

# Amenities

Overlook Corporate Center is a cutting edge, one of a kind blend of work and play. Immediate connection to New York City coupled with a rich amenities package makes this New Jersey office space the premier building for employee satisfaction.



## Lifestyle

- Grab & Go
- Full-service cafeteria
- Fitness Center
- Lobby lounge areas
- Outdoor terraces and seating
- Magnificent views
- Security 24/7



## Business

- Conference center with video conferencing and wireless presentation capabilities
- Open spaces for informal meetings



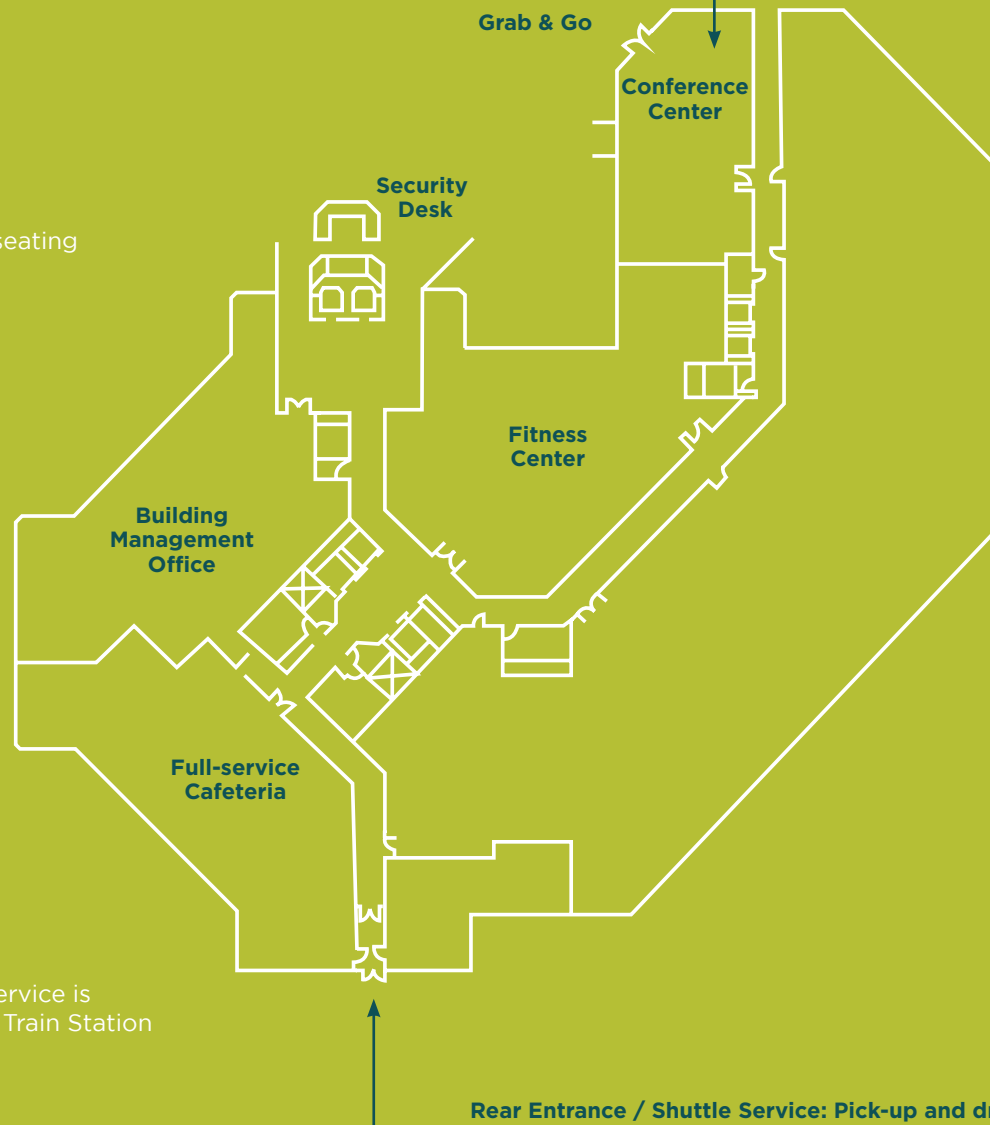
## Renovated

- Elevator cabs
- Restrooms
- Lobby areas & atrium
- Promenade



## Shuttle Service

A complimentary shuttle service is Available to/from the MSU Train Station for tenants.



## Conference Center

The Overlook Conference Center is available to tenants for business meetings

### Meeting Room A:

Includes wireless capabilities and can be arranged to seat up to

- 20 people  
conference room layout
- 36 people  
training room layout
- 42 people  
assembly room layout

There is a clean-up fee (\$50 minimum) and a set-up fee if needed (\$50 for conference room layout and \$100 for training or assembly format)

### Meeting Room B:

Features video conferencing in an executive conference room setting which seats 20 people:

- 4 hours \$200.00
- 8 hours \$400.00
- Clean up charge \$50.00

## Shuttle Schedule

Arrival	Departure
8:23 AM	4:00 PM
9:12 AM	4:19 PM
9:38 AM	4:53 PM
9:55 AM	5:33 PM
	5:49 PM

# Directions

## George Washington Bridge

95 South to  
Route 80 West to  
Garden State Parkway South, Exit 154 to  
Route 46 West - 2nd Exit on Route 46  
(Great Notch) to U-turn onto  
Route 46 East - 1st Exit (Clove Road) to  
Overlook Corporate Center

## Garden State Parkway (North)

Exit 153B to  
Route 3 West to  
Route 46 West - 2nd Exit on Route 46  
(Great Notch) to U-turn onto  
Route 46 East - 1st Exit (Clove Road) to  
Overlook Corporate Center

## Garden State Parkway (South)

Exit 154 to  
Route 46 West - 2nd Exit on Route 46  
(Great Notch) to U-turn onto  
Route 46 East - 1st Exit (Clove Road) to  
Overlook Corporate Center

## Lincoln Tunnel

Route 3 West to  
Route 46 West - 2nd Exit on Route 46  
(Great Notch) to U-turn onto  
Route 46 East - 1st Exit (Clove Road) to  
Overlook Corporate Center



**45**  
minutes to  
Penn Station

**25**  
minutes to  
Newark Liberty  
Int'l Airport

**15**  
minutes to  
Lincoln Tunnel

**15**  
minutes to  
GW Bridge

**5**  
minutes to  
Garden State  
Parkway

# Building Facts



## General Information

- Built 1988
- 415,000 SF
- 6 level parking deck  
4 spaces per 1,000 RSF  
70% covered parking
- Security 24/7; closed circuit TV and card access system



## Mechanical System

- Cooling System: Typically one-ton of cooling per 400 SF. Floors 2-5 of the Main Tower have supplemental HVAC units
- Heating System: Electric perimeter baseboard



## Construction

- Column Spacing  
20'-0" x 30'-0"
- Slab to deck height  
+/- 13'-0"
- Typical finished ceiling height of 8'-8"



## Electrical System

- 277/480 volt, three phase, 4 wire electrical services
- Power and lighting:  
5-8 watts per SF
- Tenant sub-metering available



## Generator

- Emergency generator services emergency lighting and other essential building equipment
- Tenant back-up capability available via a 750 kW(938 KVA) diesel generator
- Site available for additional generator pads



## Telecommunications Fiber Providers

- AT&T, Verizon and Cablevision / Lightpath available

### For leasing information, contact:

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