



CenterPointe IV
1140 Route 22 East, Bridgewater, NJ

BEST IN CLASS AT BRIDGEWATER

CenterPointe

AT BRIDGEWATER

1130, 1140, 1150, 1160 Route 22 East, Bridgewater, NJ

PARK FEATURES:

- Four (4) building Class A office park on 20.78 acres
- Corporate campus environment provides expansion potential
- Tenant signage opportunity
- Buildings offer highly efficient floor plates
- Richly appointed common areas with granite and wood lobbies
- Parking ratio: 4/1,000 SF
- **CAPITAL IMPROVEMENTS COMPLETED AT CENTERPOINTE I**

ON-SITE AMENITIES:

- Full service café with new outdoor seating area with WIFI
- Conference center with WIFI
- Fitness facilities with showers and lockers
- On-site property management office
- Market fresh vending

LOCATION:

- Located on Route 22 East with convenient access to I-287, I-78 and Routes 202, 206
- Close to numerous area restaurants, hotels and shopping



CenterPointe I
1130 Route 22 East, Bridgewater, NJ
FULLY LEASED



CenterPointe II
1160 Route 22 East, Bridgewater, NJ



CenterPointe III
1150 Route 22 East, Bridgewater, NJ

EXCLUSIVE LEASING AGENT:



For more information, please contact:

Susan Mason +1 973 829 4697 susan.mason@am.jll.com	Robert Ryan +1 973 829 4717 rs.ryan@am.jll.com	John Buckley +1 732 590 4175 john.buckley@am.jll.com
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OWNED AND MANAGED BY:



Visit our website for more info:
www.centerpointeatbridgewater.com

CenterPointe

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AVAILABLE SPACE

CenterPointe I 1130 Route 22 East, Bridgewater, NJ



BUILDING FULLY LEASED

CAPITAL IMPROVEMENTS COMPLETED:

- New two-story atrium lobby entrance consisting of a 40 foot modern, clear glass and white metal frame main entrance infusing the interior with natural light.
- Complementing this clean, modern entrance in the Lobby is a palette of warm tones, rich wood accents, complete renovation of restrooms, an interactive touchscreen directory and energy efficient LED lighting
- New exterior landscaping designed to accentuate the modern, main entrance

CenterPointe II 1160 Route 22 East, Bridgewater, NJ



- 1st floor – 5,123 RSF
- 3rd floor – 11,723 RSF

CenterPointe III 1150 Route 22 East, Bridgewater, NJ



- 1st floor – 6,893 RSF
- 3rd floor – 16,126 RSF

CenterPointe IV 1140 Route 22 East, Bridgewater, NJ



- 1st floor – 6,451 RSF
- 2nd floor – 10,135 RSF
- 3rd floor – 11,291 RSF

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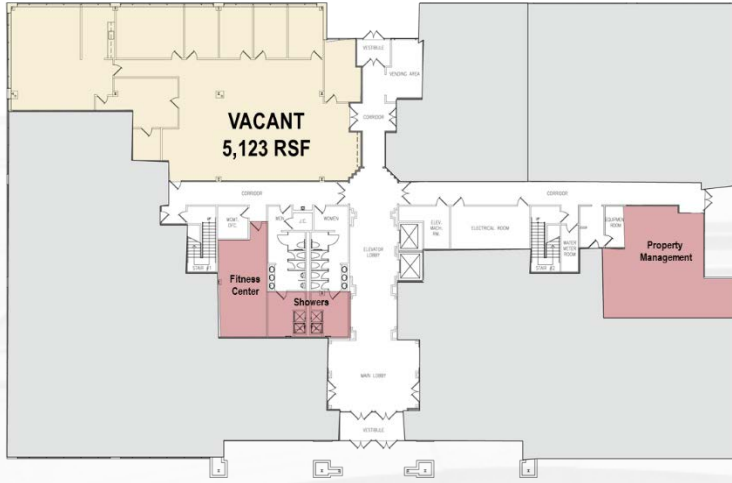
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www.centerpointeatbridgewater.com

FLOOR PLANS

CenterPointe II - 1160 Route 22 East





1st Floor
5,123 RSF



3rd Floor
11,723 RSF



KEY:

