

NEW OWNERSHIP

ATRIUM MANAGEMENT LLC

A T R I U M



CORPORATE PARK

300 & 400 Atrium Drive
Somerset, New Jersey



PARK FEATURES/AMENITIES:

- Full floors available
- Units of 2,146 to 230,561 SF
- Pre-built suites available for immediate occupancy
- Park-like campus setting
- Dramatic atrium lobby
- On-site food service and catering
- On-site fitness center (complimentary)
- On-site conference center (complimentary)
- On-site management



CONVENIENT HIGHWAY ACCESS

- Located immediately off I-287 at Exit 10 with access to I-78, Route 22, NJ Turnpike and the Garden State Parkway
- Adjacent to Doubletree by Hilton Hotel and conference center and day care centers



300 ATRIUM

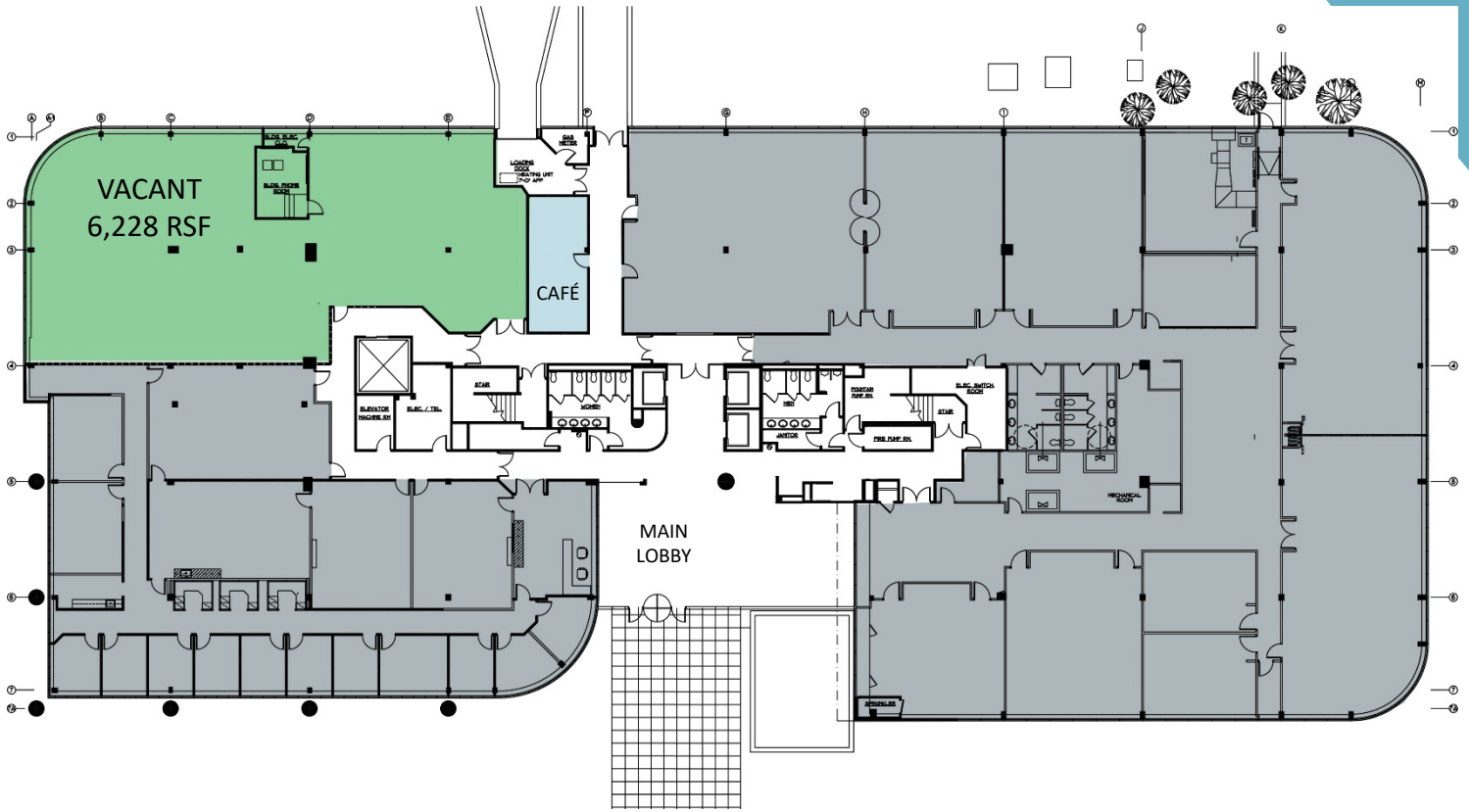


300 Atrium Drive

Floor	Available	Rental Rate
1	6,228	Negotiable + TE
2	12,880	} Contig. Negotiable + TE
2	12,013	
3	15,589	Negotiable + TE

