

A large, curved glass building with a brick path and green lawn. The building's glass facade reflects the sky and surrounding greenery. A brick path winds through a well-maintained lawn, bordered by small trees and shrubs. The sky is bright blue with scattered white clouds.

GRANDE  COMMONS

1 | GRANDE COMMONS

440 ROUTE 22 EAST, BRIDGEWATER NJ



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## FEATURES & AMENITIES

Grande Commons is a 200,000 sf, Class A, headquarters-quality building located at 440 Route 22 East in Bridgewater, NJ. The building features a striking curved glass façade, full-height atrium lobby, courtyard, fountain, and an outdoor patio and seating area.

The amenity-rich area is minutes from walkable downtowns and the Bridgewater Commons Mall, and serves as a headquarters location for a number of household name companies. The building's location

also provides prominent frontage along Route 22. Its central NJ location provides easy access to the Morristown, New Brunswick, and Princeton areas.

The building has undergone a full renovation and capital improvements program. Some of the improvements include a renovated atrium lobby, common areas, a brand new cafe, an updated fitness center, and new restrooms.

## REGIONAL ACCESS

Grande Commons is located just minutes from the interchange of I-78 and I-287, one of the most significant crossroads in the tri-state area, as well as Routes 202, 206 and 22.

<b>DOWNTOWN SOMERVILLE</b>	10 minutes
<b>NEWARK AIRPORT</b>	33 minutes
<b>MORRISTOWN</b>	22 minutes
<b>NEW BRUNSWICK</b>	23 minutes
<b>PRINCETON</b>	40 minutes
<b>PENNSYLVANIA</b>	35 minutes

GRANDE  COMMONS



DOWNTOWN SOMERVILLE 

 PENNSYLVANIA

PRINCETON 



 MORRISTOWN

NEWARK AIRPORT 

RANDOLPH

280

MONTCLAIR

3

95

MANHATTAN

LIVINGSTON

SECAUCUS

HOBOKEN

287

MADISON

24

NEWARK

JERSEY CITY

78

QUEENS

SUMMIT

UNION

95

78

278

BERNARDS

NEWARK AIRPORT

78

22

ELIZABETH

BROOKLYN

WARREN

PLAINFIELD

278



WOODBIDGE

STATEN ISLAND

95

PISCATAWAY

287

FRANKLIN

EDISON

NEW BRUNSWICK

95

SOUTH AMBOY





# LOCAL AMENITIES

## 1 DOWNTOWN SOMERVILLE

- Walkable, transit-oriented downtown
- Somerville Train Station
- Starbucks and independent café-bakeries
- Fine dining, retail, banks, and services

## 2 RESIDENCE INN BY MARRIOTT

## 3 BRANCHBURG SHOPPING CENTER

- Starbucks
- SNAP Fitness
- Stefano's Pizza
- Moe's Southwest Grill
- Wells Fargo
- ShopRite

## 4 HYATT HOUSE

## 5 BRIDGEWATER TOWNE CENTER

- Wegman's
- Home Depot
- Ruby Tuesday
- Party City
- UPS Store
- Verizon

## 6 SOMERSET SHOPPING CENTER

- Barnes & Noble
- Pier 1 Imports
- TGI Friday's
- Bank of America
- Buy Buy Baby

