

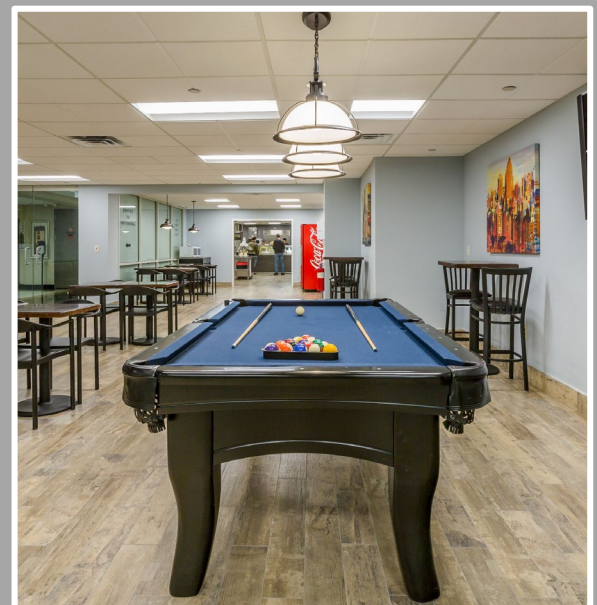
150

ALLEN ROAD

BASKING RIDGE, NJ



FOR LEASE – 7,021 SF AVAILABLE



150

ALLEN ROAD

BASKING RIDGE, NJ



PROPERTY FEATURES & AMENITIES

- Two-story atrium
- Recently renovated, full-service café and seating area
- Brand new conference center
- Card key access
- Shared amenities among three (3) buildings in the park (fitness facilities, conference area, cafés, basketball court and employee walking area)

LOCATIONAL HIGHLIGHTS

- Restaurants and shopping nearby
- Direct access to I-78
- Somerset Hills Hotel, Marriott Courtyard and Delta Hotel by Marriott in close proximity
- Easy access to Newark Liberty International Airport
- 45 minutes to NYC



AVAILABILITIES: P 2nd Floor – 7,021 SF

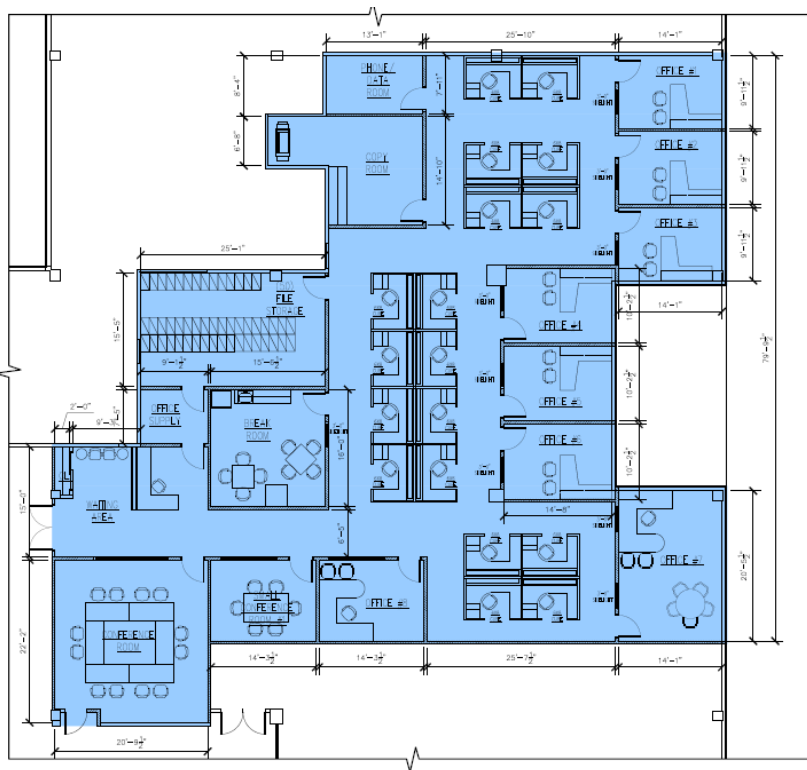
ASKING RATE: \$24.00 PSF Gross + Tenant Electric

POSSESSION: Immediate

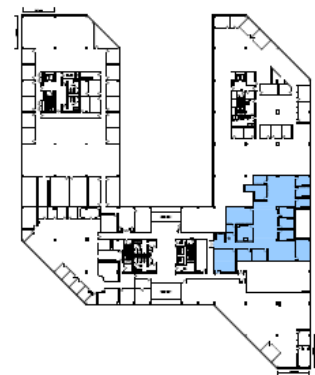
BUILDING FEATURES

| | |
|----------------|---|
| YEAR BUILT: | 1989 / Renovated 2016 |
| BUILDING SIZE: | 191,319 SF |
| STORIES: | Four-story office |
| ELECTRIC: | 3,000 amp service |
| PARKING RATIO: | 4.0 / 1,000 SF |
| HVAC: | Plentum heat pump system heat exchanger & cooling tower on roof |
| SECURITY: | Honeywell door access system monitored by security cameras |

2nd Floor Availability



KEY PLAN



For more information, please contact:

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