FIRST FLOOR

300 ATRIUM

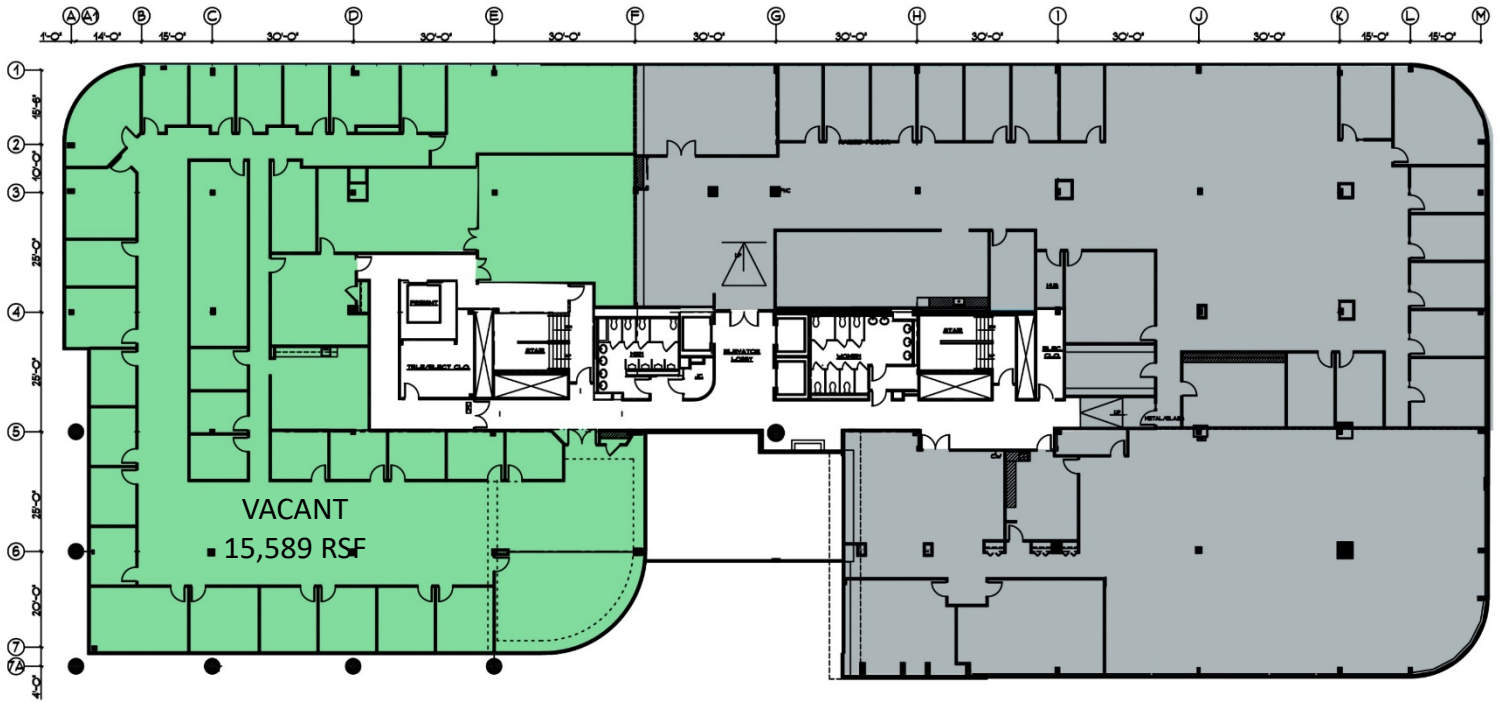


SECOND FLOOR



THIRD FLOOR

300 ATRIUM



FOURTH FLOOR



▲ Vacant ▲ Amenities ▲ Occupied



400 ATRIUM



400 Atrium Drive

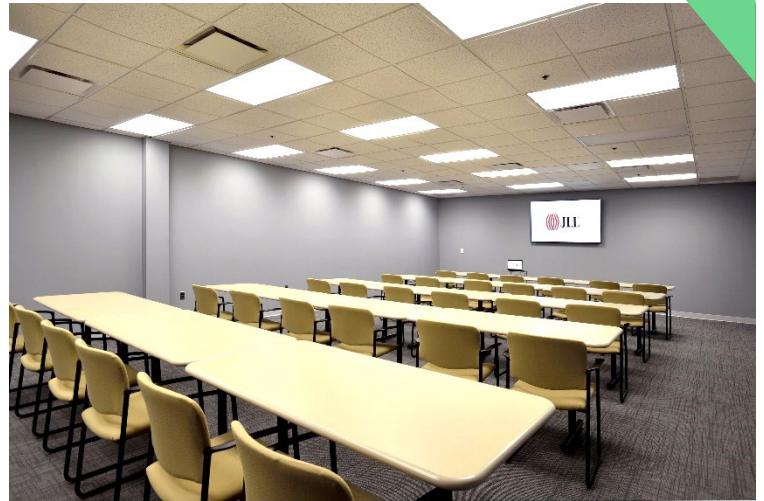
Floor	Available	Rental Rate
1	2,146 (North Wing)	Negotiable + TE
1	6,230 (North Wing)	Negotiable + TE
1	12,079 (North Wing)	Negotiable + TE
1	12,175 (South Wing)	Negotiable + TE
2	18,084 (North Wing)	Negotiable + TE
2	35,467 (South Wing)	Negotiable + TE
3	36,119 (North Wing)*	Negotiable + TE
3	35,467 (South Wing)*	Negotiable + TE
4	36,119 (North Wing)	Negotiable + TE
4	11,317 (South Wing)	Negotiable + TE
5	18,929 (North Wing)	Negotiable + TE