	VACANT
	COMMON AREA
	OCCUPIED
	AMENITY

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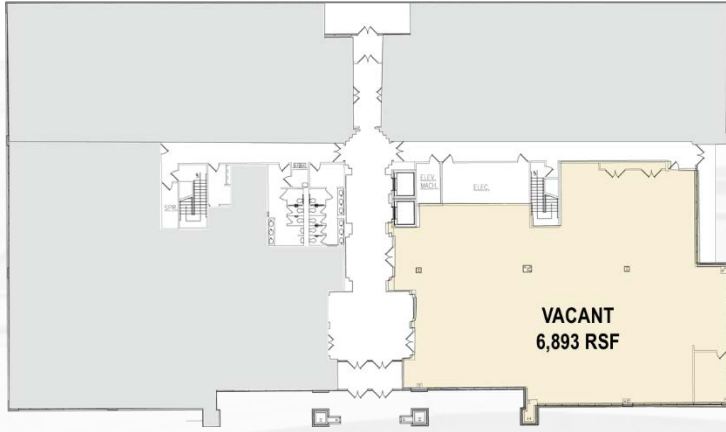
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FLOOR PLANS

CenterPointe III - 1150 Route 22 East




1st Floor
6,893 RSF



3rd Floor
16,126 RSF



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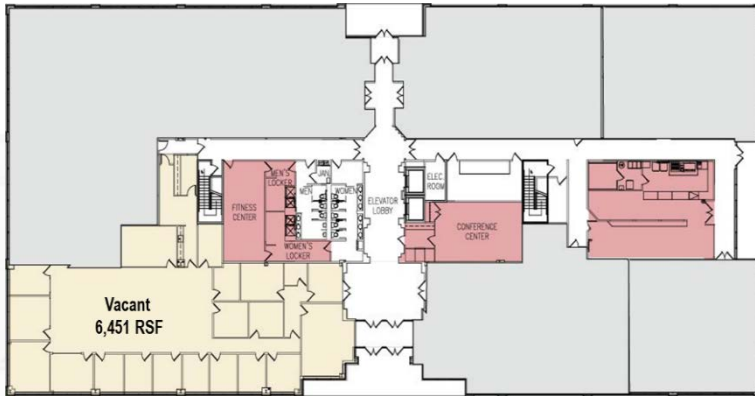
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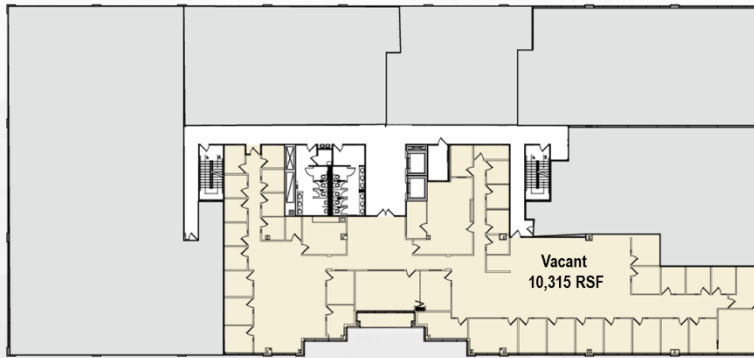
FLOOR PLANS

