



INDEPENDENCE BOULEVARD

WARREN, NEW JERSEY

THE PROPERTY



Location	Warren, New Jersey	Generator	300 KW generator with available capacity for Tenant use
Building Type	Class A	(Completed 2020) Renovations	Exterior Landscaping, redesigned main lobby and entrance, decorative communicating stair to ground floor, collaboration and amenity areas featuring new food service, 80-seat conference facility and fitness center
Year Built	1997; Renovated 2020	Amenities Include	<ul style="list-style-type: none">• Dynamic food service and fitness studio with Peloton equipment• Technology enabled conference center with 80-person capacity
Tenancy	Multi-Tenant		
Land Area	31.59 Acres		
Stories	Five (5)		
Covered Parking	Parking 4/1,000 (approvals in-hand to increase to 4.75/1,000)		
RBA	213,257 SF		
HVAC	Two (2) - new 250 ton Daikin Centrifugal Chillers and new 500 ton Evapco Cooling Tower		

147,000 SF CLASS A OFFICE SPACE AVAILABLE UNDERGOING RENOVATIONS FOR MULTI-TENANT USE

Conceptual rendering of new lobby



Building Notes

- Corporate headquarters quality
- Brick and glass construction with vaulting full height atrium
- VIP drop-off circle entrance
- Located at four-way interchange at Exit 33 off Interstate 78
- Adjacent to Somerset Hills Hotel and Riverwalk Village Center (within walking distance)
- Join new tenants: Bohler Engineering, Control Point Associates and Whitestone Associates

