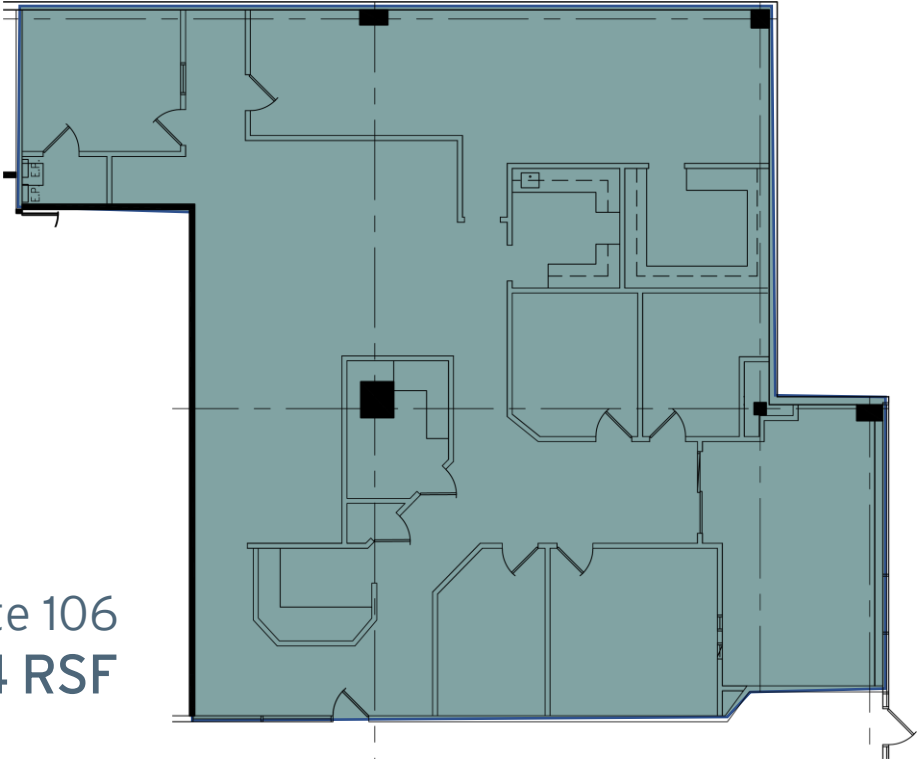


200 VALLEY ROAD

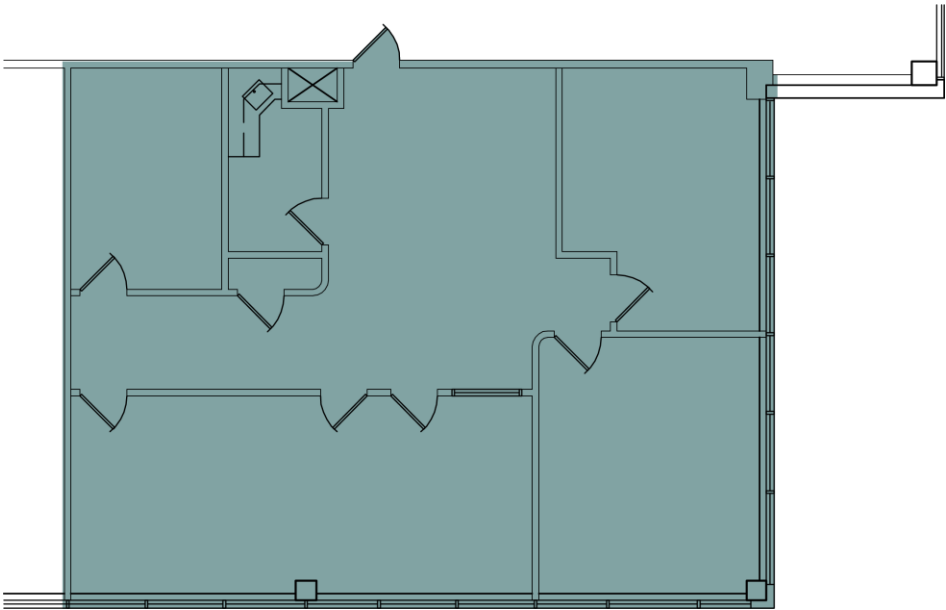
FIRST FLOOR

FLOOR PLANS

Suite 106
4,184 RSF

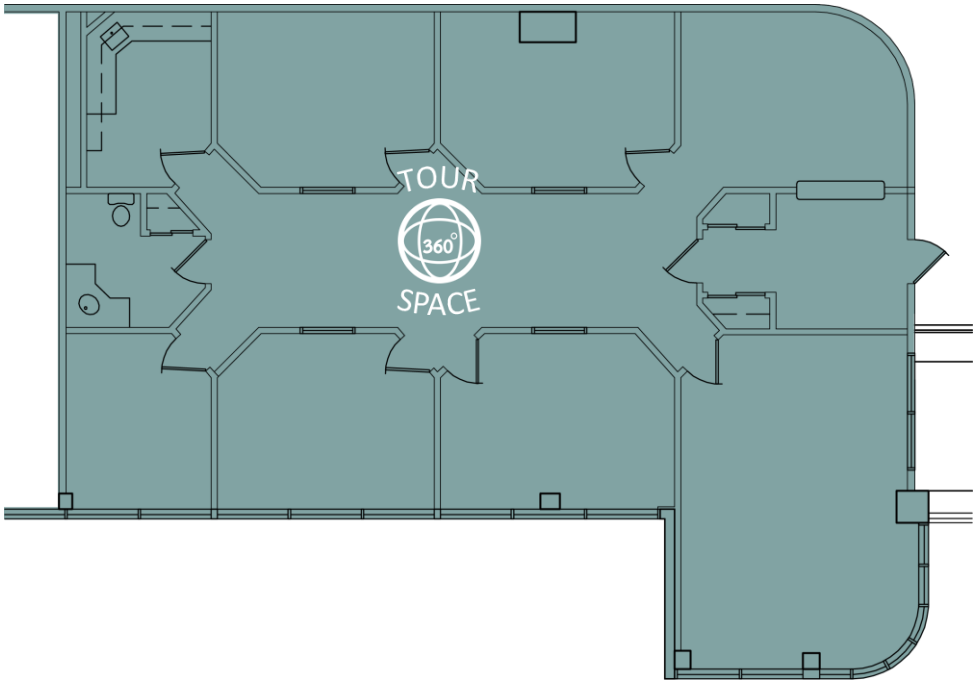


Suite 108
