

# METROPARK 101

ISELIN, NEW JERSEY



*Located in one of  
New Jersey's  
Premier Office Park*

**Class A Building**

**Available for Sublease | 8,000 – 12,000 RSF**

Enjoy the benefits of a newly renovated Class A building featuring a full-service café with an outdoor seating plaza and an on-site fitness center. From hotels and restaurants to entertainment venues and retail, including the Menlo Park Mall, the area amenities are also abundant.

**PREMISES Up  
to 12,000 SF**



**AVAILABILITY  
60 - 90 Days**



**TERM  
Thru April 30, 2026**



**ASKING RENT  
Upon Request**



# BUILDING HIGHLIGHTS & FEATURES

## PROPERTY FEATURES

- 277,639 SF Building
- Built 1990
- 10 Stories
- 8,000 – 12,000 RSF available
- 210 Covered Parking / 500 spots
- 24 Hour access
- On-Site Property Manager
- 24/7 On-Site Security

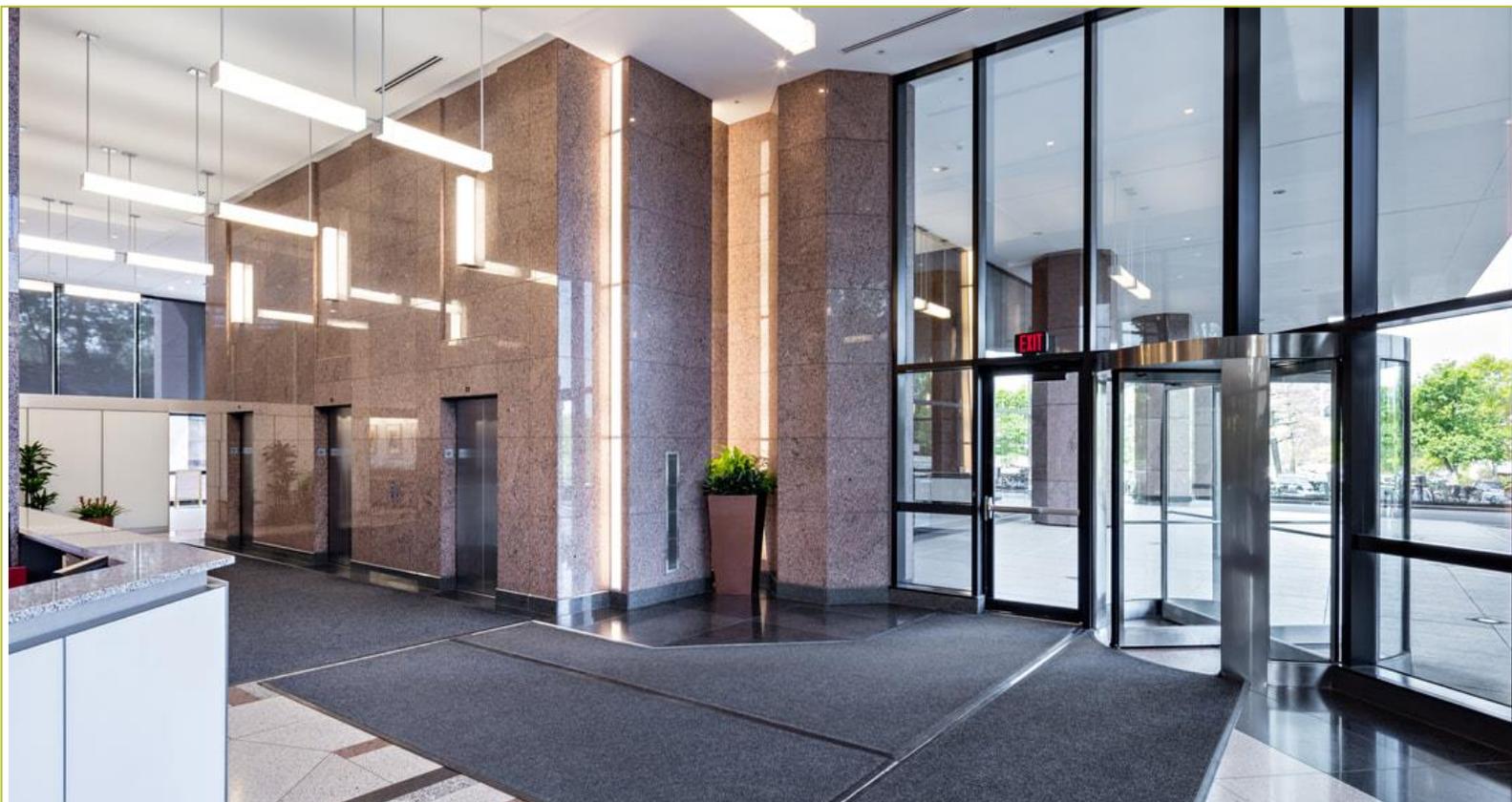
## ACCESS

- Located in the heart of Metropark
- Walking distance from Metropark Train Station
- Easy access to Garden State Parkway (Exit 131), NJ Turnpike (Exit 11), Routes 1 & 9 and I-287
- Newark Airport: 25-minute drive