* Entire Floor Available





Main lobby collaboration area



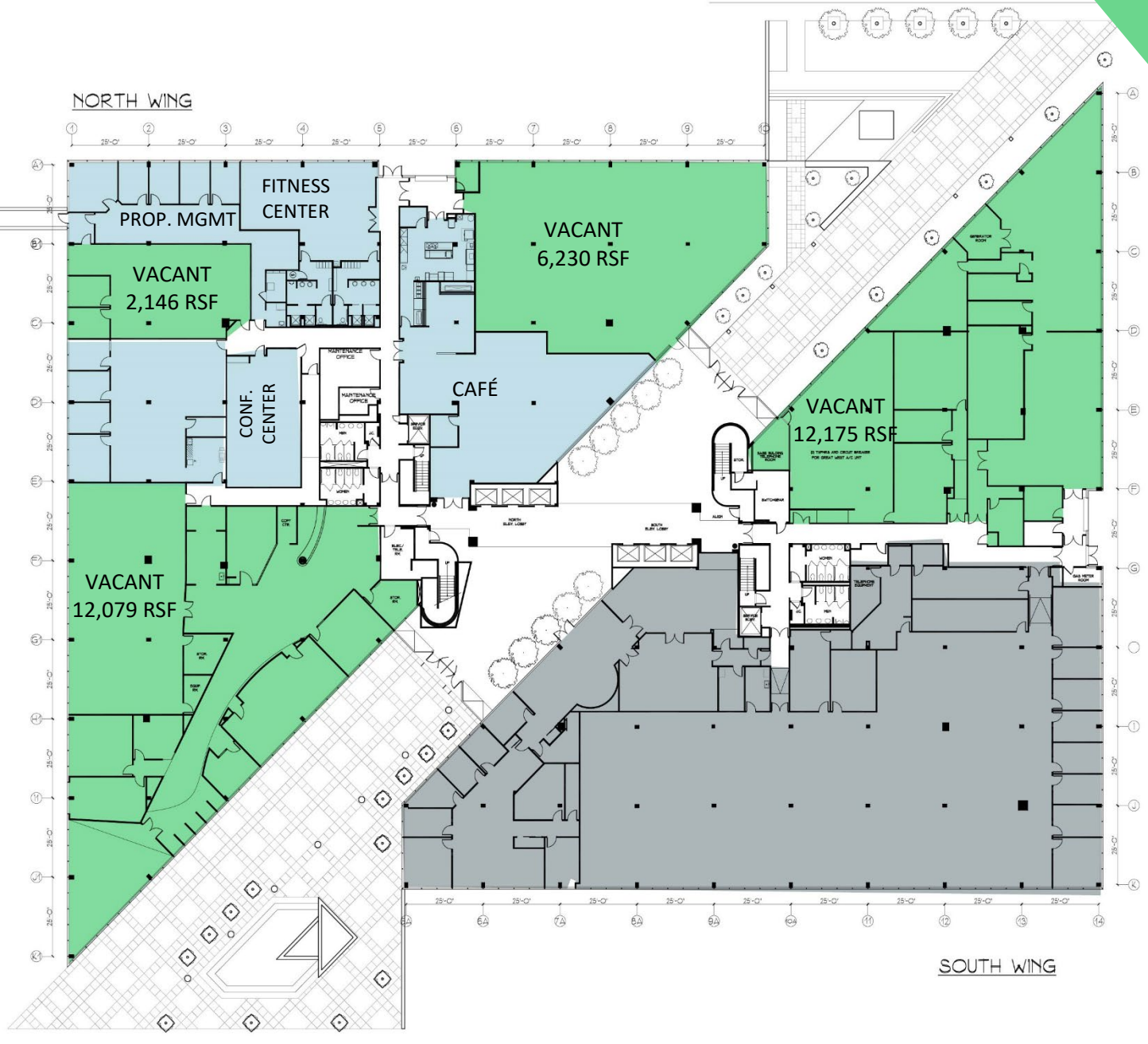