CenterPointe IV - 1140 Route 22 East

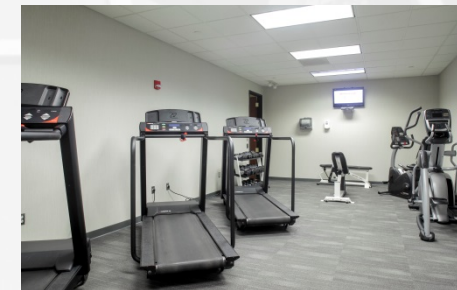
1st Floor
6,451 RSF



2nd Floor
10,135 RSF



3rd Floor
11,291 RSF



- KEY:
- VACANT
 - COMMON AREA
 - OCCUPIED
 - AMENITY

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AMENITIES



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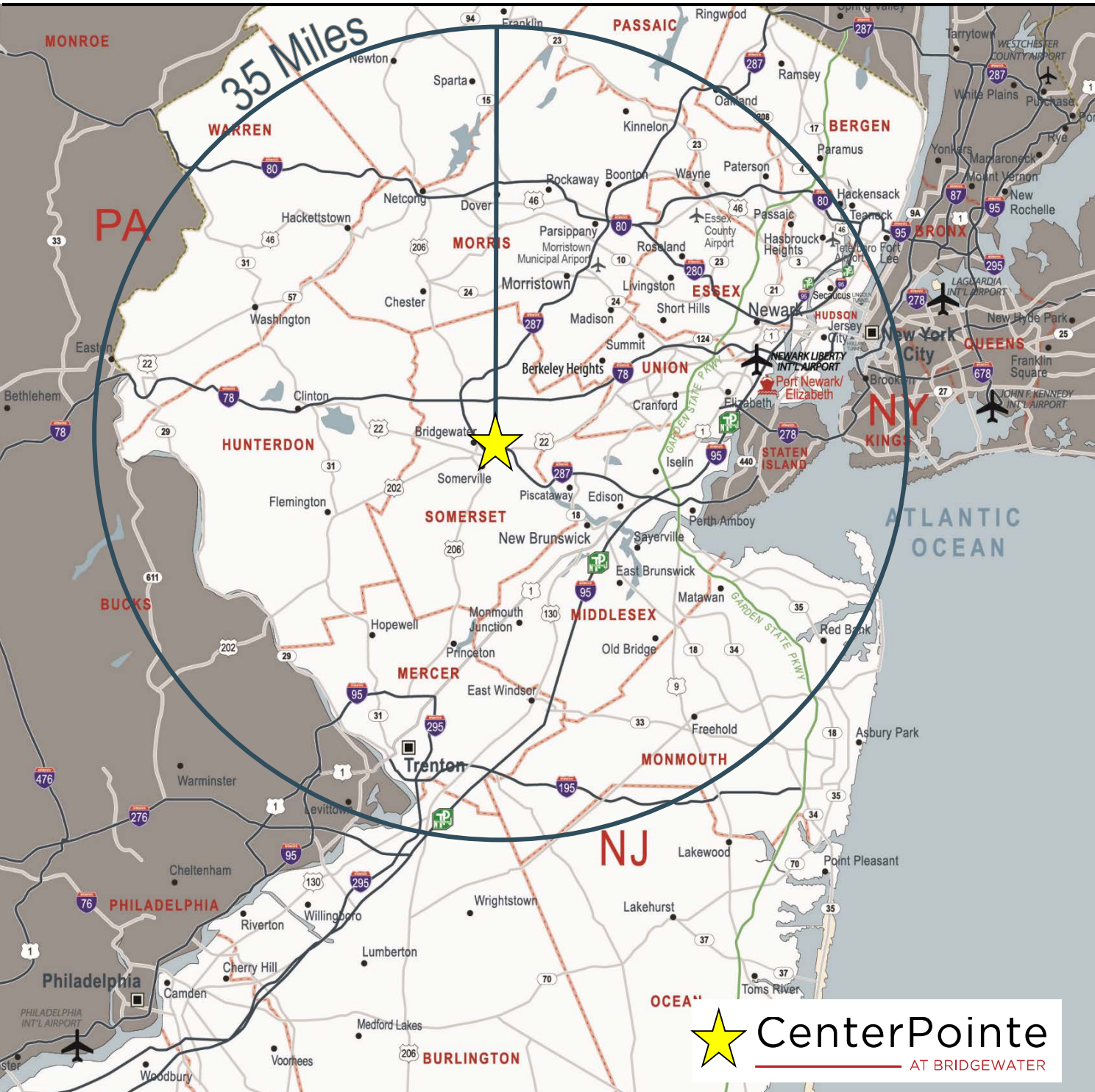


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REGIONAL MAP



 **CenterPointe**
AT BRIDGEWATER

For more information, please contact:

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+1 973 404 1492
susan.mason@am.jll.com

