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1 TOWER CENTER BOULEVARD
East Brunswick NJ 08816

UPGRADE YOUR

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STYLE

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IMAGE

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DAY

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STAY

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SPACE

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ACCESS

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SPECS





SIGNAGE AVAILABLE





UPGRADE YOUR

STYLE

FULL-BUILDING, MULTI-MILLION DOLLAR RENOVATIONS UNDERWAY

Central New Jersey's skyline is defined by Tower Center, a 14-acre mixed-use complex with a plethora of amenities and conveniences. It is comprised of two 24-story Class A office buildings, connected by the 405-room Brunswick Hilton Hotel and Conference Center.



Amenity-rich, 24-story office tower



Under new ownership and management



Full building renovation and state-of-the-art amenities planned



Covered parking available



Hilton Hotel and Conference Center on site



Centrally located, with excellent highway access



Viewership of up to 160,000 vehicles per day



Incredible signage opportunity, with high visibility on NJ Turnpike



UPGRADE YOUR IMAGE

RECENTLY COMPLETED PROJECTS

American Equity Partners—with its strong track record of repositioning buildings with boldly styled renovations—plans to bring new amenities, building systems, and enhanced transit connectivity to this corporate multi-tenant office building. Proposed renovations include a new amenities center on the 15th floor, which will include a state-of-the-art fitness center, a social-centric tenant lounge, and a grab-and-go café with views of the New York City skyline.

The 15th floor conference facility will also be renovated to accommodate classroom and town hall configurations, designed to foster community and provide collaborative space. A section of the floor will be converted to accommodate the opening of Kahoots, a co-working space that will provide flexibility for tenants looking to expand or contract their space. The new owner also plans to introduce a shuttle service to the New Brunswick train station, an updated HVAC system, and new LED lighting.

Images are recently completed projects by American Equity Partners.



