



140,000 SF Class A Office Building

Property Highlights

- 3-story open atrium with skylights
- On-site, full-service cafeteria with landscaped outdoor patio
- On-site conference center with training tables and flat screen TV
- Visible from I-287 near the interchange of I-78 and Rt. 22 with building signage available
- Loading/unloading area with direct access to freight elevator
- Basement storage



For more information, please contact:

Raymond Trevisan, CRE
Executive Managing Director
+1 973 908 6090
raymond.trevisan@cushwake.com

William O'Keefe
Managing Director
+1 973 908 6101
william.okeefe@cushwake.com

Charles Parmelli, CCIM, SIOR
Managing Director
+1 973 908 6105
charles.parmelli@cushwake.com

1150 Headquarters Plaza
West Tower, Third Floor
Morristown, NJ 07960
cushmanwakefield.com



AVAILABLE SPACE

Floor	Square Footage	Available
Second Floor	8,012 SF	Immediately
Third Floor	10,385 SF	Immediately
Third Floor	16,008 SF	April 2021

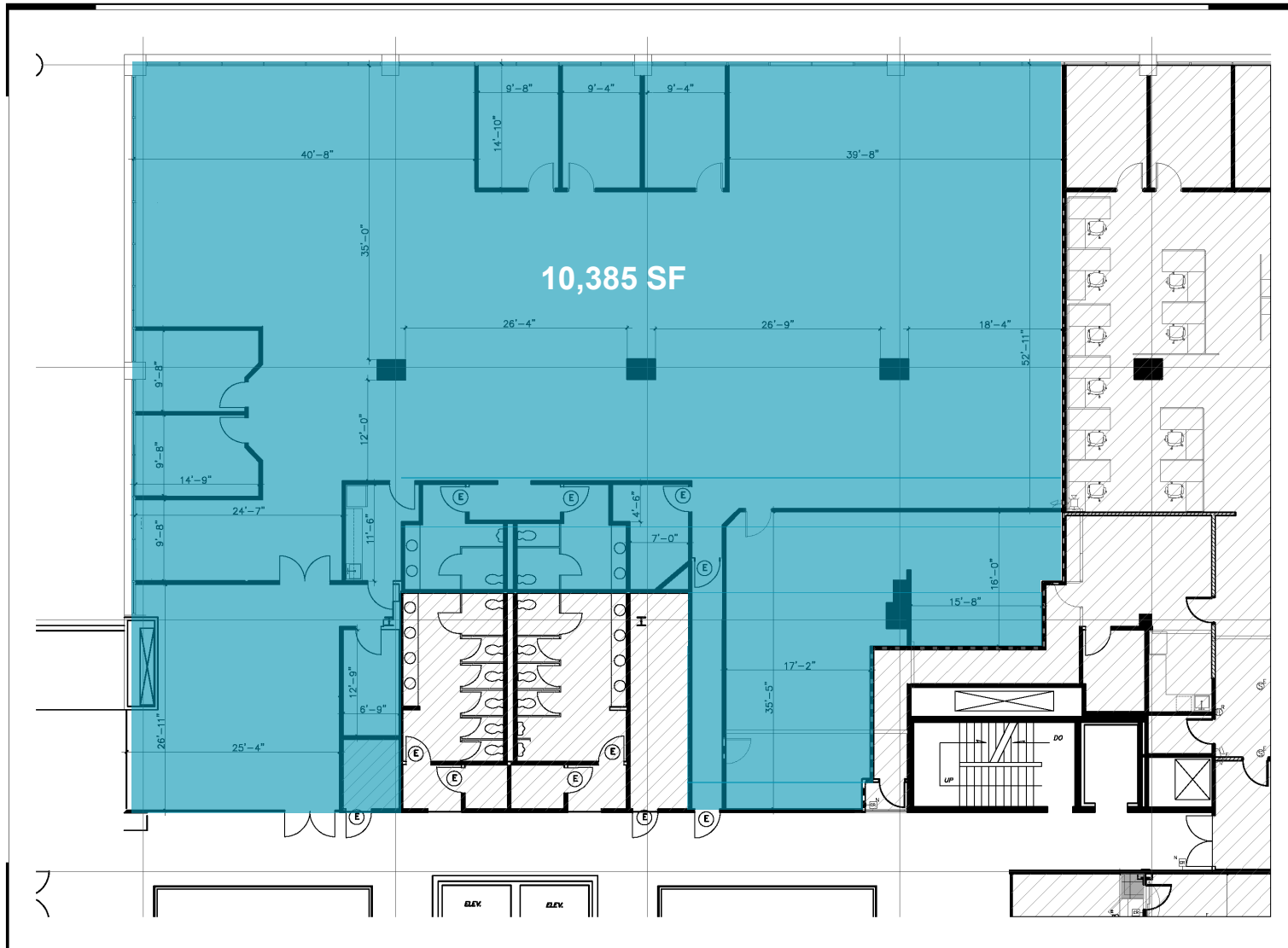




Second Floor Plan – Available Space – 8,012 SF



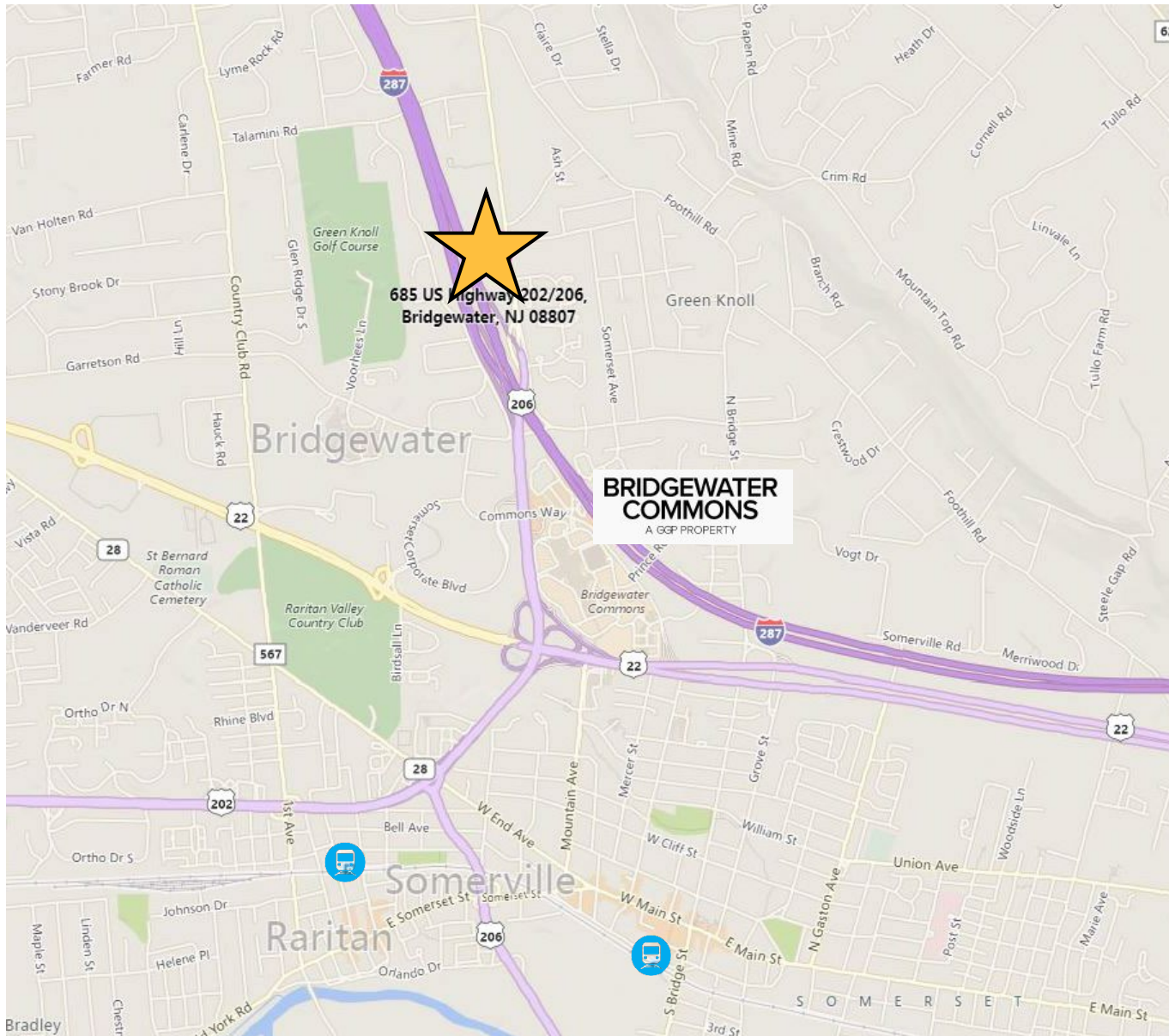
Third Floor Plan – Available Space – 10,385 SF



