



3

MOUNTAIN
VIEW

3 MOUNTAINVIEW ROAD WARREN NJ 07059

FEATURES + AMENITIES

3 Mountainview is a modern, Class A, 3-story office building at the 4-way intersection of Route 78 and Liberty Corner Road in Warren, New Jersey. The building is 105,000 SF, with 3 units remaining ranging from 3,000 SF to 13,000 SF. The building sports high-end finishes, classic architecture, a lobby with guest seating and a security/concierge desk, and a full-service café. The location provides regional access via Routes 78 and I-287, and nearby amenities include fine dining, cafes, banks, and regional shopping centers.



RENOVATIONS UNDERWAY

Lobby, café, fitness center, conference center, restrooms and common areas



BUILDING AMENITIES

Include a full-service café, fitness center, and conference center



HEAVY PARKING

5 cars/1,000 SF, expandable to over 7 cars/1,000 SF



COVERED PARKING

45 covered under-building executive parking spaces



AMENITY-RICH AREA

A short walk across the street to a retail & lifestyle center



PROMINENT SIGNAGE

Exceptional visibility for building signage along Route 78

BUILDING SPECS

COMMUNICATION	Main communication closet on parking level. Stacked communication closets for distribution to tenant areas on all floors. Multiple carriers have provided phone/data service to the building	ROOF	Mechanically fastened single ply membrane over insulation, and 5/12" metal deck
LOBBY	1 story central coffered ceiling area with reception/security desk. Granite floors, mahogany walls, and ceiling trim. Inlaid carpet elevator lobbies on Floors 2 & 3	CEILING HEIGHT	Parking Level: 15' / 8' (finished) Floors 1 & 2: 13'6" / 9' (finished) Floor 3: 14'6" / 9' (finished)
RESTROOMS	Stone tile floor, granite wall tiles, granite countertops, ceiling recessed mirror lighting, and under mounted sinks. Men's (3 toilets, 3 sinks, 2 urinals) & Women's (5 toilets, 6 sinks) on Floors 1-3.	PARKING	5/1,000 SF with approval in place for new deck, bringing ratio in excess of 7/1,000 SF. 45 covered executive spaces
ELEVATORS	3 passenger cabs paneled with tile floors. 2 at 3000# capacity and 1 at 3500# capacity	SECURITY	Building entry hours Monday–Friday, 8:00AM–6:00PM. Entry after hours by electronic key.
WINDOWS	Mullioned windows with thermal breaks on all floors, 5' and 7' widths. 1" insulated tinted glass with window coverings throughout	SPRINKLER SYSTEM	Wet system with concealed heads and standard hazard coverage throughout the building. Annual inspections with approval from Warren Township
COLUMN SPACING	30' x 40' +/-	DETECTION SYSTEM	Smoke and Thermal detectors with strobe lights and horns throughout. Life safety alarms are automatically transmitted to central monitoring agency with follow up to local Fire Company and KRE personnel
FLOOR LOAD	Floor 1 (ground): 100 psf live load Floors 2 & 3: 80 psf live load	SMOKE DETECTORS	Thermal detectors installed in elevator machine rooms and HVAC ducts
EXTERIOR WALLS	Fully insulated granite panels, aluminum mullions, and insulated glass windows	HORNS & STROBES	Installed throughout office spaces, common areas, and restrooms
INTERIOR WALLS	+/- 5½" floor slab construction made up of 2/12" concrete over 3" fluted metal deck on Floors 2 & 3	EMERGENCY GENERATOR	Roof mounted generator supporting emergency lighting in common and tenant areas, elevators, and alarm systems
PARKING LEVEL	6' concrete over crushed stone with 12" +/- poured concrete walls	AMENITIES	Full-service cafeteria with seating, conference/eeting facilities, locker rooms with showers, covered parking, loading dock area, and building storage
		YEAR BUILT	2002




KRE
NER REAL ESTATE GROUP

RENOVATIONS UNDERWAY

Renovations include the lobby, cafe, fitness center, conference center, restrooms, common areas, and building entrance.

(All images: artist renderings)



REGIONAL ACCESS

3 Mountainview provides immediate access to I-78, and is just minutes from the interchange of I-78 and I-287—one of the most significant crossroads in the tri-state area. It's also a short trip to Routes 202, 206, 22, 24, and the Garden State Parkway.