LINCOLN PLACE
2147 Route 27 South, Edison NJ



GRANDE COMMONS
440 Route 22 East, Bridgewater NJ



3

UPGRADE YOUR

DAY



5-story atrium lobby, soon to be renovated along with all common areas



Covered parking, with parking availability inventory board LED sign



Security desk and new destination dispatch elevators



In-building conferencing center, accommodating up to 250+



In-building café, with catering service

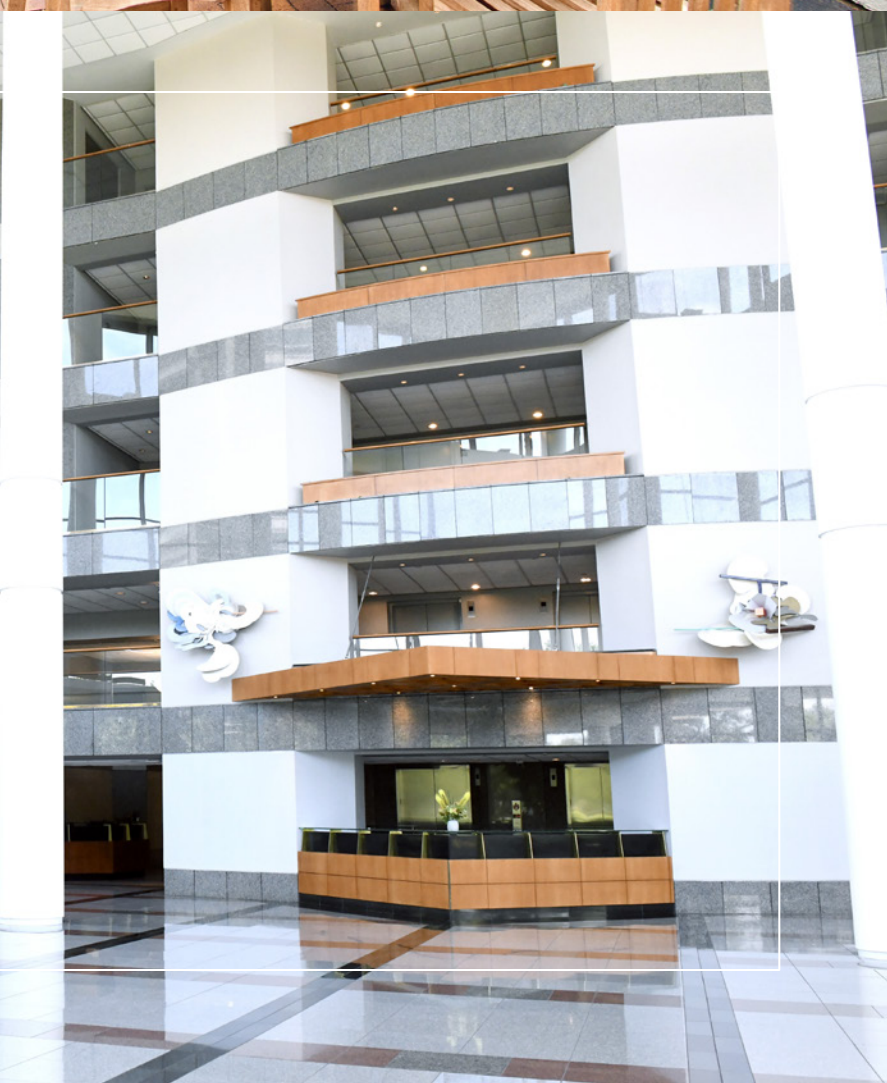


COMING SOON: High-end, state-of-the-art fitness center



