

# 15 MOUNTAINVIEW ROAD

WARREN, NEW JERSEY

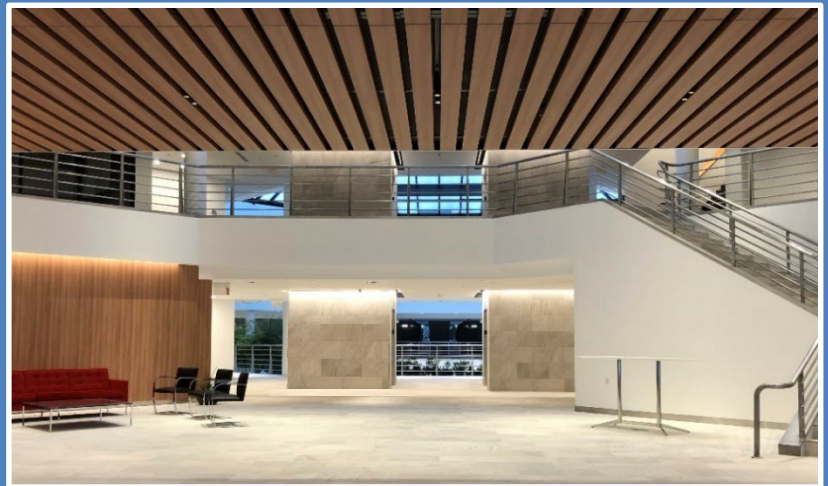
PREMIER CORPORATE HQ CAMPUS  
535,000 SF FOR NET LEASE



## IMPLEMENT HEALTH CONSCIOUS WORKPLACE DESIGN

### PROPERTY HIGHLIGHTS

15 Mountainview Road is Somerset County's premier corporate headquarters campus. Its prime location, new Gensler-designed entry and atrium, amenities, robust infrastructure and prestigious corporate campus are unmatched by other office campuses in this area. The 120-acre campus is nestled in a park-like environment of rolling hills, woods, and beautifully landscaped grounds. In addition, the campus has walking trails that surround the property so employees can enjoy the scenic grounds the property provides.



### HEALTH CONSIDERATIONS

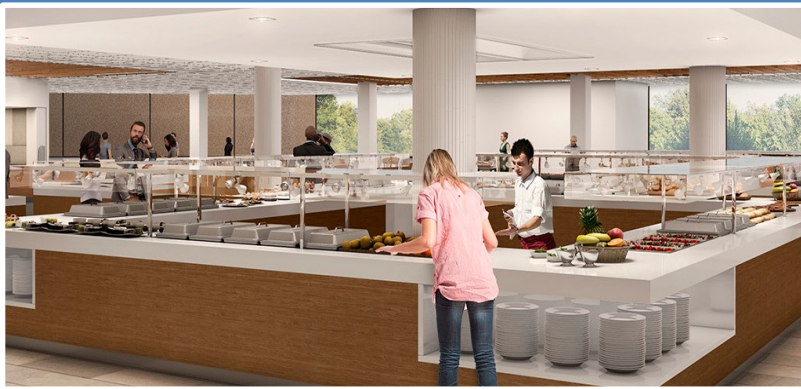
- 535,000 sq. ft. = reduced density at affordable rents
- Hands-free entry
- Access system is adaptable for temperature and facial recognition
- Robust air filtration systems and dynamic outside air circulation
- Voice-activated elevator controls
- Sunlit staircases = reduced elevator usage
- Net lease allows the tenant to control cleaning protocols
- Beautiful walking trails & outdoor amenities



# 15 MOUNTAINVIEW ROAD

WARREN, NEW JERSEY

PREMIER CORPORATE HQ CAMPUS  
535,000 SF FOR LEASE



## AMENITIES

- Security kiosk at main entrance for employees and visitors
- FAA-licensed helistop
- Full-service cafeteria
- Starbucks coffee bar
- Energy Star®
- Fitness center
- Conference facility
- Training center
- TV recording studio
- 100-seat auditorium
- Three (3) back-up generators



## LOCATION

At the center of Somerset County's prestigious corporate corridor, 15 Mountainview Road provides exceptional access to all points N, S, E & W, including NYC (35 miles) and Newark Airport (25 miles). Located directly off Exit 33 of Interstate 78 with easy access to Interstates 287, 80 and 280, and Routes 202, 206 and 24.

Conveniently located close to numerous hotels, retail shopping, restaurants and business services.

## CUSHMAN & WAKEFIELD OF NEW JERSEY, LLC

Licensed Real Estate Brokers

1150 Headquarters Plaza West Tower, Third Floor  
Morristown, NJ 07690

[cushmanwakefield.com](http://cushmanwakefield.com)

## MARC ROSENBERG

Executive Vice Chairman

+1 973 292 4610

[marc.rosenberg@cushwake.com](mailto:marc.rosenberg@cushwake.com)

## SHAWN STRAKA

Executive Director

+1 973 292 4603

[shawn.straka@cushwake.com](mailto:shawn.straka@cushwake.com)