DOWNTOWN SOMERVILLE 15 mins/7 miles
LYONS TRAIN STATION 12 mins/6 miles
NEWARK AIRPORT 33 mins/34 miles
MORRISTOWN 22 mins/22 miles

NEW BRUNSWICK 23 mins/15 miles
PRINCETON 40 mins/20 miles
PENNSYLVANIA 35 mins/37 miles





3
MOUNTAIN
VIEW



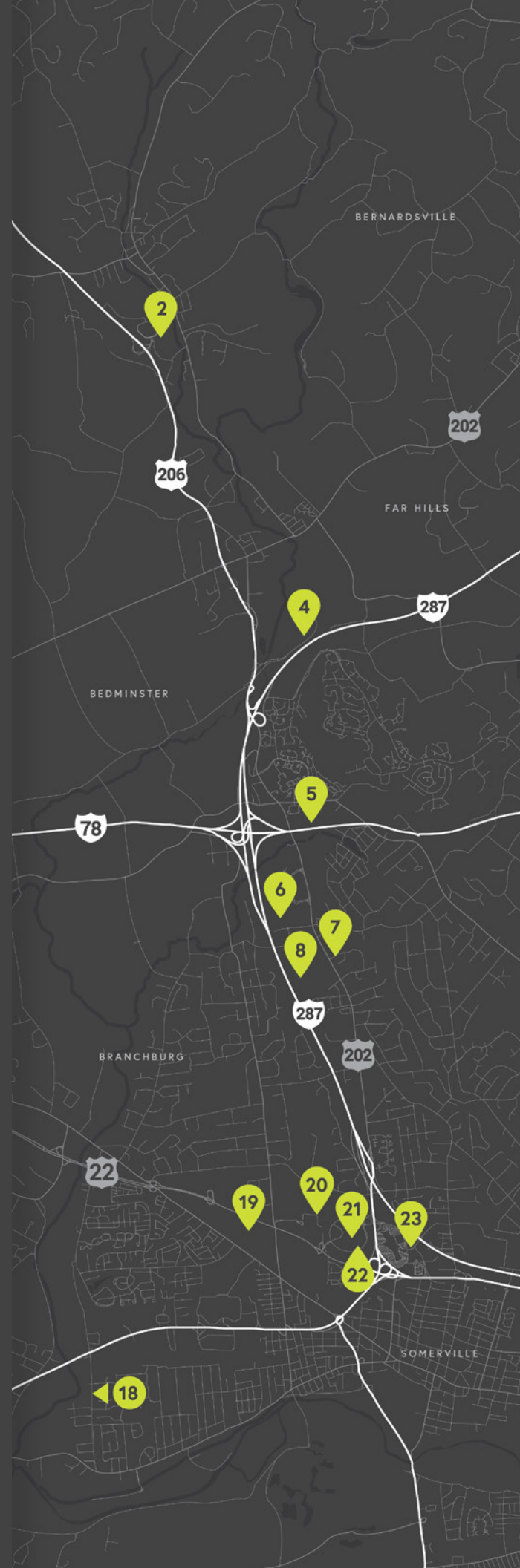
LOCAL AMENITIES

Verizon Wireless	01
Chipotle	02
Trattoria Bolu	03
Panera Bread	04
Origin Thai	05
7-Eleven	06
Exxon	07
TD Bank	08
Hotel Indigo	09
Courtyard by Marriott	10
Urban Table	11
Supercuts	12
3 West	13
Ling Ling	14
Starbucks	15
O'Bagel & Deli	16
Millington Bank	17
Somerset Hills Hotel	18

CORPORATE NEIGHBORS

The area features a high concentration of major corporations and businesses across various industries including pharmaceutical, technology, financial services, telecommunications and more.

Verizon	01
Pfizer	02
Daiichi Sankyo	03
AT&T	04
Verizon Lab	05
Sanofi Aventis	06
Nestle	07
Ashland, Inc.	08
Affinity Federal Credit Union	09
Memorial Sloan-Kettering	10
Everest Reinsurance Inc.	11
GlaxoSmithKline	12
Citigroup, Inc.	13
Celgene	14
L'Oreal	15
Summit Medical Group	16
Alcatel-Lucent	17
Lifecell Corporation	18
MetLife, Inc.	19
Valeant Pharmaceuticals	20
Linde North America, Inc.	21
Qualcomm	22
Brother International	23
Philips Van Heusen	24





