



### Availability

– Building Size: 130,000 SF - three (3) floors

– Available Space: 1st Floor: 10,770 RSF  
2nd Floor: 11,557 RSF  
3rd Floor: 10,296 RSF **(Divisible to 5,000 SF)**

– Rental Rate: Call for Quote

### Comments

- Completely renovated exterior, interior and common areas
- Located in Summit's active downtown district and walking distance to Summit Train Station and "one seat" ride to NYC
- 1 mile from Rt. 24 via Summit Ave. providing easy accessibility to The Short Hills Mall, The Short Hills Hilton and major highways including I-78 and 287, Garden State Parkway and NJ Turnpike all via Rt. 24
- Total building and tenant redundant power
- 2.4 spaces / 1,000 SF free parking
- On-site property management

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### Amenities Map

**Restaurants**

- 1 Roots Steakhouse
- 2 Summit House
- 3 Village Tratoria
- 4 Fiorino Ristorante
- 5 Peppercorn Restaurant
- 6 The Committed Pig
- 7 La Pastaria
- 8 Taka Sushi
- 9 Sara's
- 10 Summit Diner
- 11 Pizza Vita
- 12 Starbucks
- 13 The Office
- 14 Piattino's
- 15 Duo 360
- 16 Sushi Palace
- 17 Zappias
- 18 Brick Oven Pizza
- 19 JB Winberries
- 20 Huntley Tavern
- 21 The Eatery
- 22 The Meat House
- 23 Fin

**Hotels**

- 1 The Short Hills Hilton
- 2 The Grand Summit Hotel

**Banks**

- 1 Chase
- 2 Bank of America
- 3 PNC
- 4 TD
- 5 Peapack-Gladstone
- 6 M&T Bank
- 7 Wells Fargo Bank
- 8 Regal Bank

**P Employee Parking**

- 24 Doria Pizza
- 25 Fujiyama Sushi & Steak House
- 26 Negeen Persian Grill
- 27 Ani Ramen
- 28 Bastavia Cafe
- 29 Tito's Burritos



For more information, please contact:

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