COMING SOON: Tenant lounge and co-working space



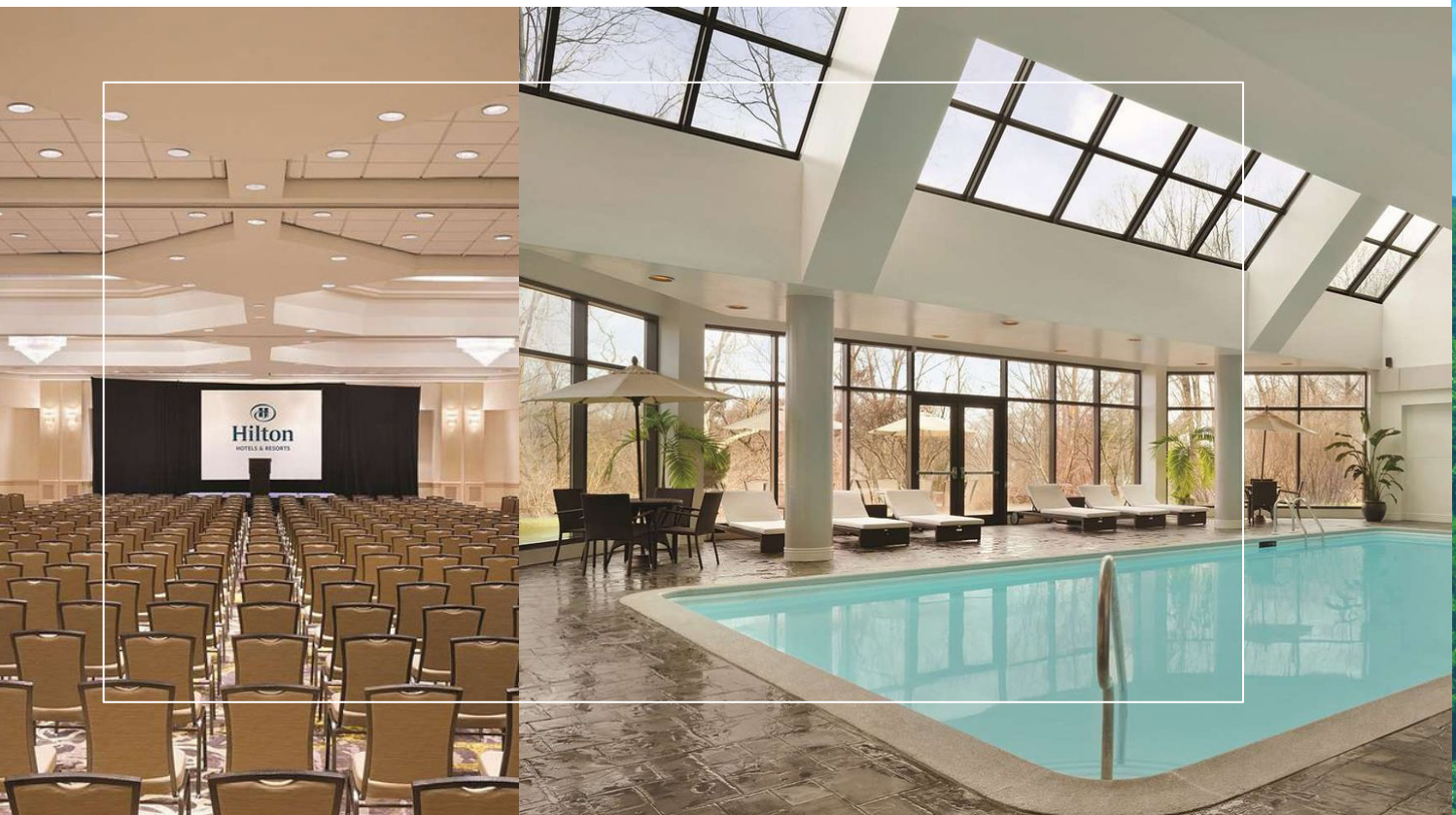


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UPGRADE YOUR

STAY

The adjacent 405-room Brunswick Hilton Hotel & Conference Center provides a variety of amenities, including a conference center, full-service restaurant, spa, pool, fitness center, and Starbucks. Immediately next door to the property are a Holiday Inn Express & Suites (100 rooms) and Marriott Residence Inn to open in 2020 (106 rooms, under construction.)

