



# For Sublease

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## Fully furnished high end finishes

### Building Highlights:

- 10,000 -28,798 SF headquarters quality, must see plug-n-play sublease
- Aggressive pricing
- Full backup generator support with N+1 configuration
- Redundant dedicated HVAC equipment to critical areas
- State-of-the-art telecom infrastructure with multiple service providers

### Building Amenities:

- Full service cafeteria and dining room
- 3-story parking deck with a parking ratio of 4/1,000 SF
- Multi-purpose conference/training center

### Campus Amenities:

- On-site fitness center with locker rooms, located in Building D
- Walkable campus with outdoor amphitheater

291 King George Road  
Warren, New Jersey

Located immediately off  
I-78 at Exit 36 and part of a  
5-building, 170-acre trophy  
corporate campus.

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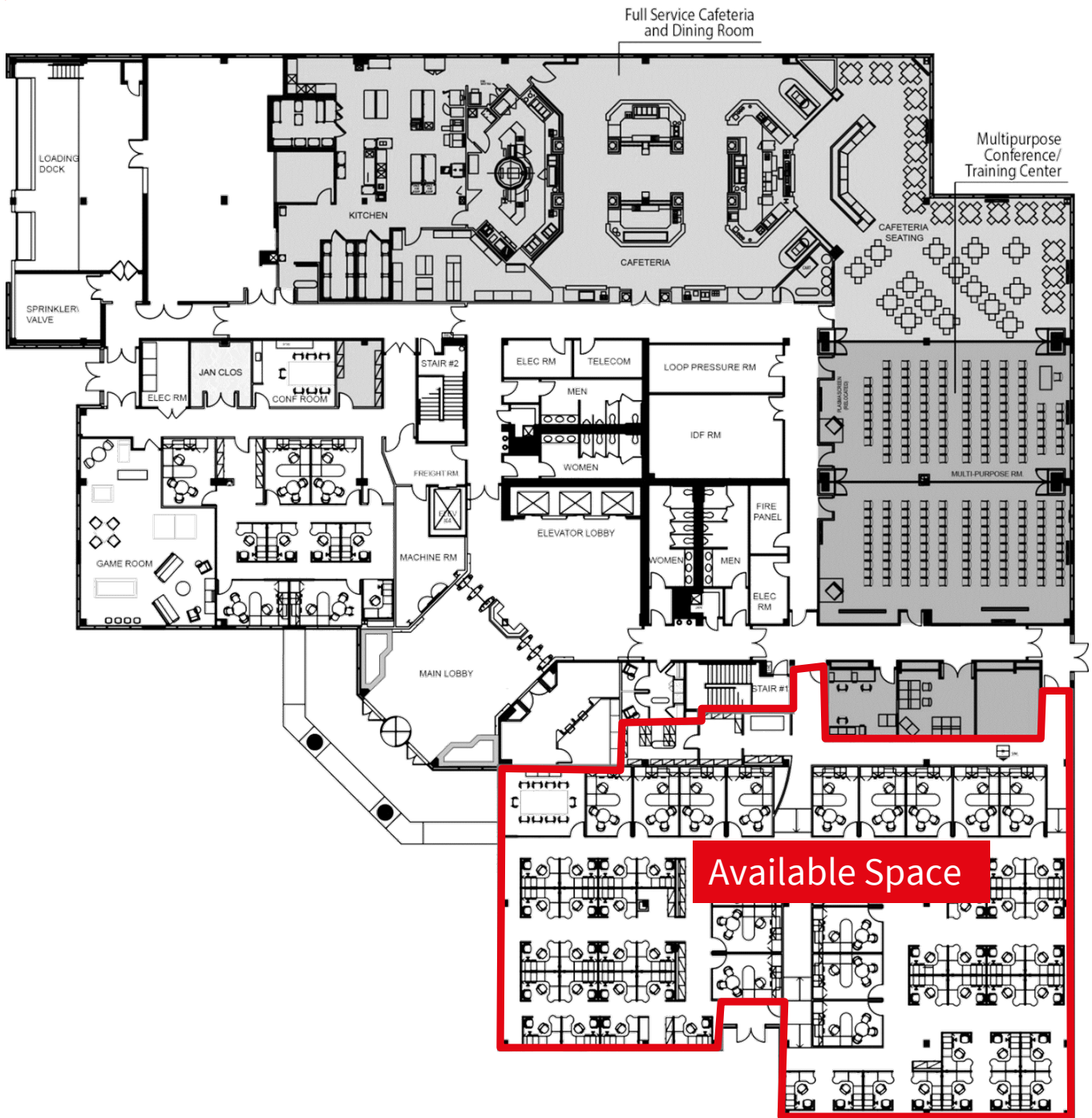
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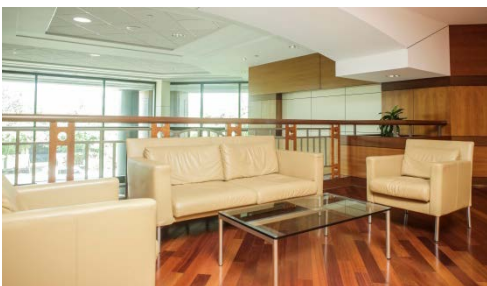
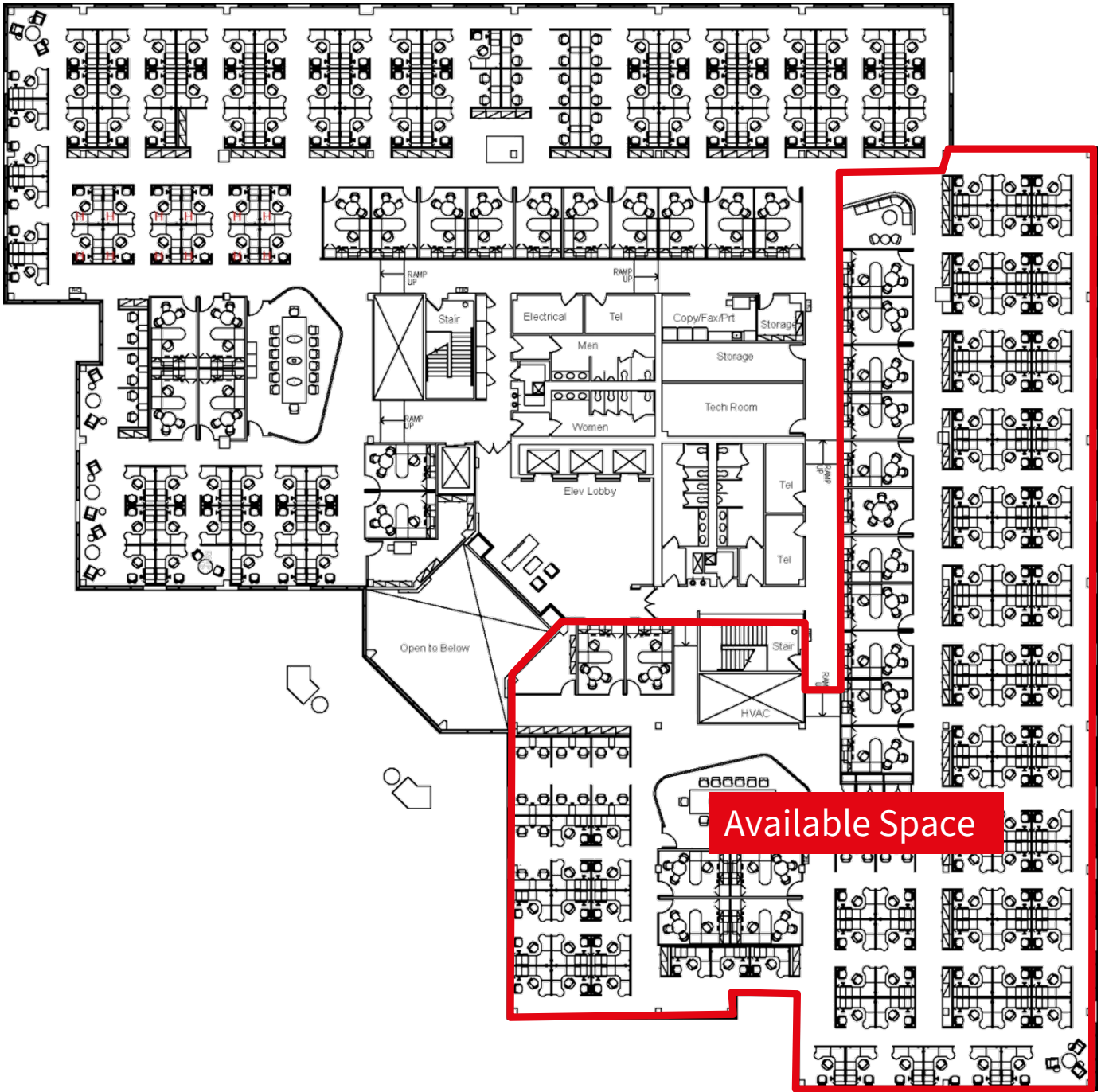