## 7 BRIDGEWATER COMMONS MALL

- Macy's
- Lord & Taylor
- Starbucks
- Pottery Barn
- California Pizza Kitchen

## 8 BRIDGEWATER MARRIOTT

## 9 THE VILLAGE AT BRIDGEWATER COMMONS

- Chipotle
- Maggiano's Little Italy
- Shake Shack
- Crate and Barrel

## 10 SOMERSET CORPORATE BOULEVARD

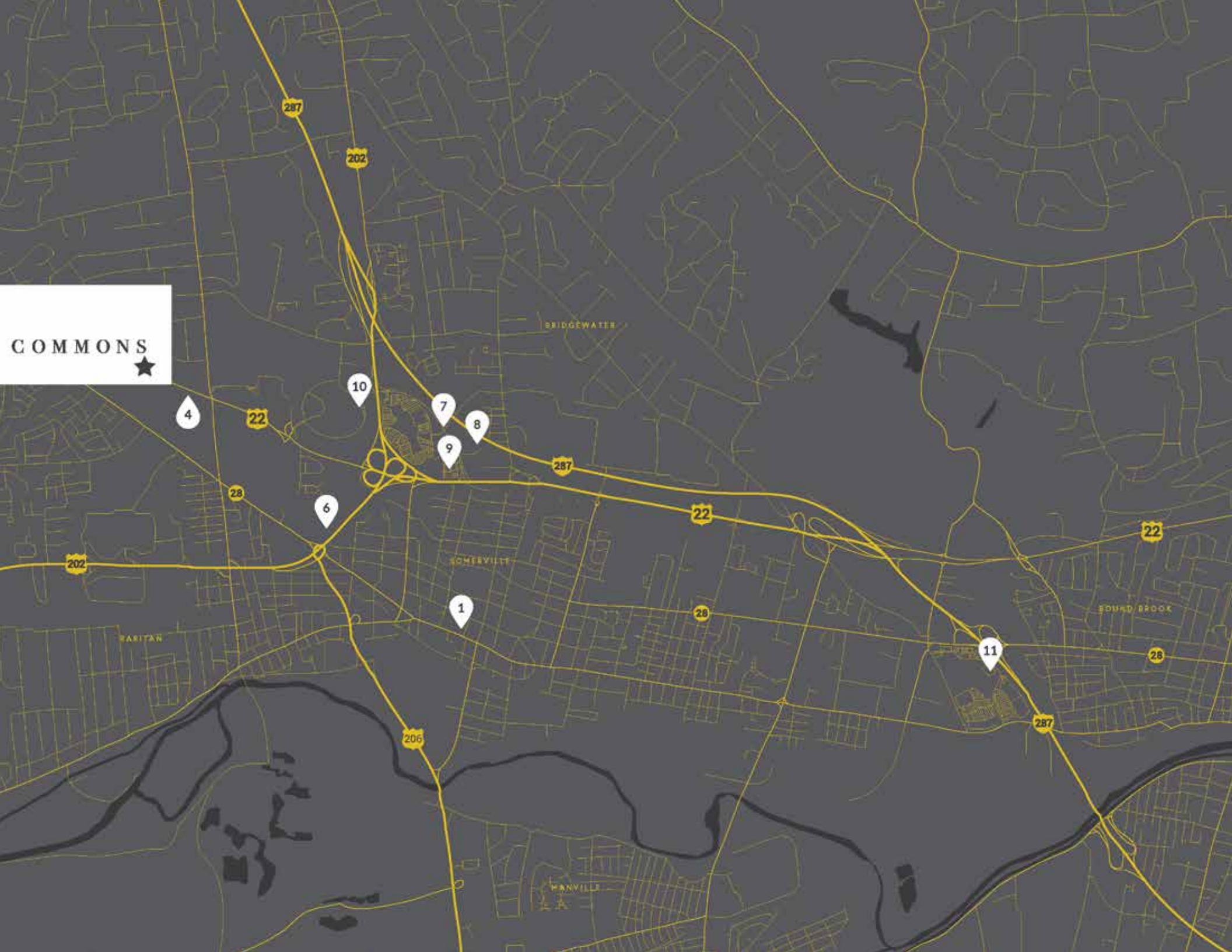
- Life Time Athletic Bridgewater (opening 2019)
- AC Hotel by Marriott (2020)
- Zinburger (2020)

