



FLOHAM PARK
CORPORATE CENTER

25 A&B Vreeland Road
Florham Park, NJ



BUILDING FEATURES



FLOOR PLANS



LOCATION



PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO

**CUSHMAN &
WAKEFIELD**

CLASS "A" OFFICE CAMPUS





25 A&B Vreeland Road
Florham Park, NJ

BUILDING FEATURES



BUILDING FEATURES



FLOOR PLANS



LOCATION



PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO

- 230,000 SF Class “A” office campus, comprised of two 115,000 SF buildings
- Scenic courtyard and landscaped grounds
- On-site amenities include full-service cafeteria, conference/training facility, fitness center with locker rooms and showers, and bike share program
- Ample collaborative areas and conferencing facility to accommodate a variety of workstyles
- 5 minutes from numerous restaurants and shops in Downtown Florham Park and in close proximity to the Livingston Mall
- Access to mass transit
- Convenient access to Route 24, Route 10, I-287 and I-80
- 3 miles from Morristown Airport, 16 miles from Newark Liberty International Airport and 27 miles from Midtown Manhattan



25 A&B Vreeland Road
Florham Park, NJ

FLOOR PLANS



BUILDING A: FIRST FLOOR (SUITE 101)
2,362 SF



BUILDING FEATURES



FLOOR PLANS



LOCATION



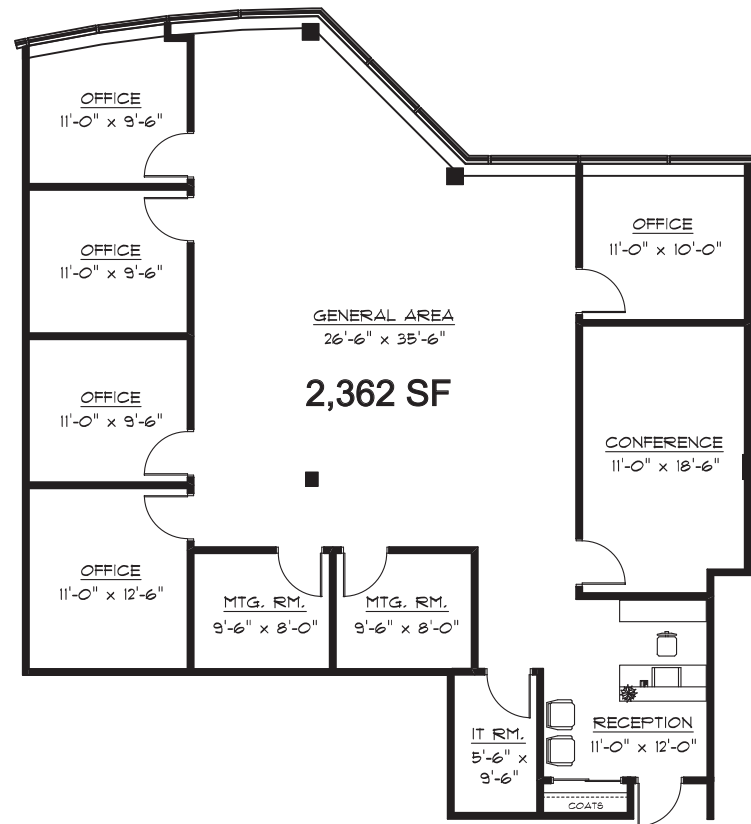
PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ

FLOOR PLANS



BUILDING A: FIRST FLOOR (SUITES 100 & 101)
7,037 SF



BUILDING FEATURES



FLOOR PLANS



LOCATION



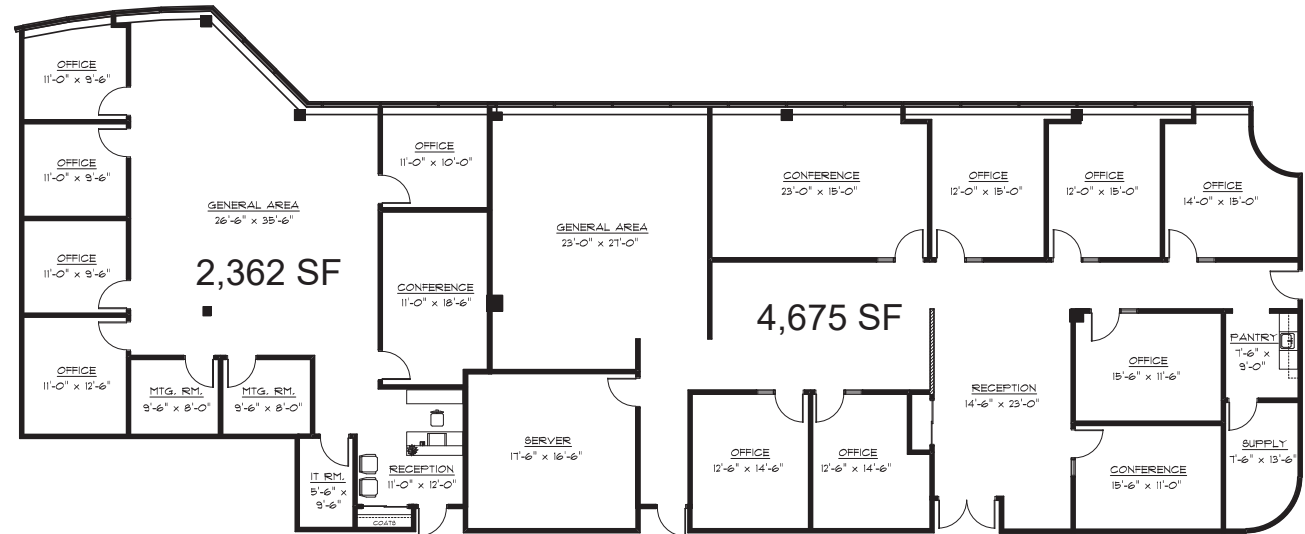
PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ

FLOOR PLANS



BUILDING A: SECOND FLOOR (ENTIRE)
39,060 SF



BUILDING FEATURES



FLOOR PLANS



LOCATION



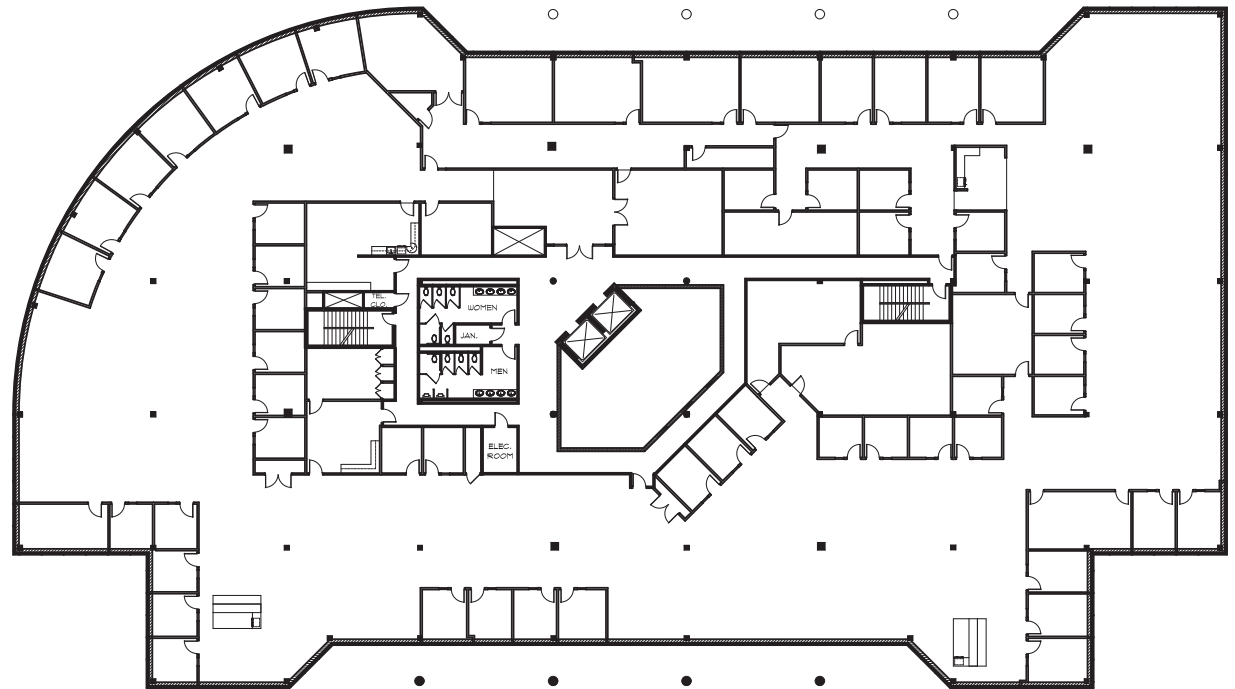
PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ

FLOOR PLANS



BUILDING A: THIRD FLOOR (SUITES 300 & 302) 5,791 SF



BUILDING FEATURES



FLOOR PLANS



LOCATION



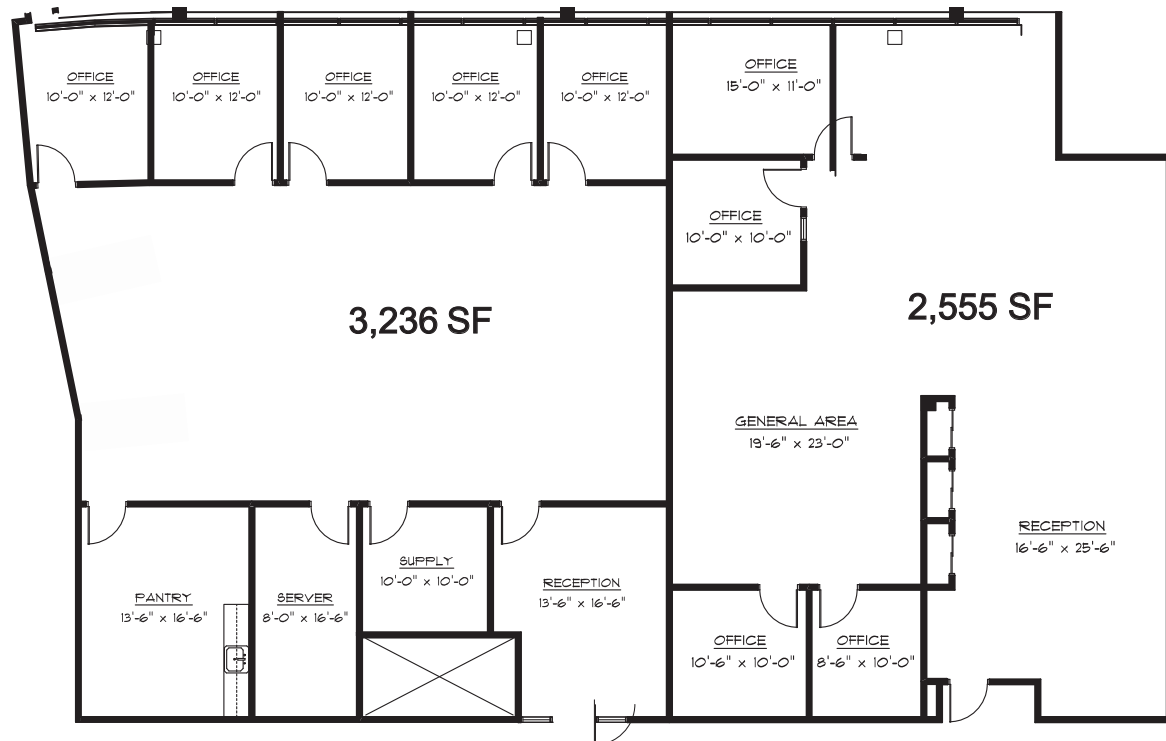
PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ

FLOOR PLANS



BUILDING A: THIRD FLOOR (SUITE 302)
2,555 SF



BUILDING FEATURES



FLOOR PLANS



LOCATION



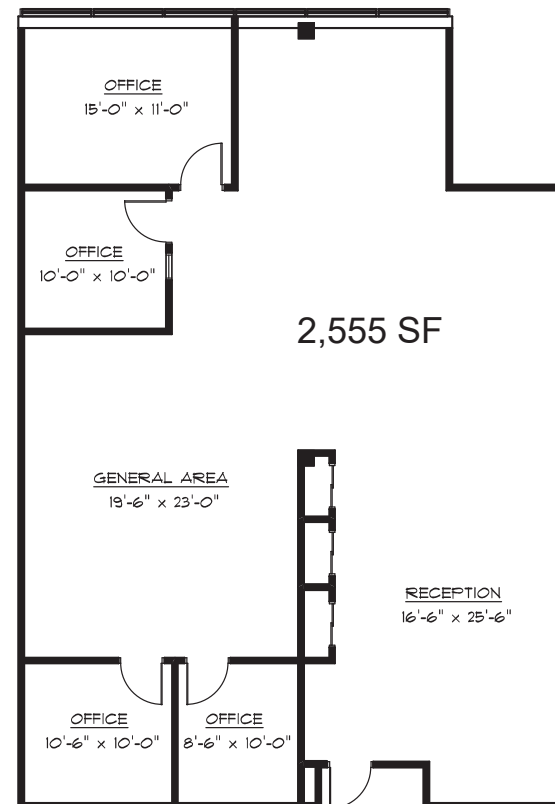
PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ

FLOOR PLANS



BUILDING B: FIRST FLOOR (SUITE 101) 1,807 SF



BUILDING FEATURES



FLOOR PLANS



LOCATION



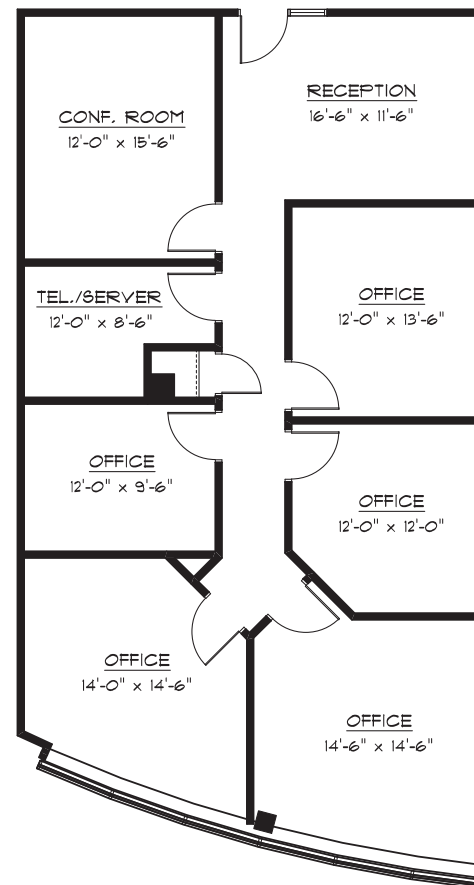
PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO








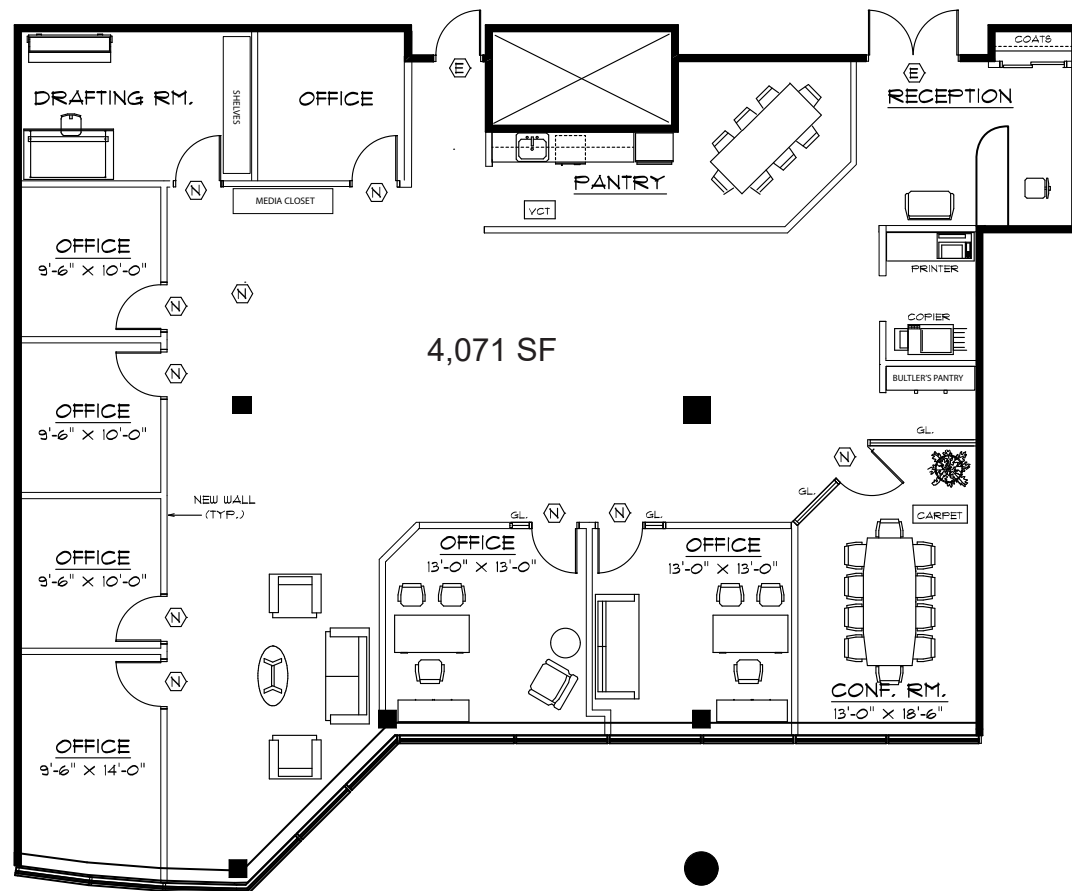
25 A&B Vreeland Road
Florham Park, NJ

FLOOR PLANS



BUILDING B: SECOND FLOOR (SUITE 202) 4,071 SF

-  BUILDING FEATURES
-  FLOOR PLANS
-  LOCATION
-  PROPERTY AMENITIES
-  BUILDING SPECS
-  CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ

FLOOR PLANS



BUILDING B: SECOND FLOOR (SUITE 210) 3,028 SF



BUILDING FEATURES



FLOOR PLANS



LOCATION



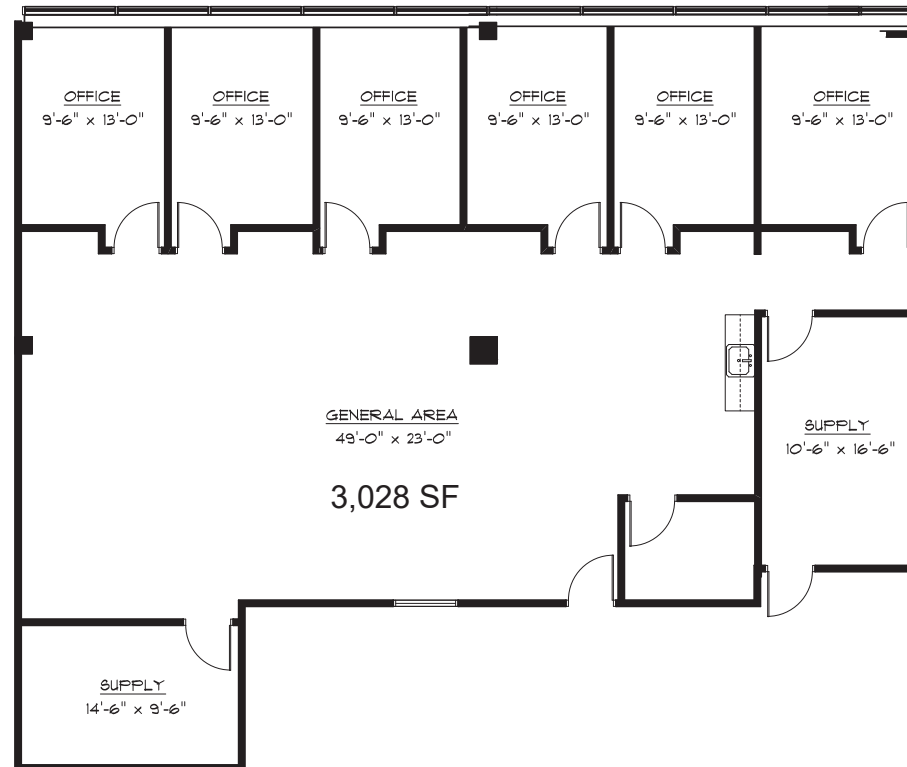
PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ



BUILDING B: THIRD FLOOR (SUITE 350) 5,067 SF



BUILDING FEATURES



FLOOR PLANS



LOCATION



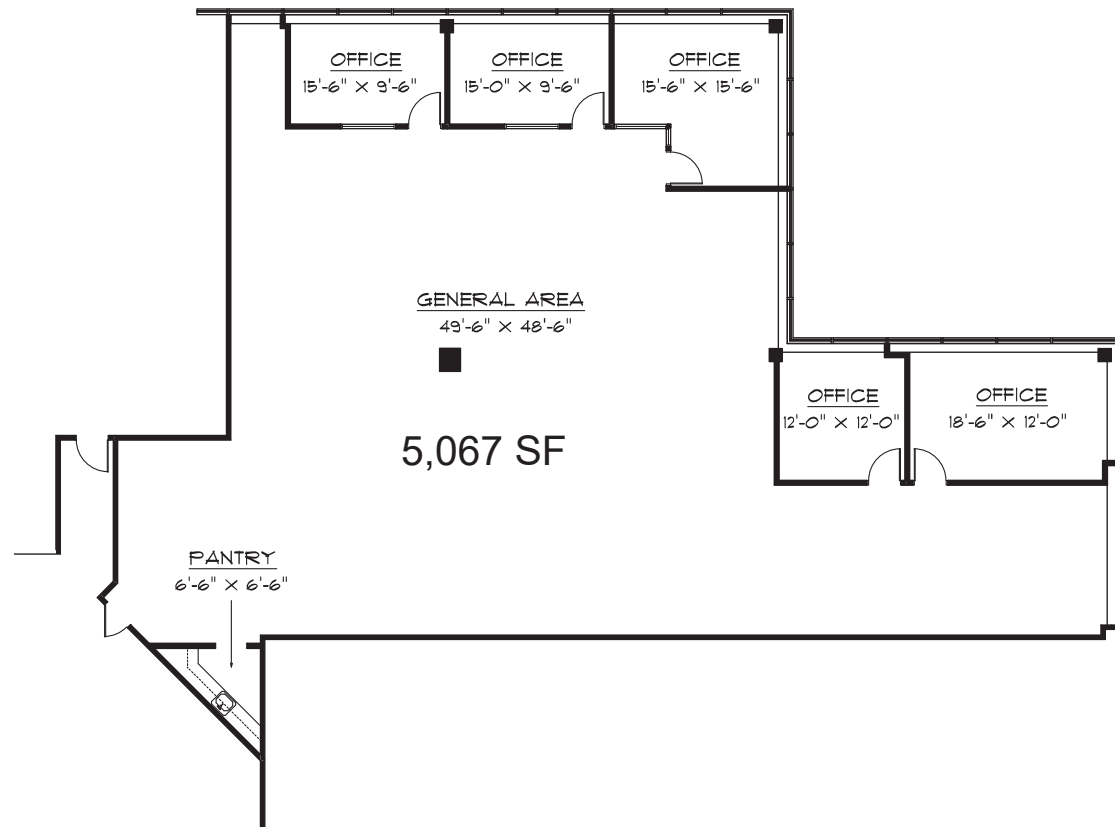
PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ

LOCATION



BUILDING FEATURES



FLOOR PLANS



LOCATION



PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO





25 A&B Vreeland Road
Florham Park, NJ

LOCATION



- BUILDING FEATURES
- FLOOR PLANS
- LOCATION
- PROPERTY AMENITIES
- BUILDING SPECS
- CONTACT INFO



25 A&B Vreeland Road
Florham Park, NJ

PROPERTY AMENITIES



COURTYARD



TRAINING ROOM



LOBBY



GAME AREA



OUTDOOR SPACE



CAFETERIA



FITNESS CENTER



CAFETERIA SEATING



BUILDING FEATURES



FLOOR PLANS



LOCATION



PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO



25 A&B Vreeland Road
Florham Park, NJ

BUILDING SPECS

YEAR BUILT:

- Building A: Built 1983, renovated 2009
- Building B: Built 1984, renovated 2009

CLASS:

Class A Office

BUILDING SIZE:

- Building A: Approximately 115,000 +/- rsf
- Building B: Approximately 115,000 +/- rsf

FLOORS:

Three (3) stories each

FLOOR SIZE:

Approximately 38,500 +/- rsf

PARKING:

800 surface parking spaces total

BUILDING HOURS:

8:00 A.M. to 6:00 P.M. Monday through Friday and 8:00 A.M. to 1:00 P.M. on Saturdays (excluding Holidays)

SECURITY:

Both buildings are secured via a Proximity card access control system. A CCTV monitoring system is in place on the first floor entrances of 25A & 25B Vreeland Road.

HVAC SYSTEMS:

The HVAC system in building 25A consists of one Dunham Bush Chiller, installed in 1999, with 300 tons of chilling capacity and one Evapco Tower, installed in 2001, with 300 tons of cooling capacity. The HVAC system in building 25B consists of one Dunham Bush Chiller, installed in 2001, with 300 tons of chilling capacity and one Evapco Tower, installed in 2002, with 300 tons of cooling capacity. Both buildings have pneumatic thermostats controlling Barber Coleman Variable Air Volume ("VAV") boxes. Heating is provided by Paterson Kelly gas fired boilers, 1,445,000 BTU's. HVAC is monitored and controlled through the use of a Teletrol Management System, on site and remotely via laptop computer.

POWER:

Jersey Central Power and Light ("JCP&L") maintains a 277/480-volt, 3 phase, 4 wire system in each building distributed from three electric closets, one on each floor. An above market standard 6 watts per SF is available for lights and power. PSE&G supplies gas.

COLUMN SPACING:

30' x 30' box grid

CEILING HEIGHT:

8'8" finished, 13' slab to slab

FLOOR LOADS:

80 lbs/sf live load

ELEVATORS:

Each building has two National passenger elevators with 3,500-lb. capacity.

LIFE SAFETY:

Each building is fully sprinklered with a hydraulically calibrated wet system. Audible signal speakers and flashing strobe visual signals are located in all common areas and tenant spaces, which connect directly into a 24/7 central station monitored by ESS1. The buildings are supplied with smoke and heat detectors, fire alarm pull stations and highly visible exit signs.

GENERATOR:

A gas-fired back up generator, for life safety systems, is located in the penthouse of both 25A & 25B Vreeland Road.



BUILDING FEATURES



FLOOR PLANS



LOCATION



PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO



25 A&B Vreeland Road
Florham Park, NJ

CONTACT INFORMATION

For further information or to arrange an inspection, please contact:



WILLIAM O'KEEFE
Managing Director
+1 973 908 6101
william.okeefe@cushwake.com



KELSEY NAKAMURA
Director
+1 973 292 4636
kelsey.nakamura@cushwake.com



BUILDING FEATURES



FLOOR PLANS



LOCATION



PROPERTY AMENITIES



BUILDING SPECS



CONTACT INFO

Cushman & Wakefield of New Jersey, LLC
1150 Headquarters Plaza, 3rd Floor
Morristown, NJ 07960

www.cushmanwakefield.com

Cushman & Wakefield Copyright 2020. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