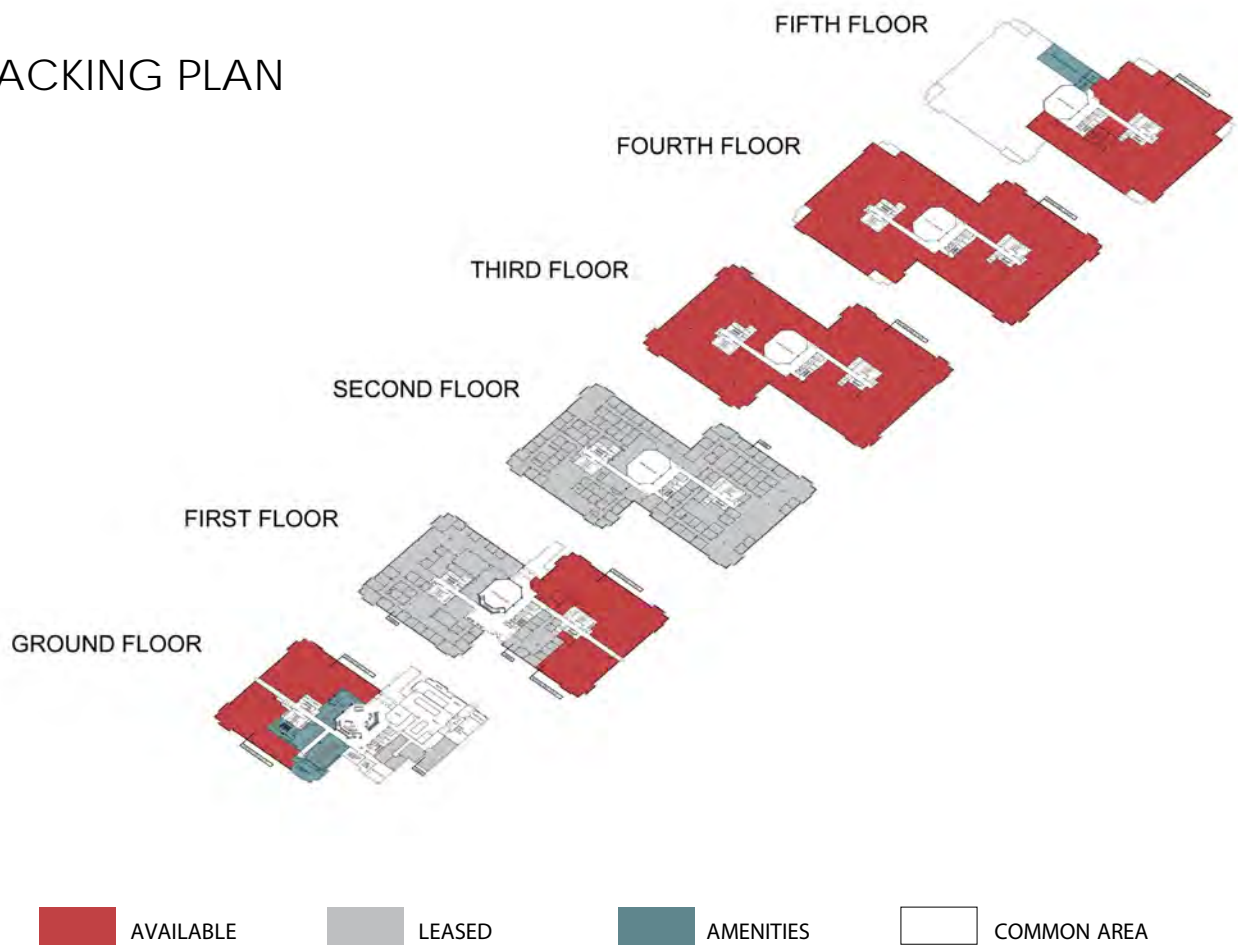
Neighborhood

- Highly desirable location at Interstate 78/287 interchange with proven corporate neighbors such as DellEMC, Fiserv, GSK, Regeneron and Daiichi Sankyo.
- Conveniently located near multiple hotels, restaurants and retail and fitness within walking distance