Conference center



Café seating

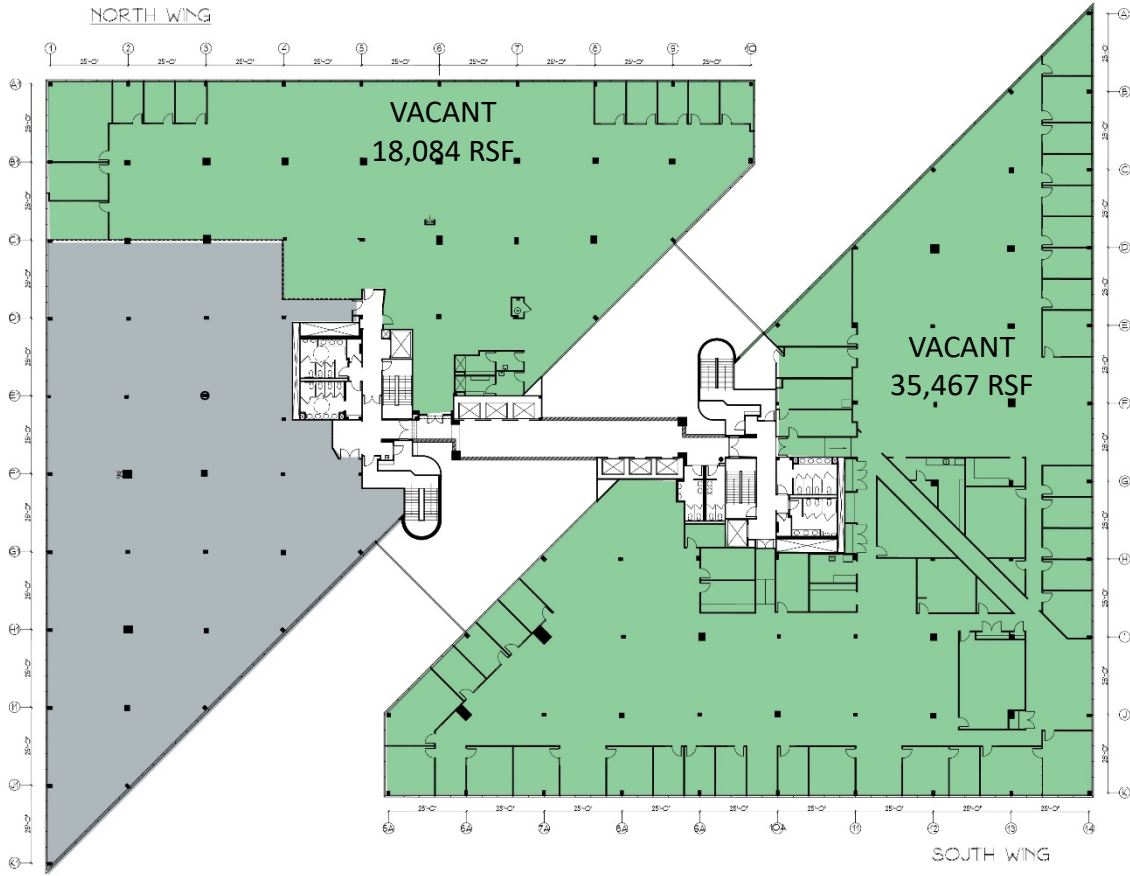


