

FOR SUBLEASE

**CORPORATE IMAGE
FULLY SECURED SITE**

**600 GUYON DRIVE
HARRISON, NEW JERSEY**

**FREE-STANDING
+ 48,500 SF BUILDING**



**SUBLEASE TERM THROUGH
OCTOBER 30 20, 2028**

**LONGER LEASE
TERM POSSIBLE**

FEATURES

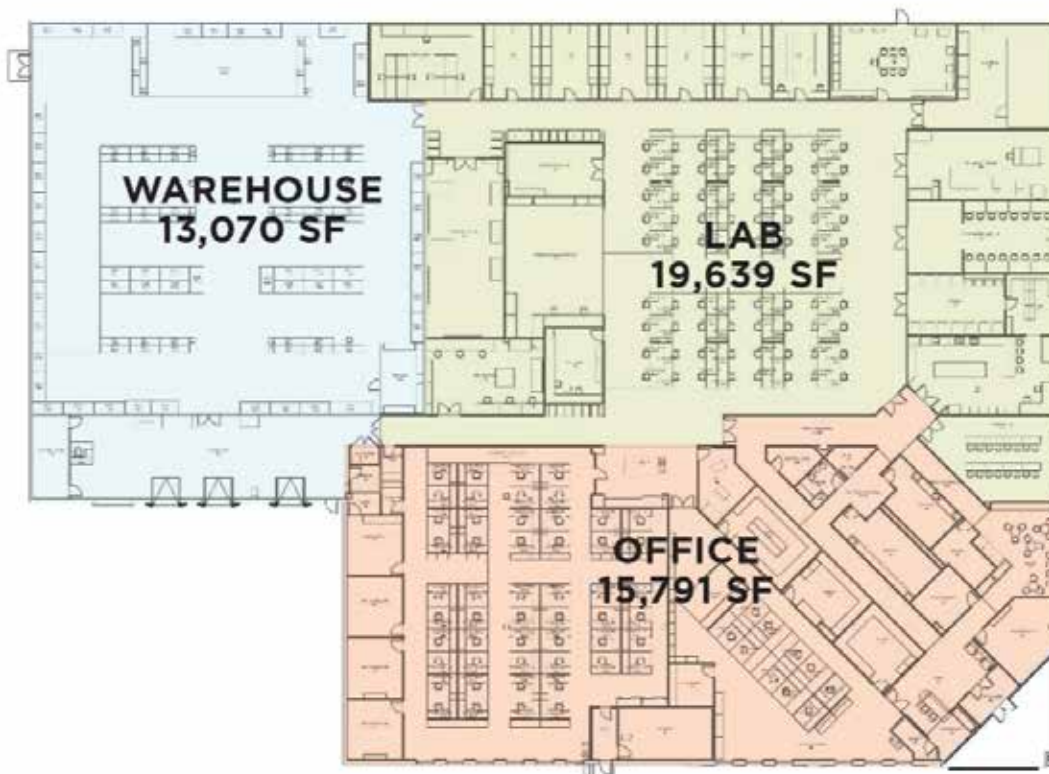
- Recently renovated
- Beautiful and clean office space
- Fully fenced and secured
- Walking distance from Harrison Station expands an already strong labor pool
- Excellent location 0.5 miles from Route 280 and 3.0 miles from NJ Turnpike
- Abundant car parking with trailer parking available in the immediate area

PROJECT SPECIFICATIONS



- 48,500 SF Total
- Office Space To Suit
- 23' Ceiling Height
- 4 Exterior Tailgates
- 1,600a 277/480v Power
- 56 Car Parking
- Immediate Occupancy
- Taxes \$2.84/SF
- Sublease through 10/30/2028