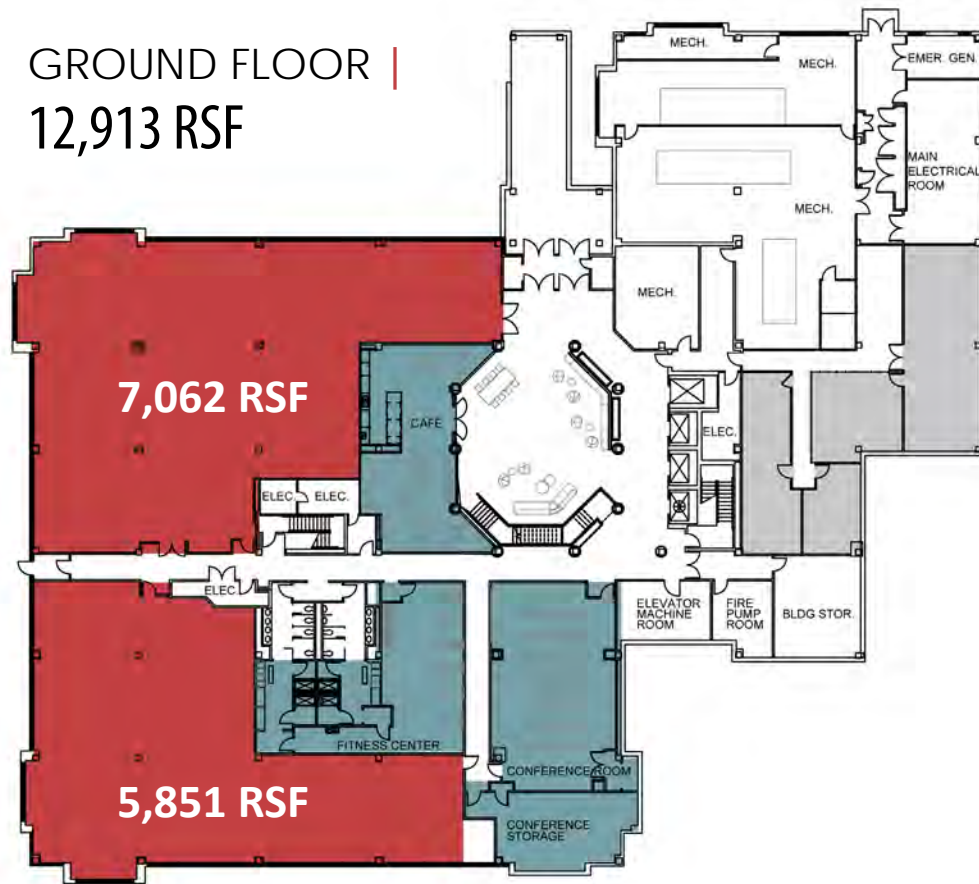
FLOOR PLANS



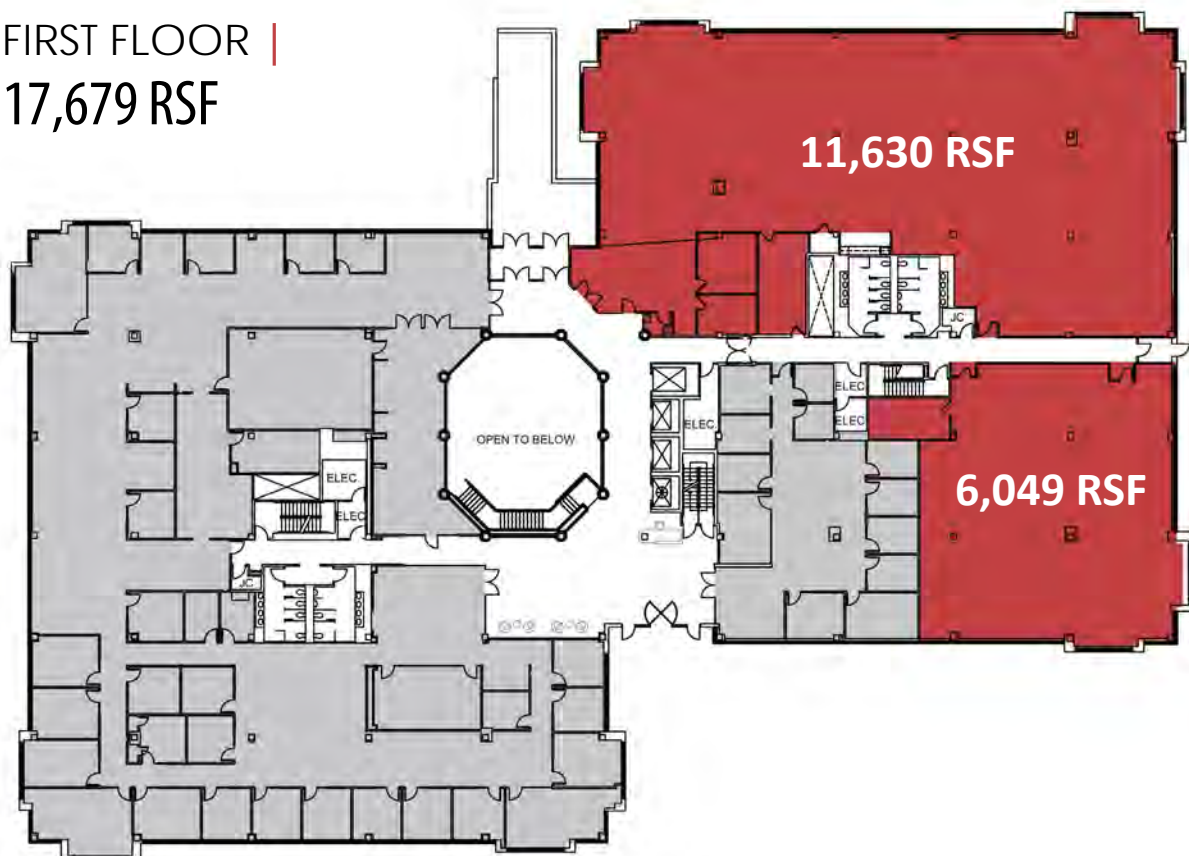
STACKING PLAN



GROUND FLOOR |
12,913 RSF