## 11 HILTON GARDEN INN

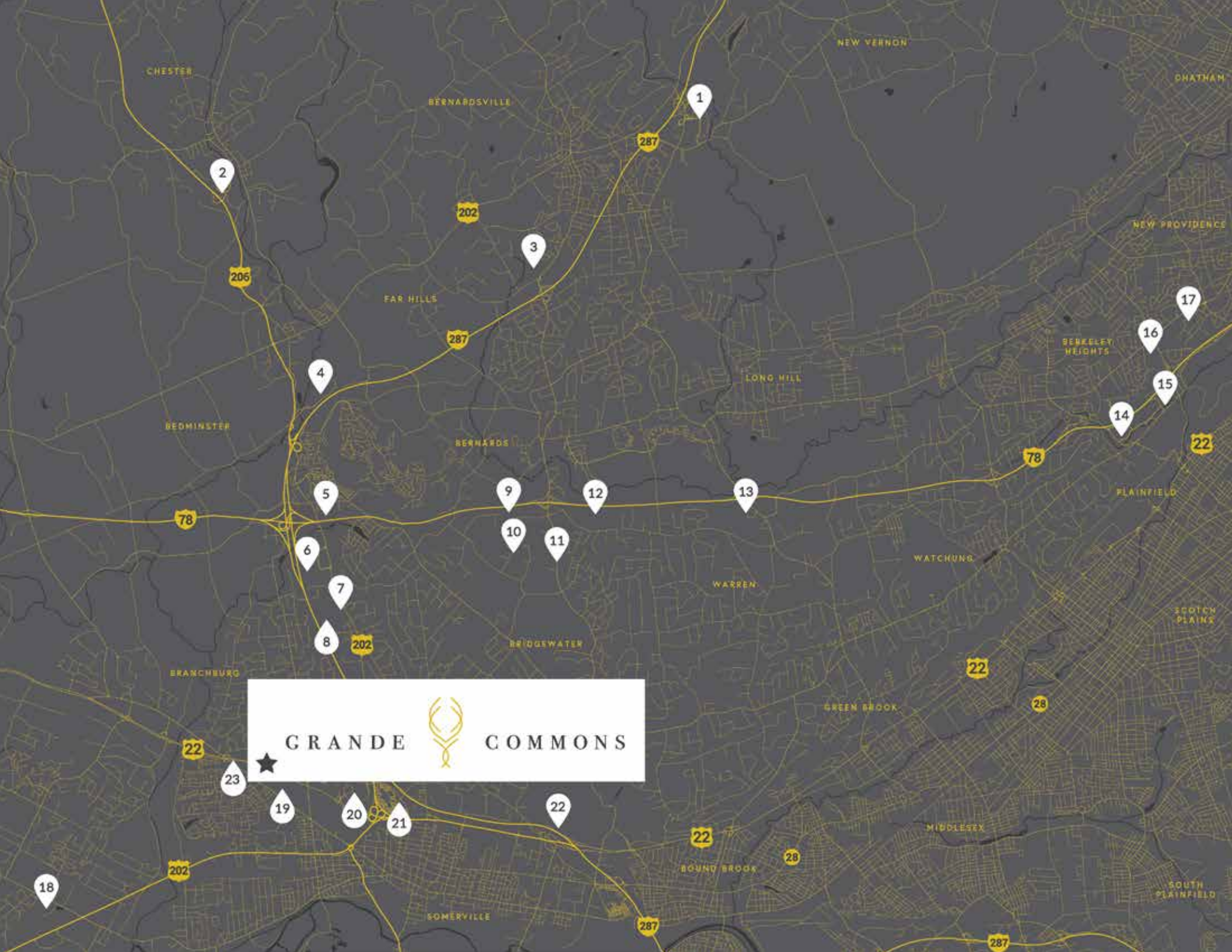




COMMONS ★







★ GRANDE  COMMONS





# CORPORATE NEIGHBORS

Bridgewater provides a high concentration of major corporations and businesses across various industries, including pharmaceutical, technology, financial services, and telecommunications.

- 1 Verizon
- 2 Pfizer
- 3 Daiichi Sankyo
- 4 AT&T
- 5 Verizon Lab
- 6 Sanofi Aventis
- 7 Nestle
- 8 Ashland, Inc.
- 9 Affinity Federal Credit Union
- 10 Memorial Sloan-Kettering
- 11 Everest Reinsurance Inc.
- 12 GlaxoSmithKline
- 13 Citigroup, Inc.
- 14 Celgene
- 15 L'Oreal
- 16 Summit Medical Group
- 17 Alcatel-Lucent
- 18 Lifecell Corporation
- 19 MetLife Inc
- 20 Valeant Pharmaceuticals  
Linde North America, Inc  
Qualcomm
- 21 Brother International
- 22 Philips Van Heusen
- 23 Johnson & Johnson