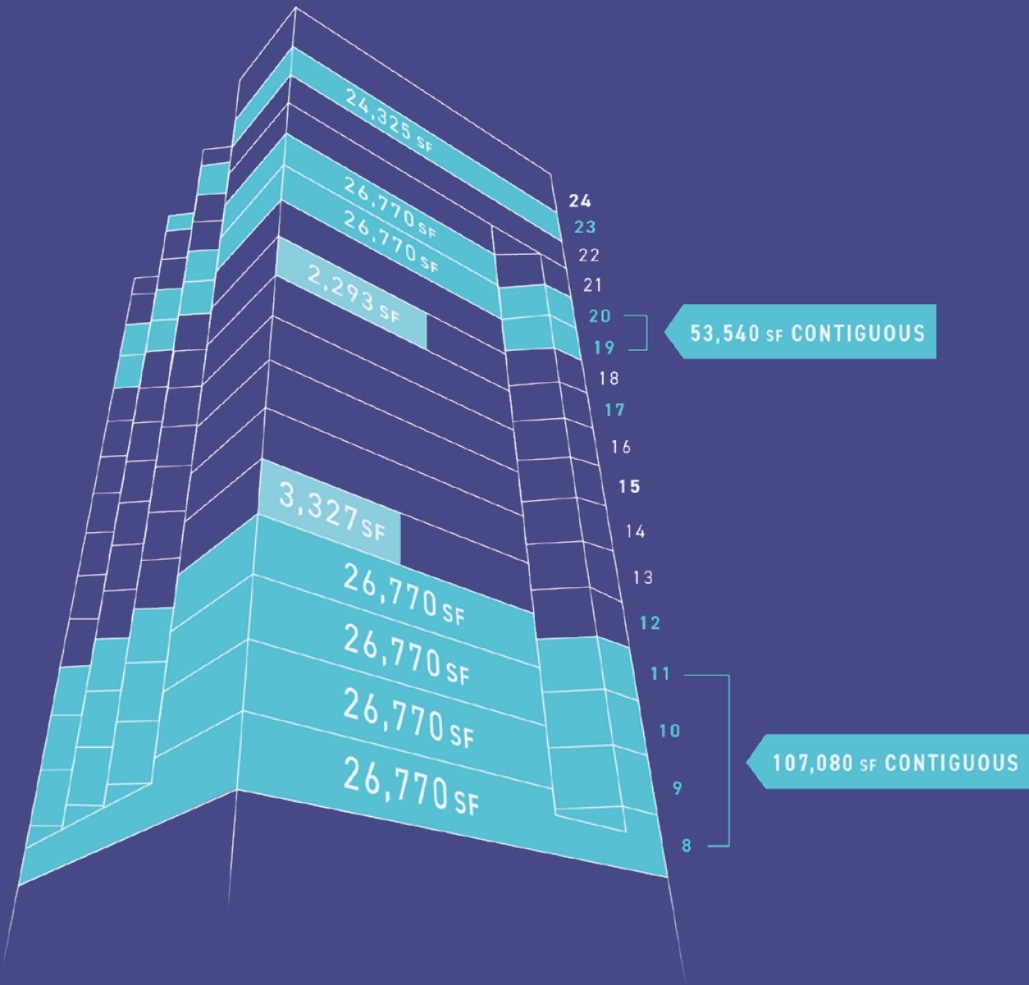




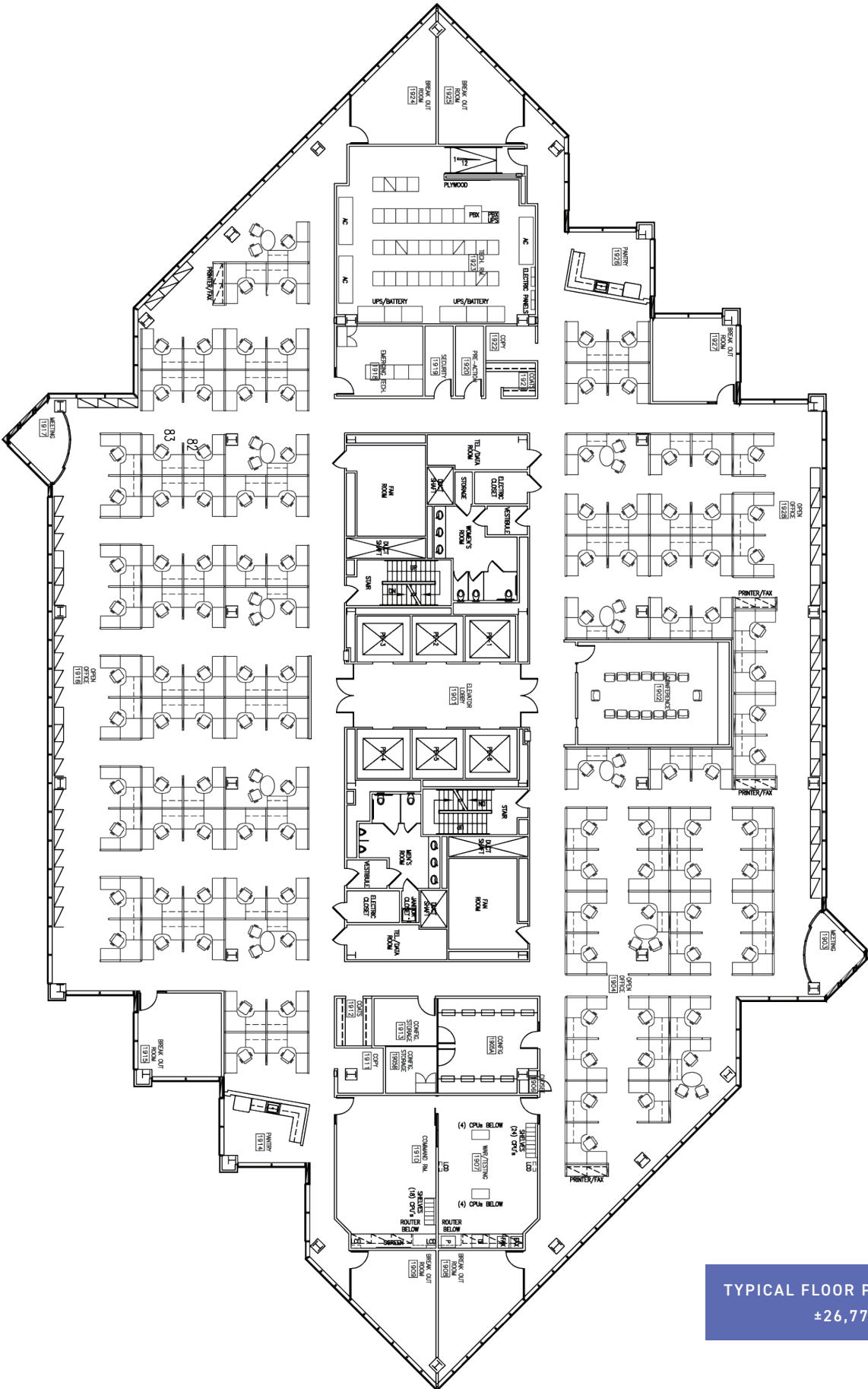
UPGRADE YOUR

5

SPACE



With over 190,505 SF of Class A Space Available, 1 Tower Center features a 5-story atrium lobby, seven floors of covered parking, and sixteen floors of office space. Each center-core-designed floor provides numerous corner offices, floor-to-ceiling windows, and an exterior façade of granite accents and green reflective glass.