FIRST FLOOR |
17,679 RSF



AVAILABLE



LEASED

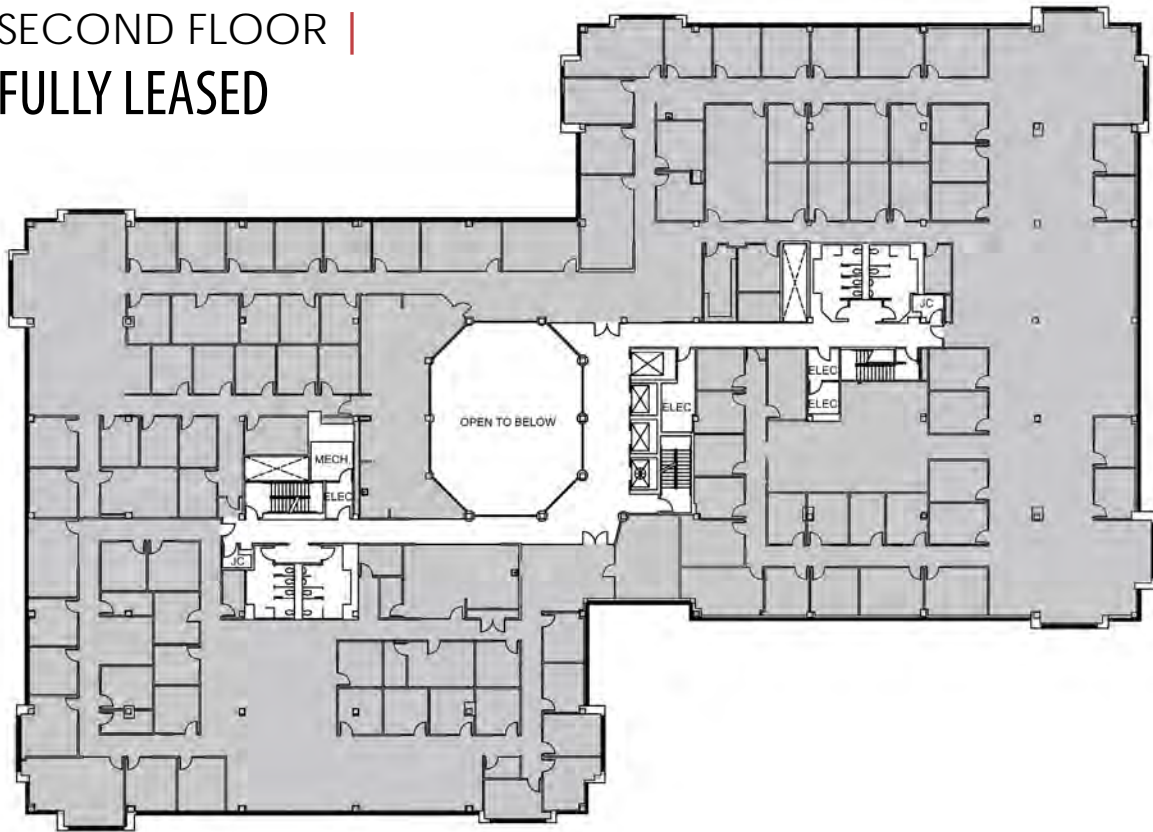


AMENITIES

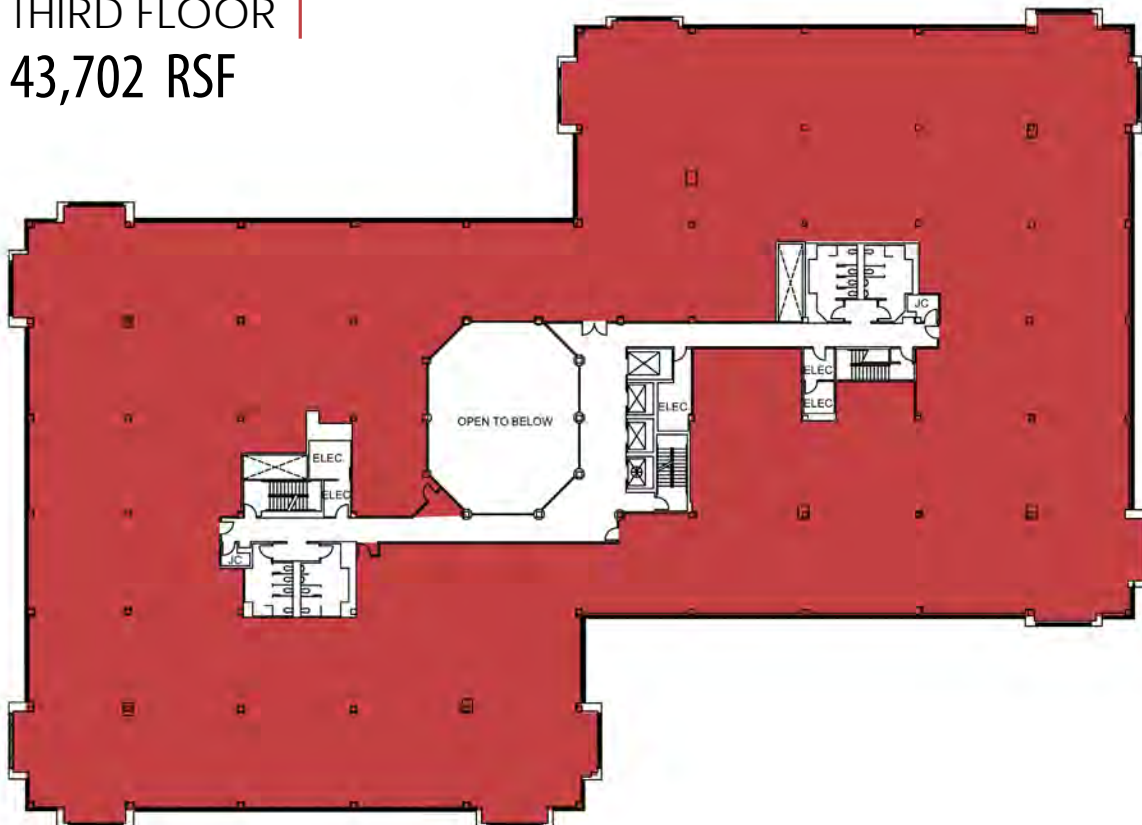


