

Mack-Cali Centre III

140 East Ridgewood Avenue • Paramus, NJ



With its distinctive architecture and state-of-the-art systems, Mack-Cali Centre III offers your business an exceptional Bergen County location.

At Mack-Cali Centre III, you'll get the convenience of a prominent and highly visible Bergen County location directly off the Garden State Parkway and the elegance of true class A property. This five-story office building features a beautiful full-height atrium lobby joining two, visually distinct towers, state-of-the-art building systems, numerous nearby amenities, and an attractive campus-like setting.

Mack-Cali Centre III features include:

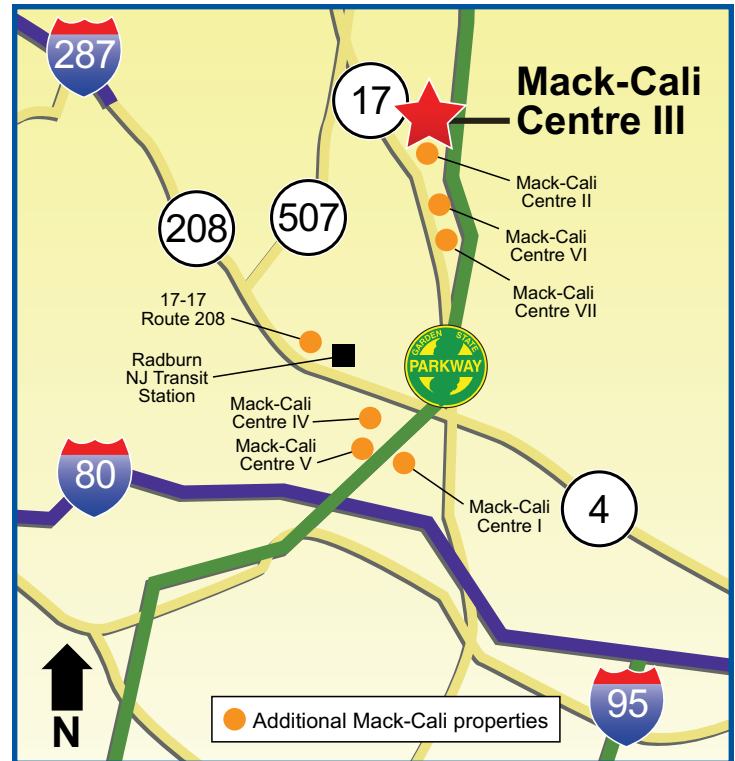
- Five-story, 240,000-square-foot fully mirrored glass building
- Dramatic seven-story atrium lobby
- Fiber optic risers for high-speed voice and data connectivity
- State-of-the-art building systems
- On-site café with outdoor seating areas, and banking
- Access control system for enhanced security
- Convenient walk to the Crowne Plaza Hotel; restaurants including the Bonefish Grill and Panera Bread; the Paramus Park Mall; the World Gym Paramus; and more
- Responsive Mack-Cali property management

Mack-Cali properties offer distinct advantages:

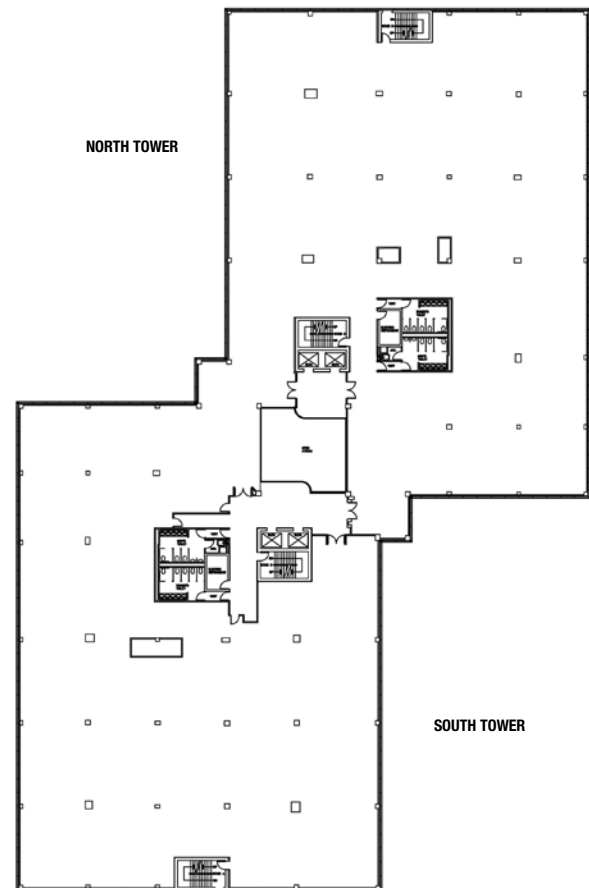
- Comprehensive in-house services provide tenants with a seamless and efficient process, covering every aspect from leasing and move-in to day-to-day operations.
- Extensive portfolio of properties offers a wide selection of locations to accommodate tenants' expansion, relocation, or build-to-suit requirements.
- Mack-Cali's on-site management provides responsive, professional attention to the needs of tenants.
- We own the bulk of our portfolio debt free, allowing for a faster and more streamlined leasing process.
- Strong financial position, superior properties, and award-winning building management all combine to instill confidence in even the most challenging of markets.

A prime central Bergen County location:

- Adjacent to the full interchange of the Garden State Parkway at Exit 165
- Easy access to routes 4 and 17, and I-80
- Just 15 minutes to Manhattan
- Near Teterboro and Newark Liberty International airports
- Just minutes to the Crowne Plaza Hotel and Courtyard by Marriott
- On-site NJ Transit bus and rail service to surrounding communities
- Conveniently located near restaurants, the Paramus Park Mall, the Garden State Plaza Mall, the Fashion Center, the World Gym Paramus, and more
- Access to a highly-skilled labor pool



Situated directly off the Garden State Parkway, Mack-Cali Centre III provides your company with the convenience of a prime location and the many benefits of a Mack-Cali property.



Typical floor plan.

For further information,
please call the Mack-Cali Leasing Department
at 201.967.1544 or email
leasing@mack-cali.com.


Realty Corporation
www.mack-cali.com

650 From Road
Paramus, NJ 07652

The information contained herein is for guidance only. This publication is subject to errors, omissions, prior sale, lease or withdrawal from market without notice and does not constitute an offer, nor is it binding on either party.

© 2009 Mack-Cali Realty Corporation