## AMENITIES

- Full-service café
- Full-service fitness center
- Outdoor patio
- Conference Center
- Nearby Woodbridge Mall and Menlo Park Mall
- Sheraton and Woodbridge hotels nearby for visitor Wide variety of restaurants conveniently located in the area

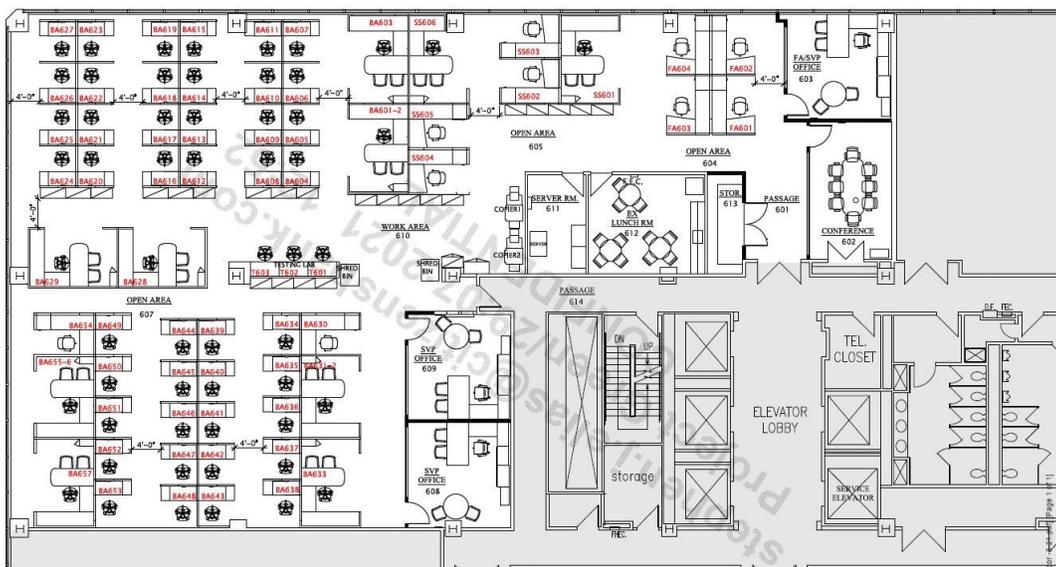
AVAILABILITY	FLOOR	SIZE
	6 <sup>th</sup> Floor	8,419 SF
Total Available	9 <sup>th</sup> Floor	11,796 SF
Lease Rate	Call for More Information	