Robert Ryan
+1 973 404 1543
rs.ryan@am.jll.com

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john.buckley@am.jll.com

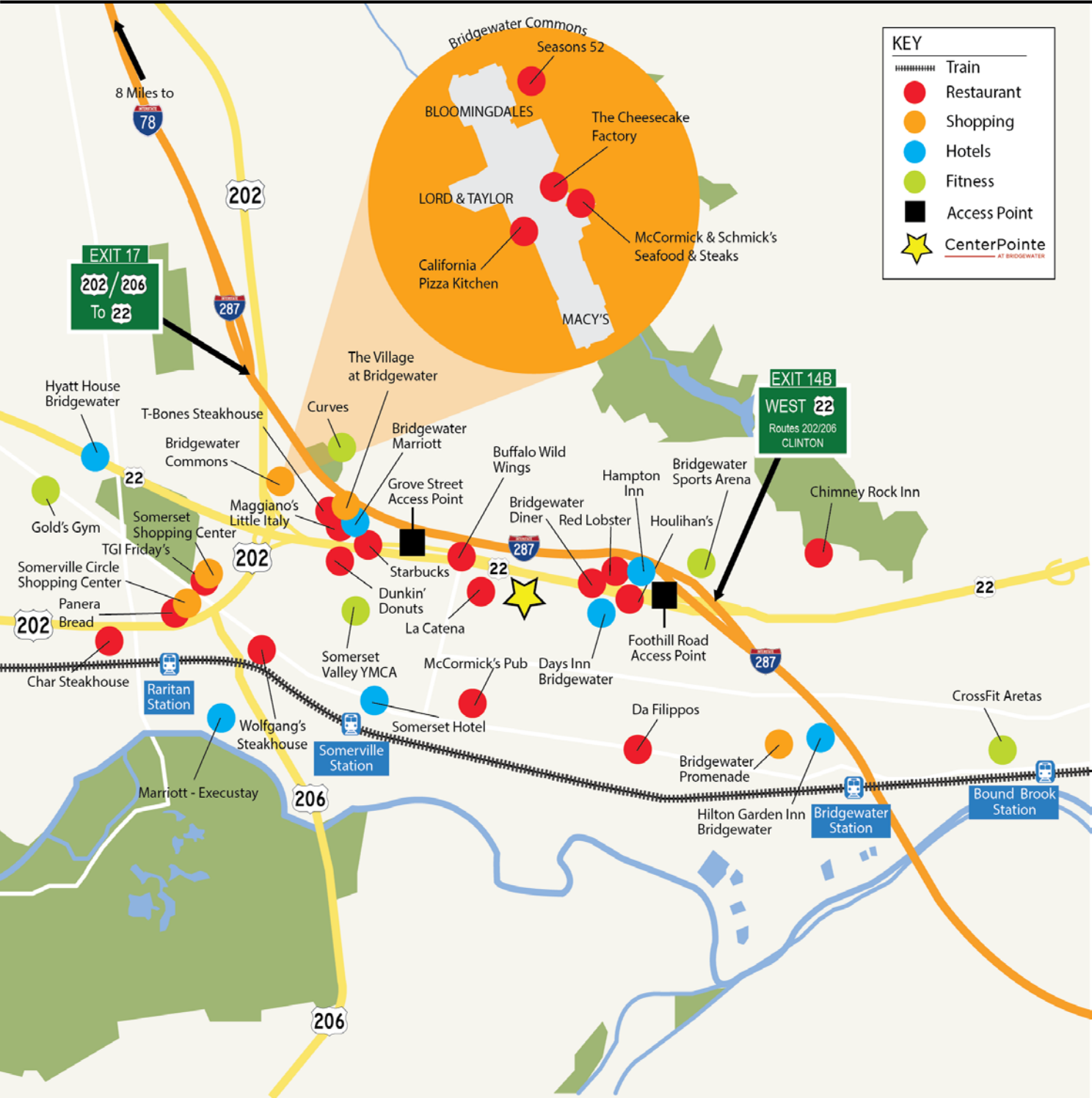


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LOCAL AMENITIES MAP



KEY	
	Train
	Restaurant
	Shopping
	Hotels
	Fitness
	Access Point
	CenterPointe AT BRIDGEWATER

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