Fitness Center with shower facilities

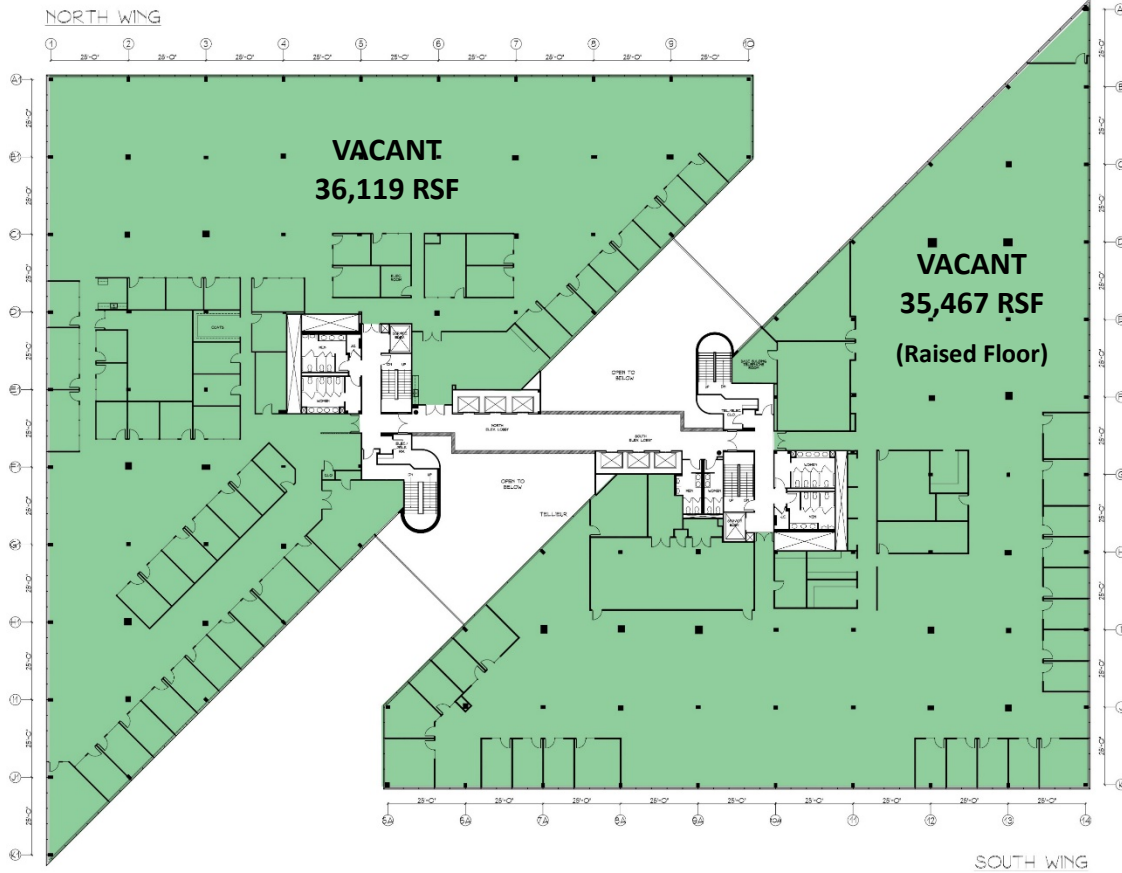


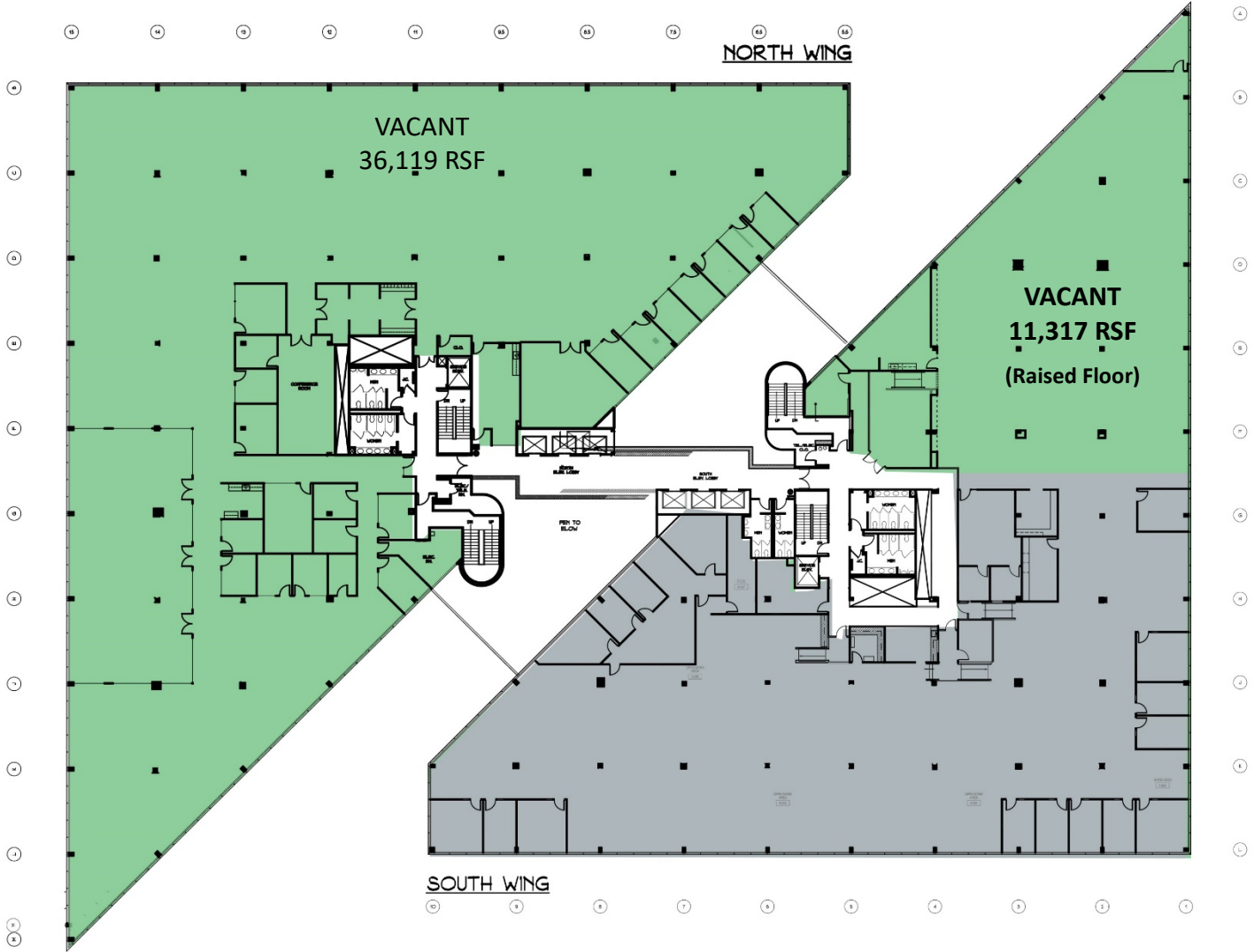