# BUILDING AVAILABILITY

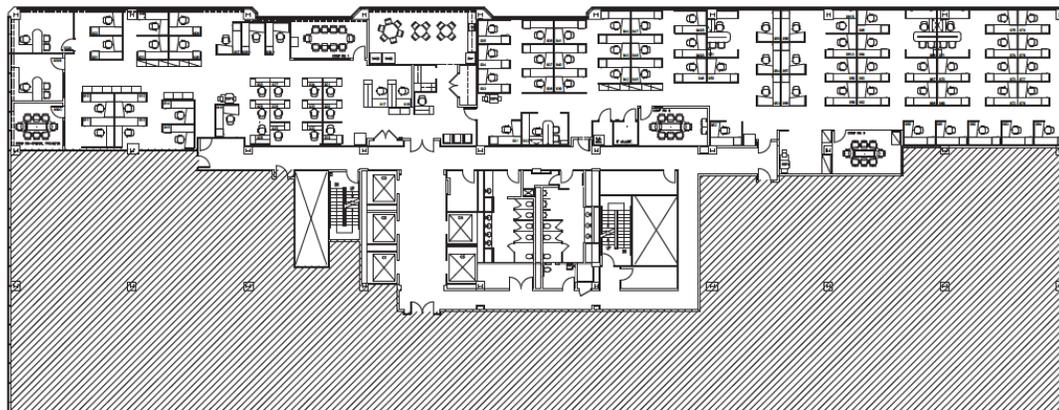
6th FLOOR

8,419 SF

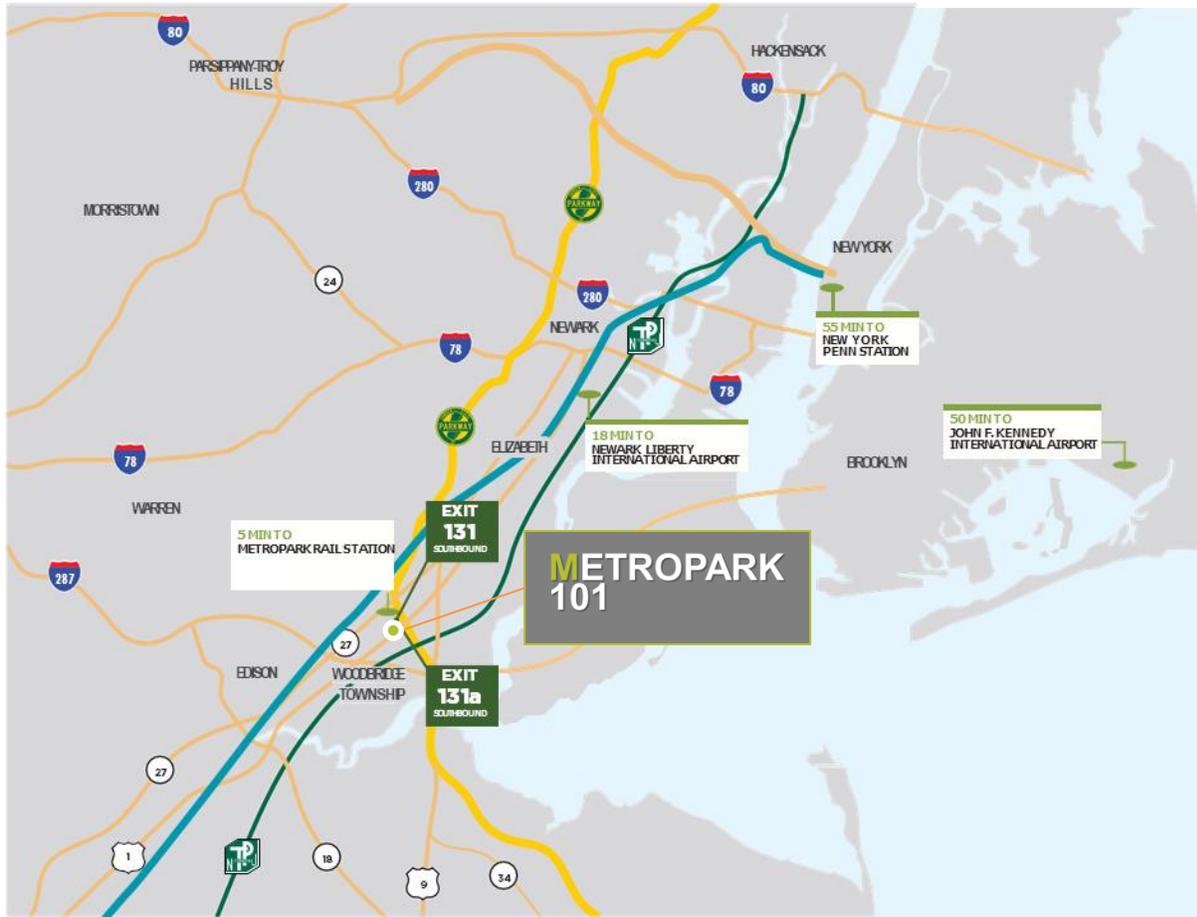


9th FLOOR

11,796 SF



# LOCATION



101 Wood Avenue South is within walking distance to Metropark—one of NJ TRANSIT’s busiest stations. Situated at Exit 131 of the Garden State Parkway, and just minutes from the NJ Turnpike, the building is an ideal opportunity for prime office space at this unparalleled central New Jersey location

For more information, please contact:

**WILLIAM O’KEEFE**

Managing Director

+1 973 908 6101

[william.okeefe@cushwake.com](mailto:william.okeefe@cushwake.com)

**RAYMOND P. TREVISAN, CRE**

Executive Managing Director

+1 973 214 4893

[raymond.trevisan@cushwake.com](mailto:raymond.trevisan@cushwake.com)