TYPICAL FLOOR PLAN
 ±26,770 SF

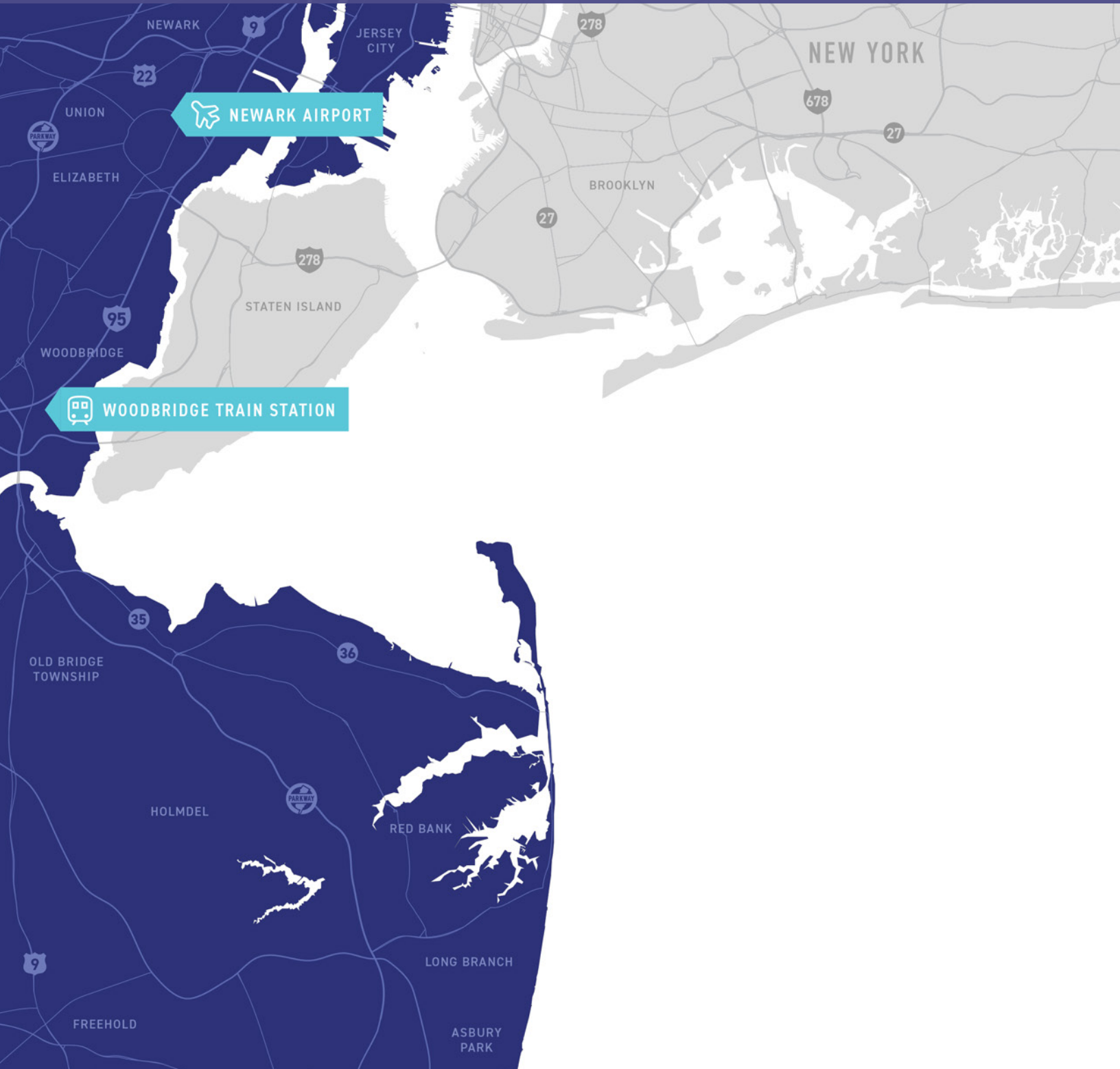
UPGRADE YOUR

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ACCESS



1 Tower Center is located at Exit 9 of the NJ Turnpike, at the junction of Routes 1 and 18. The on-site Suburban Transit Bus Terminal provides direct service to and from NYC Port Authority Bus Terminal, while a shuttle service is planned to the New Brunswick NJ Transit train station.



1 Tower Center is only two miles from New Brunswick, centrally located between New York and Philadelphia. The city center features quality restaurants, a vibrant nightlife and bar scene, plus a rich variety of museums, galleries, and performing arts spaces. Home to Rutgers University, the city has five nationally-recognized hospitals, global biotechnology and pharmaceutical corporations, internationally-recognized medical research facilities, and is part of the country's largest medical school.





60 minutes to NYC via NJ Transit's Northeast Corridor line



Enjoy fine dining at The Frog and The Peach, Steakhouse 85, Stage Left, or Panico's



Home to Rutgers University, Robert Wood Johnson Medical School and University Hospital



