

Mack-Cali Centre IV

61 South Paramus Road • Paramus, NJ



Home to a host of financial services firms, the magnificent Mack-Cali Centre IV offers a serene corporate setting in a prime Bergen County location.

At Mack-Cali Centre IV, you'll get the convenience of a highly visible and accessible Bergen County location, plus the elegance of a true class A property. Considered the heart of the County's financial center—due to its prominent financial services tenants—this premier five-story office building features excellent highway access, a striking campus setting, outstanding design and infrastructure, and a wealth of nearby amenities.

Mack-Cali Centre IV features include:

- Five-story, 270,000 square-foot class A office building
- Full-height skylit atrium lobby and sawtooth design providing an extensive window line, numerous corner offices and a wealth of light-filled spaces
- State-of-the-art building systems
- Multiple telecommunications vendor access
- Fiber optic risers for high-speed voice and data interconnectivity
- Efficient floor plates with center core construction
- On-site café serving breakfast and lunch, with catering services available
- A strategic location just off of Exit 160 of the Garden State Parkway with immediate access to Routes 4 and 17 and I-80—just minutes to Manhattan
- A wealth of amenities nearby—restaurants, hotels, banks, business services, country clubs and the Garden State Plaza Mall

- Ample surface parking
- New Jersey Transit bus service on-site
- On-site security guard
- 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.

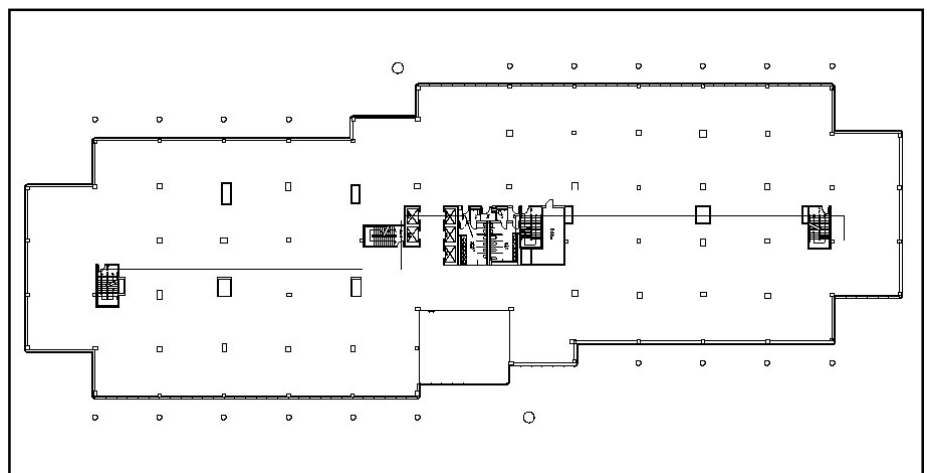


A prime central Bergen County location:

- Located directly off of Exit 160 of the Garden State Parkway
- Immediate access to Routes 4 and 17 and I-80
- Just 15 minutes to Manhattan
- Close to the George Washington and Tappan Zee bridges, and the Holland and Lincoln tunnels
- On-site New Jersey Transit bus service to surrounding communities
- Near Teterboro and Newark Liberty International airports
- Adjacent to restaurants, banks, business services and the Ramada Inn, offering meeting and banquet facilities
- Minutes to retail shops and restaurants at Garden State Plaza Mall
- Close proximity to the Arcola, Paramus and Ridgewood country clubs
- Adjacent to Mack-Cali Centre V, combining for a campus-like setting
- Highly-skilled labor pool nearby



Situated directly off of Exit 160 of the Garden State Parkway, Mack Centre IV provides your company with the convenience of a prime location and the many benefits of a Mack-Cali class A office property.



54,000 square-foot floor with center core construction.

For further information, call the Mack-Cali Leasing Department at 201.967.1544 or e-mail 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.

© 2007 Mack-Cali Realty Corporation