1,860 RSF



SECOND FLOOR

Suite 200
2,600 RSF



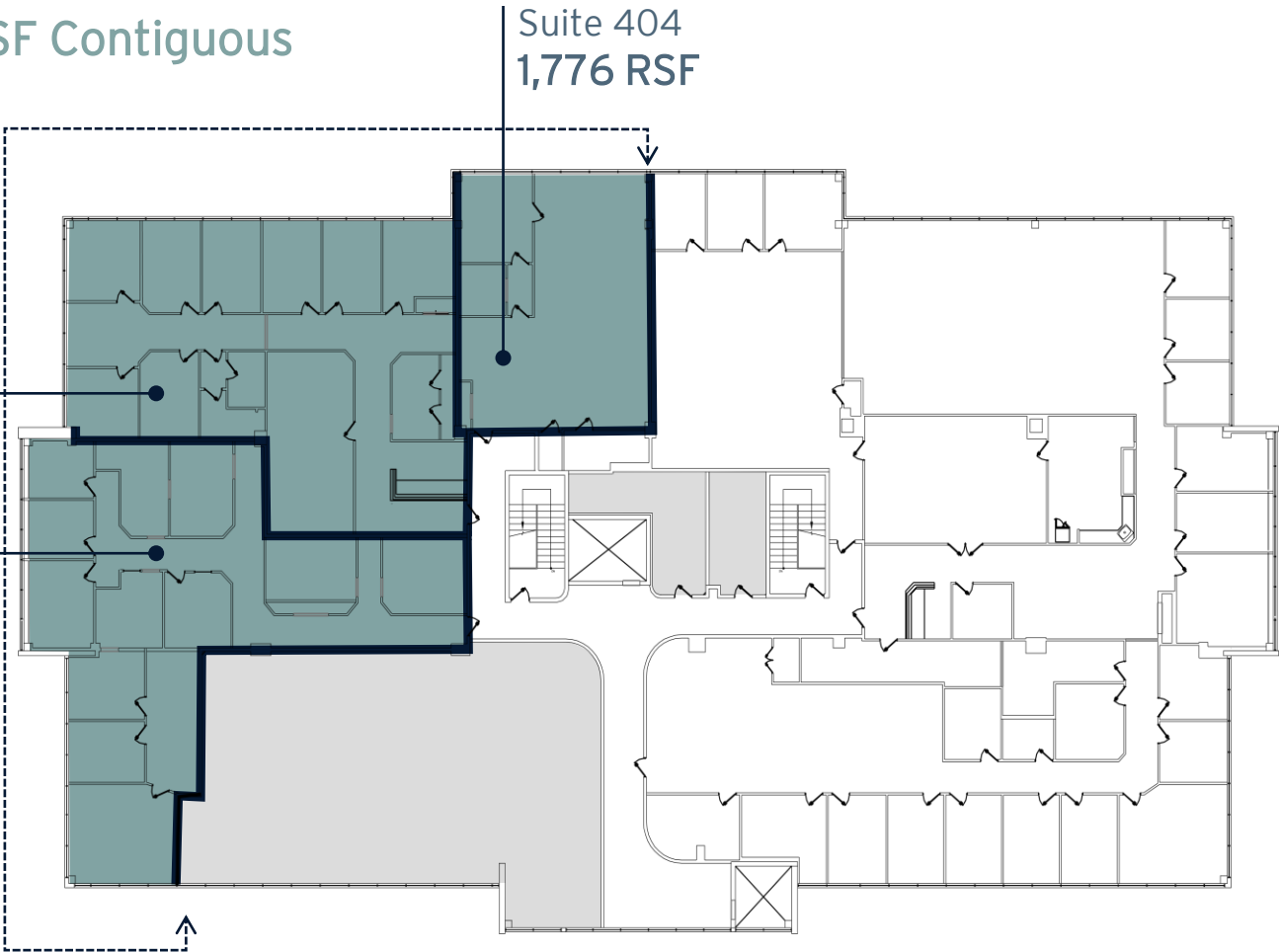
FOURTH FLOOR

8,592 SF Contiguous

Suite 404
1,776 RSF

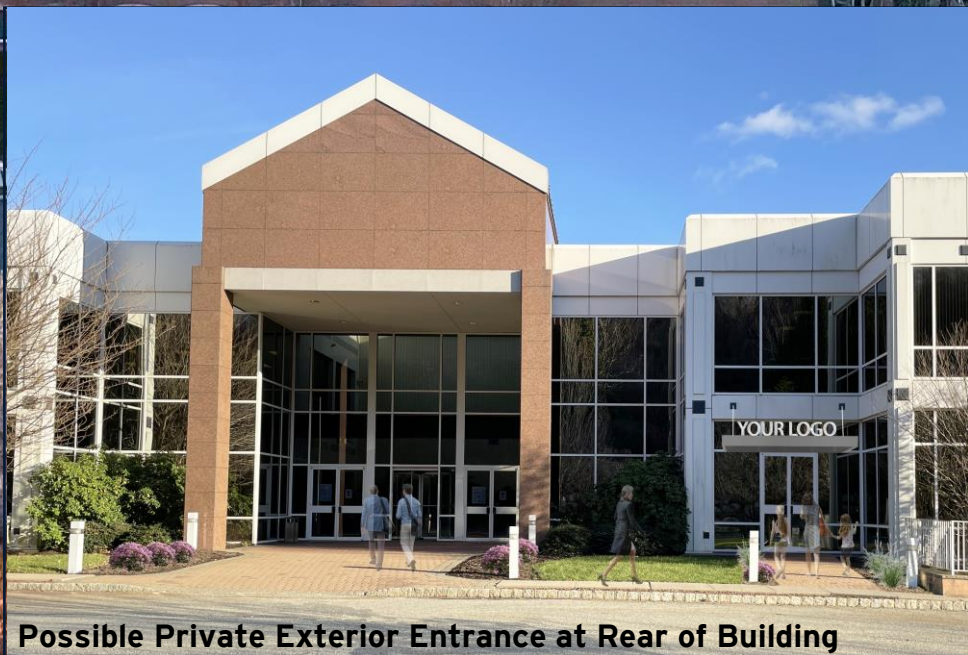
Suite 403
3,411 RSF