287

NEW VERNON

CHATHAM

NEW PROVIDENCE

1

3

BERNARDS

3
MOUNTAIN
VIEW

G HILL

BERKELEY
HEIGHTS

16

17

78

15

22

14

PLAINFIELD

78

13

9



12

10

11

WATCHUNG

WARREN

SCOTCH
PLAINS

BRIDGEWATER

22

GREEN BROOK

28

24

MIDDLESEX

22

BOUND BROOK

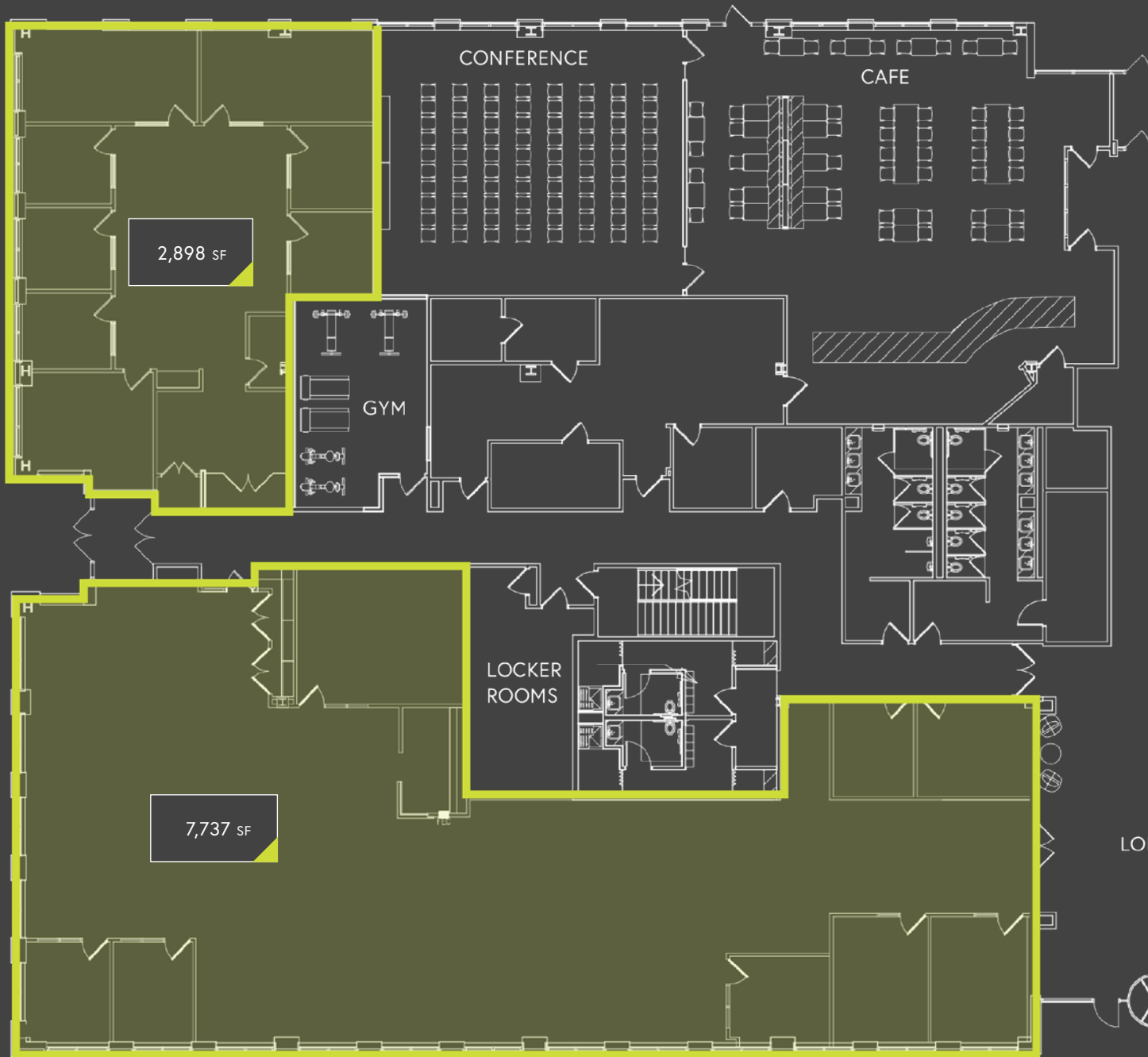
28

SOUTH
PLAINFIELD

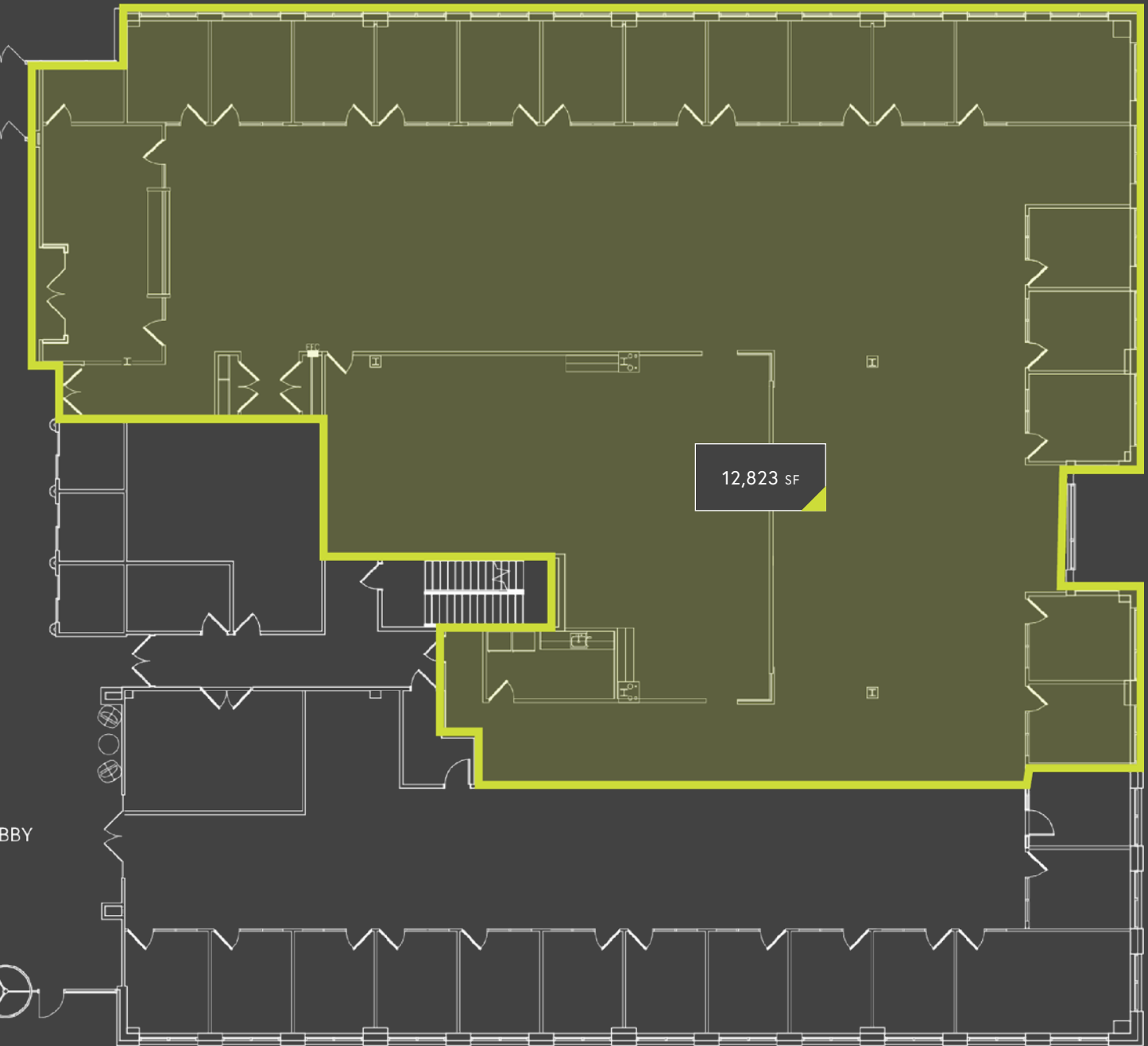
287

287

FLOOR 1



AVAILABILITY + FLOORPLANS



CONTACT



JAMIE DRUMMOND

jdrummond@ngkf.com | 201 • 460 • 5153



ANDREW PERROTTI

andrew.perrotti@ngkf.com | 201 • 460 • 5158



DAN REIDER

dreider@ngkf.com | 201 • 460 • 5155

KRE
Kushner Real Estate Group

 **Newmark
Knight Frank**

Newmark Knight Frank
201 Route 17 North, Rutherford, NJ 07070

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.