Third Floor Plan – Available Space – 16,008 SF



HVAC SYSTEMS	Two McQuay roof top units providing nominally 222 tons of cooling to Variable Air Volume boxes throughout the building. The VAVs are controlled via Direct Digital Controls and an Energy Management System that is monitored off-site 24/7/365.
ELECTRICAL	4000 amps; distributed 480/277. Nominal 20 watts per square foot.
UTILITIES	City sewer and water, by Township of Bridgewater and NJ American Water, respectively. Gas and electric provided by PSE&G.
COMMUNICATIONS	Free WiFi is available throughout the common areas, including the outdoor patio. Multiple carriers provide phone and data service to the building including Verizon FiOS and Cablevision.
GLAZING	One inch insulated “low-E” tinted glass “ribbon” windows with 5-foot mullion spacing typical.
COLUMN SPACING	30’ x 30’ typ.
FLOOR LOAD	First floor and basement: 100 PSF live load. Second and third floors: 80 PSF live load.
EXTERIOR	Fully insulated granite panels with aluminum panels and insulated glass.
CEILING HEIGHT	Finished height: +/- 9’. Slab-to-slab clear height: +/- 13’
PARKING	492 surface parking spaces, 11 handicap spaces.
SECURITY	Building lobby hours are Monday through Friday, 7:00am to 6:00pm. Entry via electronic key card after hours.



AREA AMENITIES

HOTELS

- Bridgewater Marriott
- Hyatt House Bridgewater
- Hyatt House Branchburg
- Hotel Indigo Basking Ridge
- Courtyard By Marriott Basking Ridge
- Somerset Hills Hotel
- Proposed AC Hotel by Marriott in Somerset Corp Center