Suite 402
3,405 RSF





400 VALLEY ROAD



Possible Private Exterior Entrance at Rear of Building



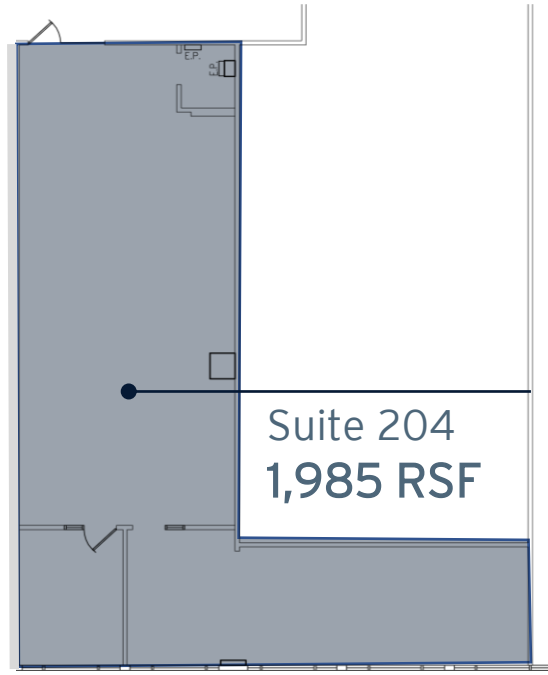
BUILDING SPECS

Type	4 Star Office	
RBA	130,000 SF	
Availability	2 nd Floor:	2 nd Floor:
	18,907 SF	1,985 SF
	3,148 SF	
	6,090 SF	
	<hr/> 28,145 SF	
Stories	3	
Class	A	
Year Built	2000	
Elevators	2	
Slab to Slab	12'	
Parking	Ratio of 4.00/1,000 SF	
Tenancy	Multi	