FLOOR PLAN



± 48,500 SF

600 GUYON DRIVE

Harrison, New Jersey

STRATEGICALLY POSITIONED



HARRISON STATION
0.3 MILES



**NEW JERSEY
TURNPIKE, EXIT 15E**
3.1 MILES



**NEWARK LIBERTY
INT'L AIRPORT**
4.7 MILES



**PORTS NEWARK/
ELIZABETH**
5.6 MILES



**HOLLAND
TUNNEL**
8.2 MILES



**OUTERBRIDGE
CROSSING**
20.3 MILES



**STATEN
ISLAND**
20.3 MILES



**LINCOLN
TUNNEL**
11.3 MILES



MANHATTAN
14.9 MILES



**GEORGE
WASHINGTON BRIDGE**
17.5 MILES

JOIN CORPORATE NEIGHBORS

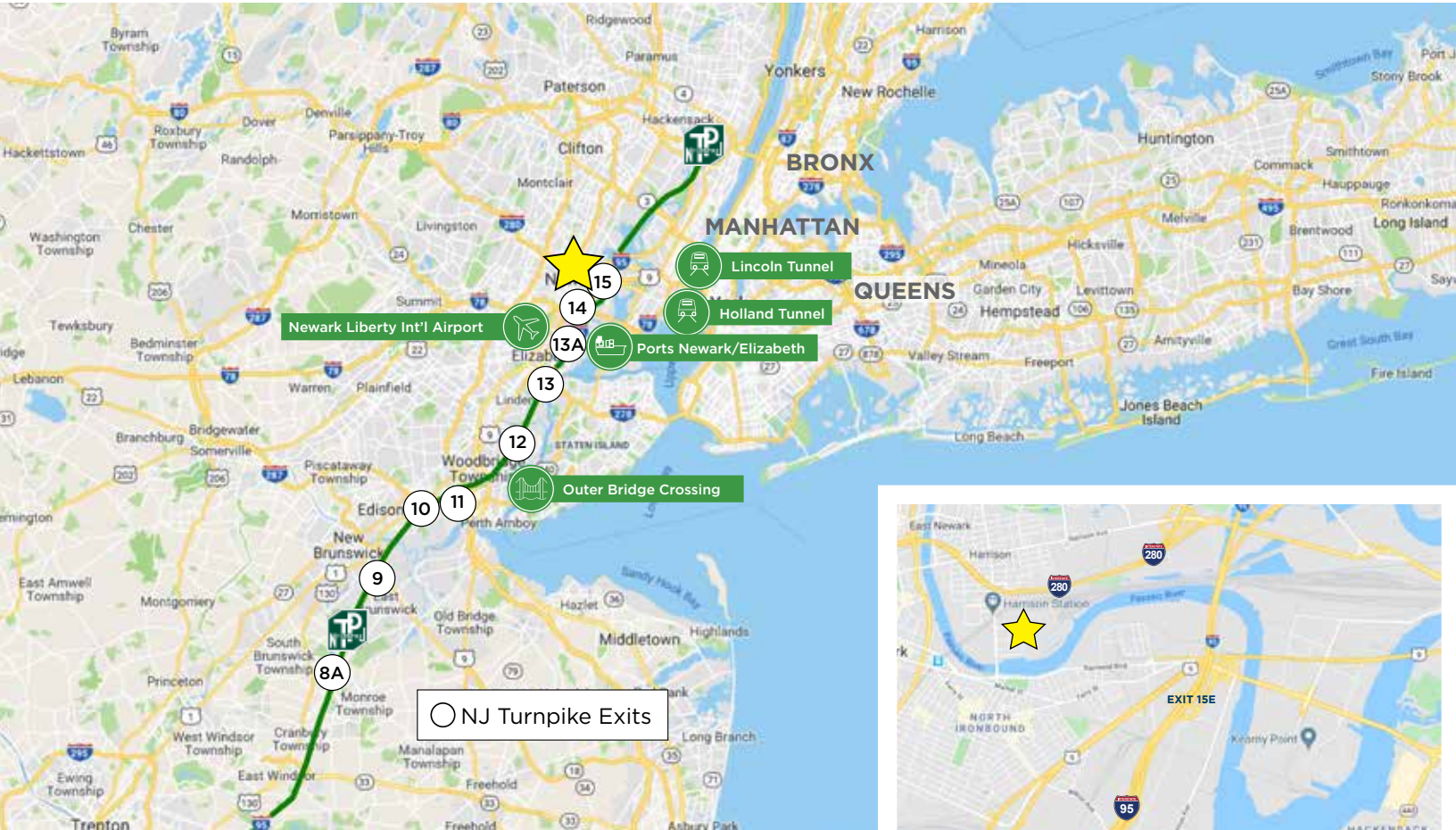


SUBLEASE AVAILABILITY

600 GUYON DRIVE

Harrison, New Jersey

LOCATION



**AVAILABLE FOR SUBLEASE
THROUGH OCTOBER 30, 2028**

+ 48,500 SF

For more information, please contact:

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