## SPECIFICATIONS

<b>ADDRESS</b>	440 Route 22 E, Bridgewater NJ 08807	<b>EXTERIOR</b>	Granite (1'0" thick)
<b>BUILDING SIZE</b>	199,279 SF	<b>ROOF</b>	6 ply roll / 3' ridged insulation
<b>STORIES</b>	Three	<b>CEILING HEIGHT</b>	12'8" slab-slab / 8'6" finished
<b>FLOOR SIZE</b>	67,000 +/- SF	<b>ELEVATORS</b>	3 passenger, 1 freight
<b>YEAR BUILT</b>	1990	<b>HVAC</b>	Gas fired boilers – base board hot water, 2 sMammoth RTUs
<b>LOT SIZE</b>	14.68 acres	<b>ELECTRIC</b>	9 watts PSF (available for tenant use)
<b>PARKING</b>	4 / 1,000	<b>BACK-UP POWER</b>	200 KW backup generator for tenant tie-in
<b>AMENITIES</b>	Café Service, UPS, FEDEX	<b>FIRE PROTECTION /LIFE SAFETY</b>	Fully sprinklered
<b>STRUCTURE</b>	Concrete foundation, I-beam	<b>SECURITY</b>	Card-access, cameras at entrances
<b>COLUMN SPACES (BAY SIZE)</b>	24' x 28'		







## RENOVATIONS

### COMMON AREAS

- New atrium lobby & hallways
- New restrooms
- New elevator cabs

### AMENITIES

- New full-service café
- New fitness center
- On-site management
- New conference center

### BUILDING SYSTEMS

- Installation of roof solar panels
- New LED lighting throughout
- Heavy power at 9 watts PSF
- Backup generator







KE  
TAPPEN

MULTIGYM















KS

pepsi

Food  
ORDER

lounge





## AVAILABILITY

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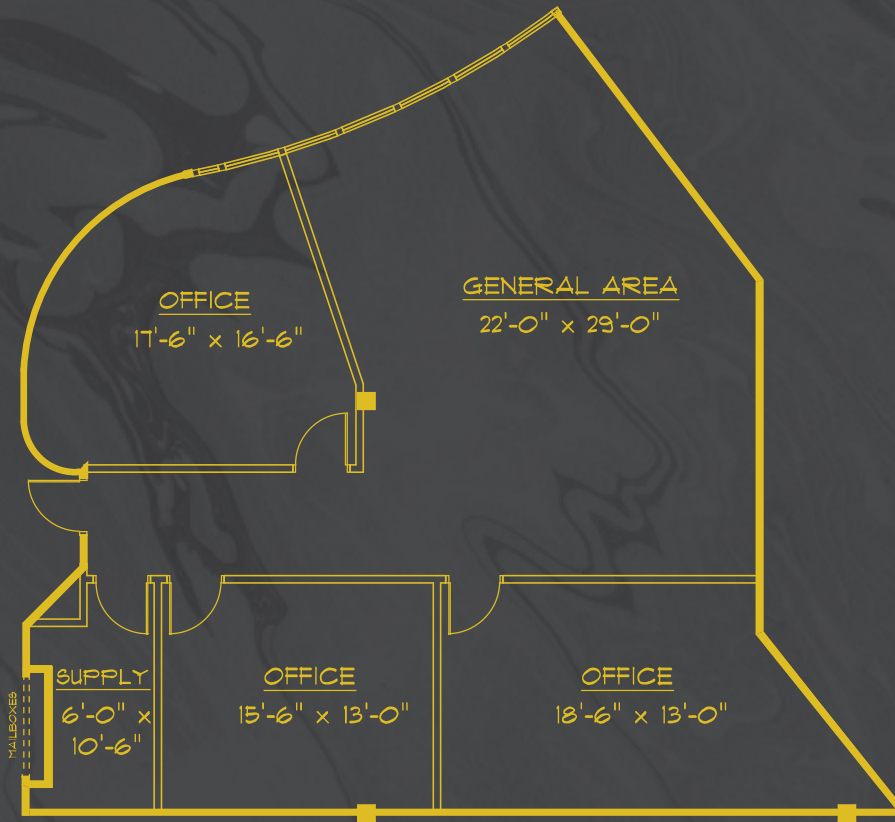
	1,989 SF
<b>1st FLOOR</b>	3,469 SF
	5,458 SF (Combined)

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	14,512 SF
<b>2nd FLOOR</b>	9,255 SF
	23,767 SF (Combined)

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1st FLOOR 1,989 SF



1st FLOOR 3,469 SF



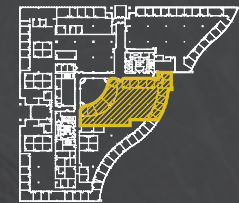


1st FLOOR 5,458 SF



2nd FLOOR 14,512 SF





2nd FLOOR 9,255 SF





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