RESTAURANTS

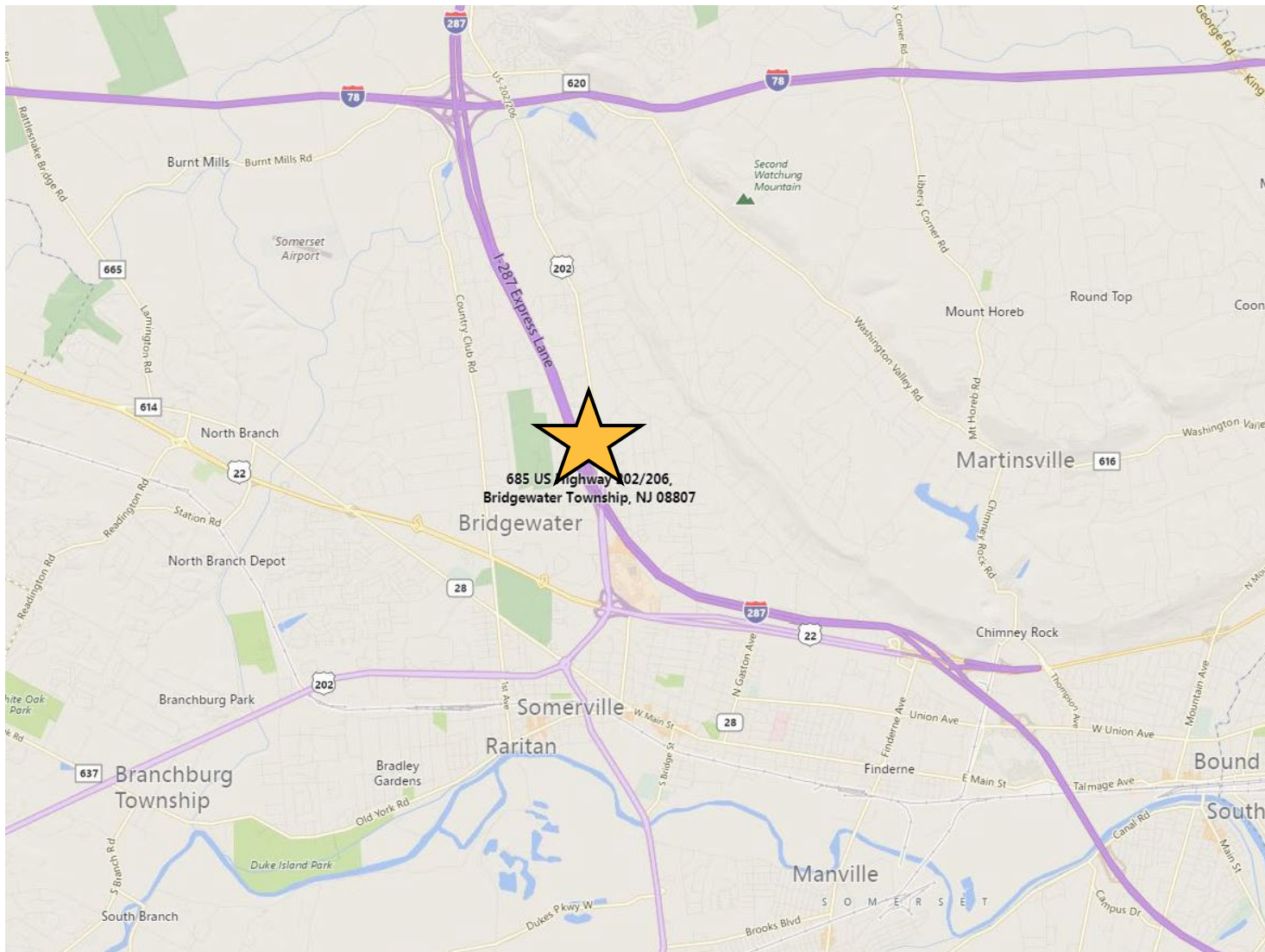
- Green Knoll Grille
- The Cheesecake Factory
- Seasons 52
- Maggiano's Little Italy
- McCormick & Schmick's
- Redstone American Grill
- Booker & Zinc

QUICK-SERVE RESTAURANTS

- California Pizza Kitchen
- Chipotle
- Starbucks
- Dunkin'
- Saladworks
- Baja.B.Que
- Master Wok

MASS TRANSIT

- Bridgewater Station
- Raritan Station
- Somerville Station



AREA HIGHLIGHTS

- Excellent access to I-287, Routes 202, 206, 22 and I-78
- Five minutes from Bridgewater Commons Mall, restaurants, Marriott and other hotels

Raymond Trevisan, CRE
Executive Managing Director
+1 973 908 6090
raymond.trevisan@cushwake.com

William O'Keefe
Managing Director
+1 973 908 6101
william.okeefe@cushwake.com

Charles Parmelli, CCIM, SIOR
Managing Director
+1 973 908 6105
charles.parmelli@cushwake.com

1150 Headquarters Plaza
West Tower, Third Floor
Morristown, NJ 07960

cushmanwakefield.com