SECOND FLOOR

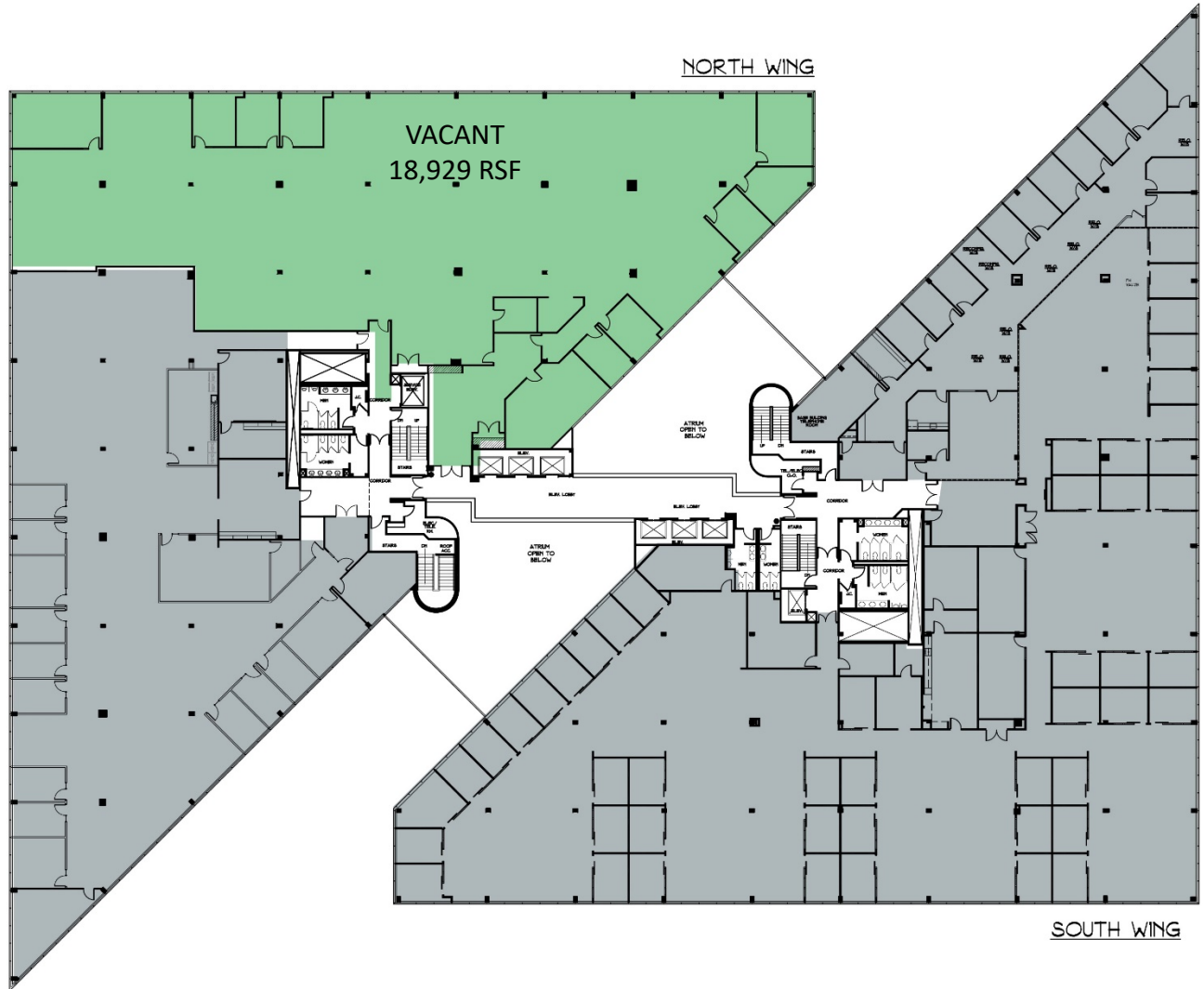
400 ATRIUM



THIRD FLOOR









Contact exclusive leasing agents
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