Johnson & Johnson

DUE MARI
RISTORANTE ITALIANO

HYATT
REGENCY

STEAKHOUSE
85

Vinnie Brand's
Stress Factory
COMEDY CLUB

PANICO'S
restaurant + bar

THE FROG AND THE PEACH

CATHERINE LOMBARDI

NBPAC
NEW BRUNSWICK
PERFORMING
ARTS CENTER

STAGE LEFT
STEAK

STATE THEATRE
NEW JERSEY

THE
HELDRICH



Immediate access to Route 18 and the NJ Turnpike at Exit 9



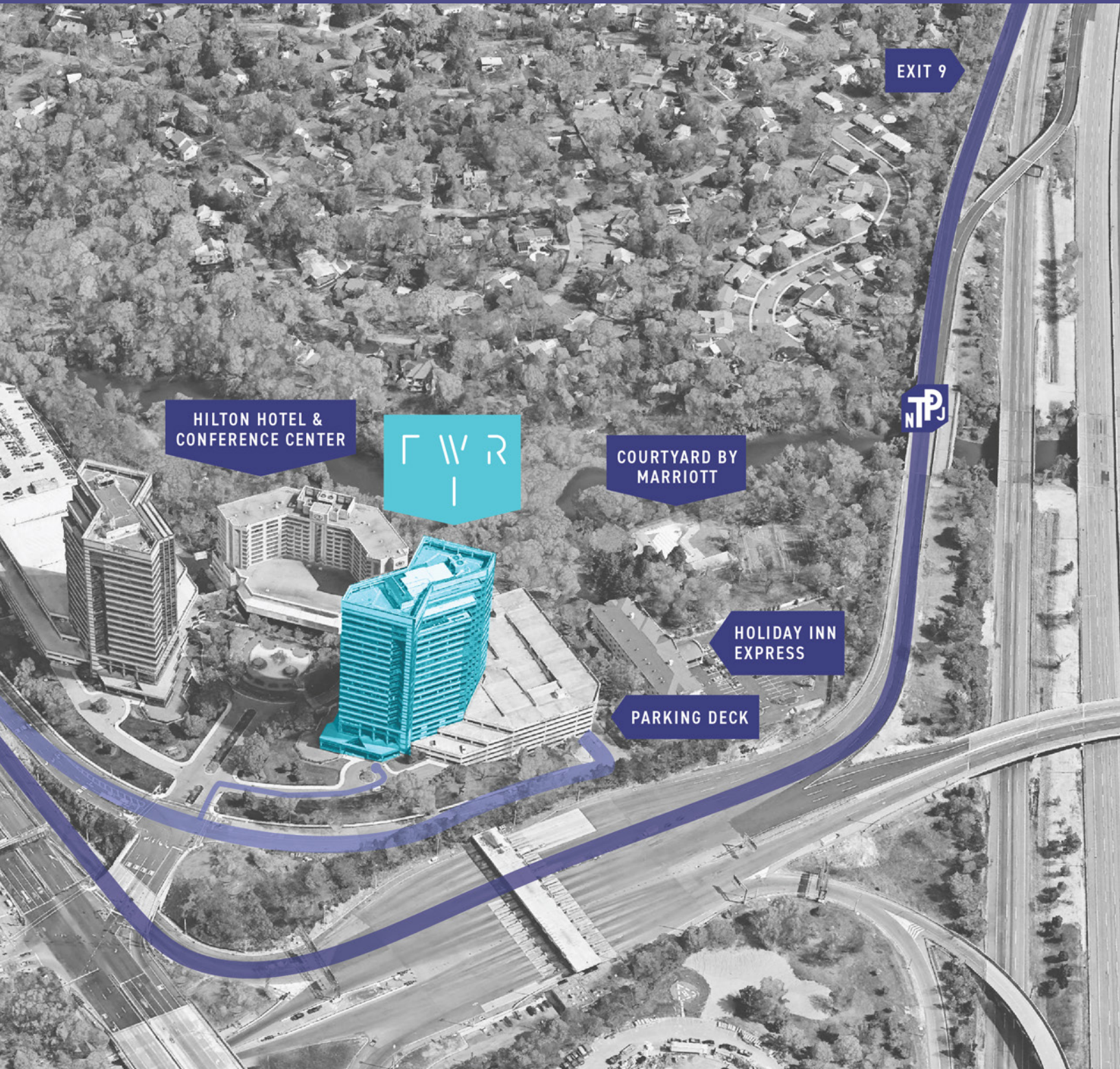
5 minutes to Route 1



Tower Boulevard leads directly to secure covered parking



1 Tower Center benefits from incredible access to NJ's statewide transportation infrastructure. Commuters and guests can easily reach the property from north, south, east, or west thanks to its proximity to major highways. Its outstanding visibility from the surrounding area makes it a landmark location.