# 291 King George Road (Building B) -1<sup>st</sup> Floor Plan & On-Site Amenities 10,000 RSF



# 291 King George Road (Building B) - 2<sup>nd</sup> Floor Plan

18,798 RSF





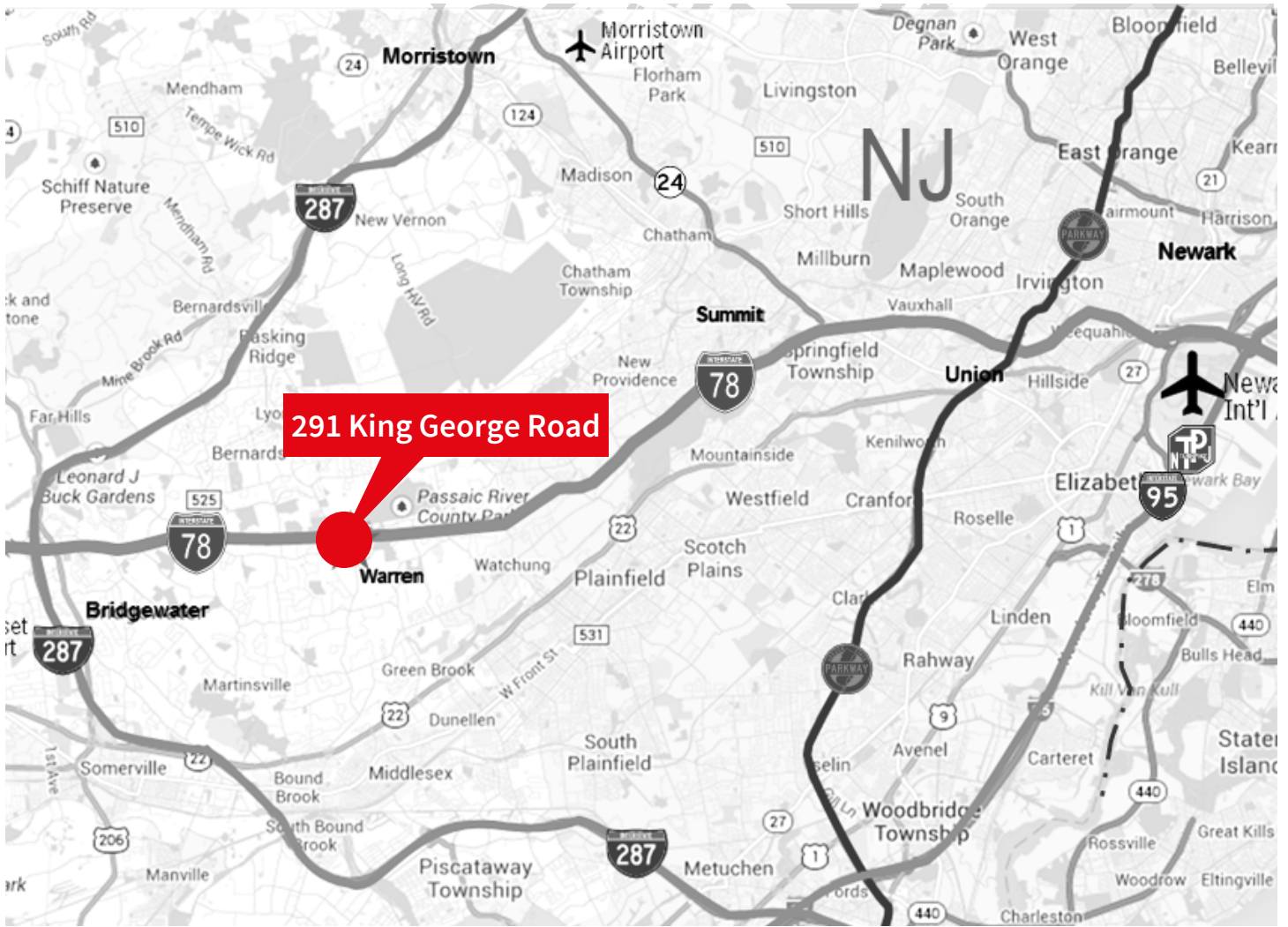
**Campus Amenities**  
**Walkable campus with outdoor amphitheater**





**Campus Amenities**  
**Fitness Center with locker rooms – Building D**





**Location:**

- 7 miles from I-287 in Somerset County
- 11 miles from NJ Transit’s Summit train station with direct access to NYC (Shuttle Service Available)
- 12 miles from amenity rich Bridgewater/Rt. 22/Rt. 206/Rt. 202 with abundant restaurants, banks, hotels and retail including the Bridgewater Common Mall
- 16 miles from Morristown
- 18 miles from the Garden State Parkway
- 22 miles from Newark Liberty International Airport
- 35 miles from Midtown Manhattan