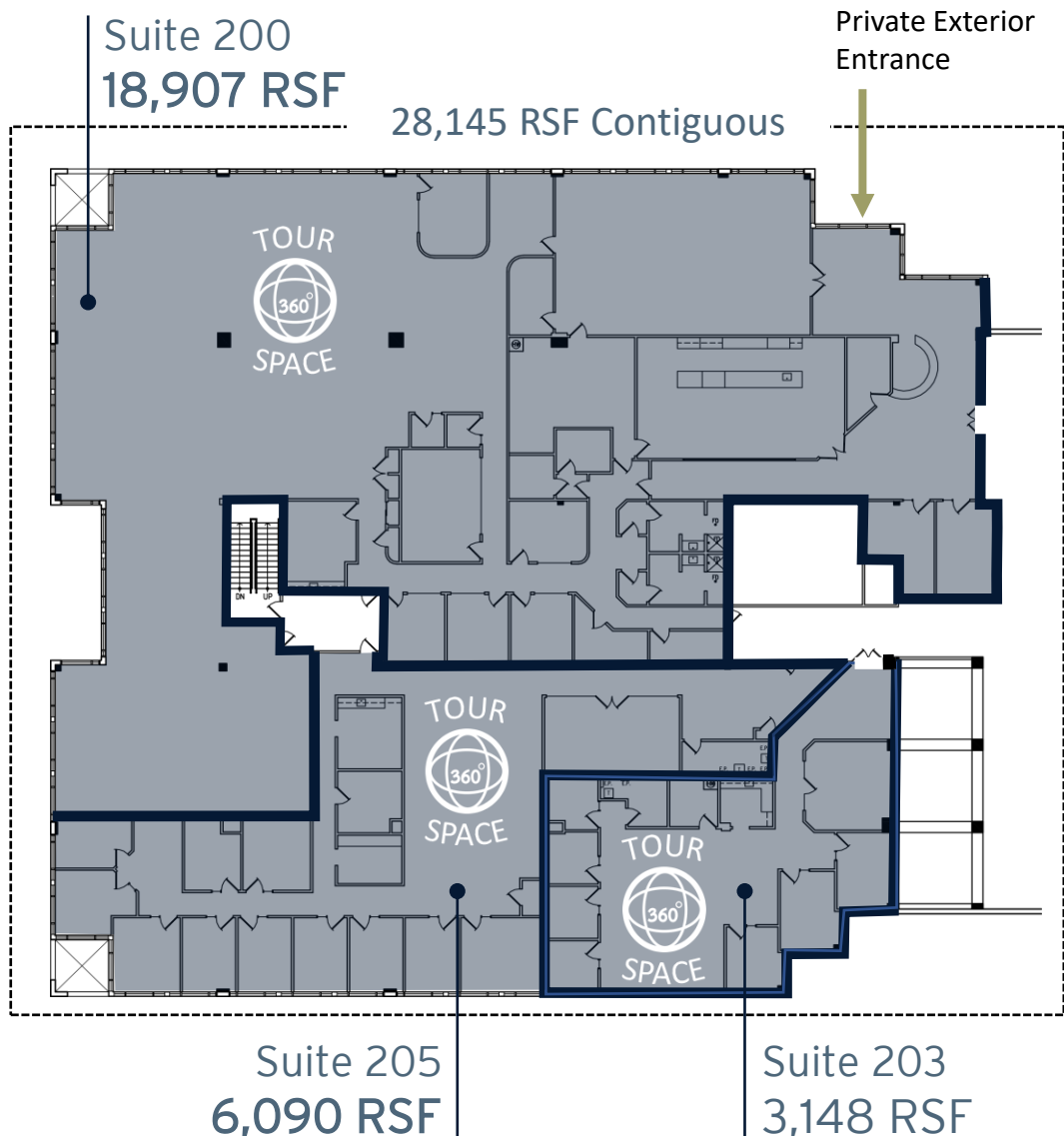


400 VALLEY ROAD

SECOND FLOOR



FLOOR PLAN





Open Plan



Outdoor Cafe Seating



First Floor Elevator & Corridor



Cafe



Cafe

AMENITIES



Restaurants

1. Pub 199
2. Frank's Pizza
3. Blossom Asian Bistro
4. Broadway Fresh Grill Restaurant
6. Cracker Barrel
- Old Country Store
8. Davy's Hot Dogs and Grill
13. TGI Fridays
16. Ichiban Sushi
17. Outback Steakhouse
19. The Clay Oven
21. BJ's Bakery
25. Red Lobster
26. Panda Express
27. Chipotle
35. Panera Bread
38. Fuddruckers
40. Boston Market

Coffee/Convenience

11. QuickChek
12. Dunkin'
23. Dunkin'

Retail

14. CVS
20. Walgreens
22. Buddy's Small Lot
24. Barnes & Noble
28. Walmart
29. DSW
31. Marshalls
32. Staples
33. The Home Depot
37. Kohl's

Hotels

5. Holiday Inn Express & Suites
9. Courtyard by Marriot

Fitness

18. Strong Together
Roxbury CrossFit
30. 24 Hour Fitness
34. Planet Fitness

Banking

10. Bank of America
39. Bank of America
41. Valley Bank
42. TD Bank

Childcare

7. Child & Family Resources, Inc.
15. The Learning Experience

100 VALLEY
ROAD

200 VALLEY
ROAD

400 VALLEY
ROAD

Mt. Arlington
Train Station

The Shops
at Ledgewood
Commons





For more information or to arrange a tour, please contact:

Fred Hyatt
+1 973 829 4688
fred.hyatt@am.jll.com

Jason Benson
+1 973 829 4669
jason.benson@am.jll.com

Diana Kopac
+1 973 829 4783
diana.kopac@am.jll.com



©2021 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



5 Minutes from Route 80



3 Minutes from
Mount Arlington Station



45 Minutes from
Newark Liberty Intl.
1 Hour from
LaGuardia Airport
1.25 Hours from
John F. Kennedy Airport