HILTON HOTEL &
CONFERENCE CENTER



COURTYARD BY
MARRIOTT

HOLIDAY INN
EXPRESS

PARKING DECK

EXIT 9





UPGRADE YOUR

SPECS

ADDRESS	1 Tower Center Boulevard, East Brunswick NJ 08816 2013 BOMA Outstanding Building of the Year
NET RENTABLE AREA	415,000 RSF
STORIES	Twenty-four (24)
TYPICAL FLOOR SIZE	26,770 RSF
OWNER	American Equity Partners
ON-SITE PROPERTY MANAGEMENT	Broad Real Estate Services—on behalf of American Equity Partners—maintains a seven-person, fully dedicated property management staff who are committed to providing outstanding services to meet the needs of its tenants. A building engineer is on site on a 24-hour, 7-day basis
CONSTRUCTION	Structural steel with a reinforced concrete exterior curtain wall, consisting of 1" Solex double-pane thermal insulated glass and granite
FLOOR SPECIFICATIONS	Ceiling height: 8'9" finished Slab-to-slab: 13'0" Window mullion spacing: 60" and 42" Column spacing: 30' x 30'
ELEVATORS	6 Schindler, destination-based cable traction cars: <ul style="list-style-type: none">• 5 passenger (3500 lbs capacity)• 1 freight (4,000 lbs capacity) 2 Schindler hydraulic cars (4000 lbs capacity): <ul style="list-style-type: none">• Provides access to all parking levels (P1-P7)
BUILDING SECURITY	<ul style="list-style-type: none">• Manned and patrolled, Monday - Friday, 7:00AM - 11:00PM• Card-key access
PARKING	<ul style="list-style-type: none">• 7-level garage, 4/1000• Card access controlled, patrolled by security guards

ELECTRIC CAR CHARGING STATIONS	Four (4) Leviton Evr-Green 4000 Level 2 car charging stations
HVAC SYSTEM	The system uses a central chiller plant and cooling tower with heat exchanger, for free cooling with two (2) air handlers per floor. The conditioned air is distributed throughout the various office spaces by thermostatically operated and digitally controlled VAV (variable air volume) units, with electric reheat coils. Each floor has approximately eighteen (18) zones. All monitoring and set point adjustments are accomplished through a computerized building automation system
HVAC HOURS	Monday - Friday, 8:00AM - 6:00PM
EMERGENCY GENERATOR	Standby Diesel Generator that supplies the elevators, emergency lighting, fire protection system, and life safety alarms in times of power failure. One (1) 400KW/480V/3-phase generator with a UPS System that supplies power in times of power failure, available for tenant use
ELECTRICAL SYSTEM	<p>Power is supplied by PSE&G, from a divisioning sub-station into a service and metering switch gear system in the P1-level mechanical room. Power is then supplied to a main service double ended sub-station before distribution to 480/277V motor control center panels and secondary panels throughout the building</p> <p>System components:</p> <ul style="list-style-type: none"> • One (1) 15KV, 600 amp unfused service disconnect switch • Two (2) 15KV, 600 amp fused interrupter switches • Two (2) 13,200/480V, 4000 amp transformers • One (1) 4000 amp tie breaker • Two (2) 1600 amp bus ducts (on each side of building) <p>Each floor contains the following electrical panels:</p> <ul style="list-style-type: none"> • Two (2) LA panels, 208/120V, 100 amp • One (1) LH panel, 480/277V, 225 amp • Two (2) HPP panels, 480/277V, 225 amp
FIRE SUPPRESSION	Wet pipe sprinkler system throughout the entire heated interior areas. Dry pipe sprinkler system throughout the parking decks. In the event of fire, a flow alarm is activated when system is energized. The alarm is automatically sent to a central dispatch station and the fire department is notified to respond
LOADING DOCKS	Two (2) loading docks with levelers on the P1 level
TELECOM	Comcast cable and Verizon fiber. 2 telephone closets per floor, creating an east and a west riser system. The communication system is brought into the building on the P1 parking deck level. It is then routed into a central telephone room on the same level, before distribution to the telephone closets on the upper floors
AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE	The building is ADA compliant



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