COMMON AREA

SECOND FLOOR | FULLY LEASED



THIRD FLOOR | 43,702 RSF



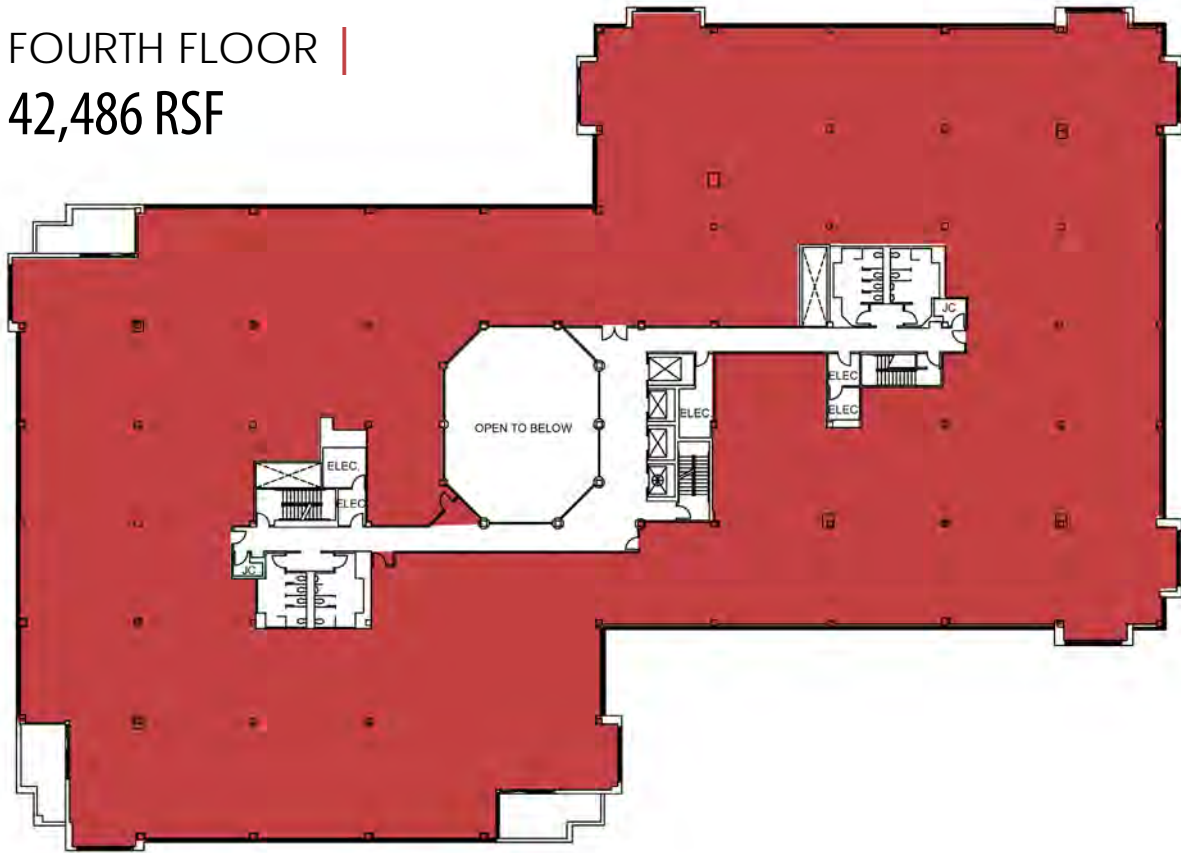
AVAILABLE

LEASED

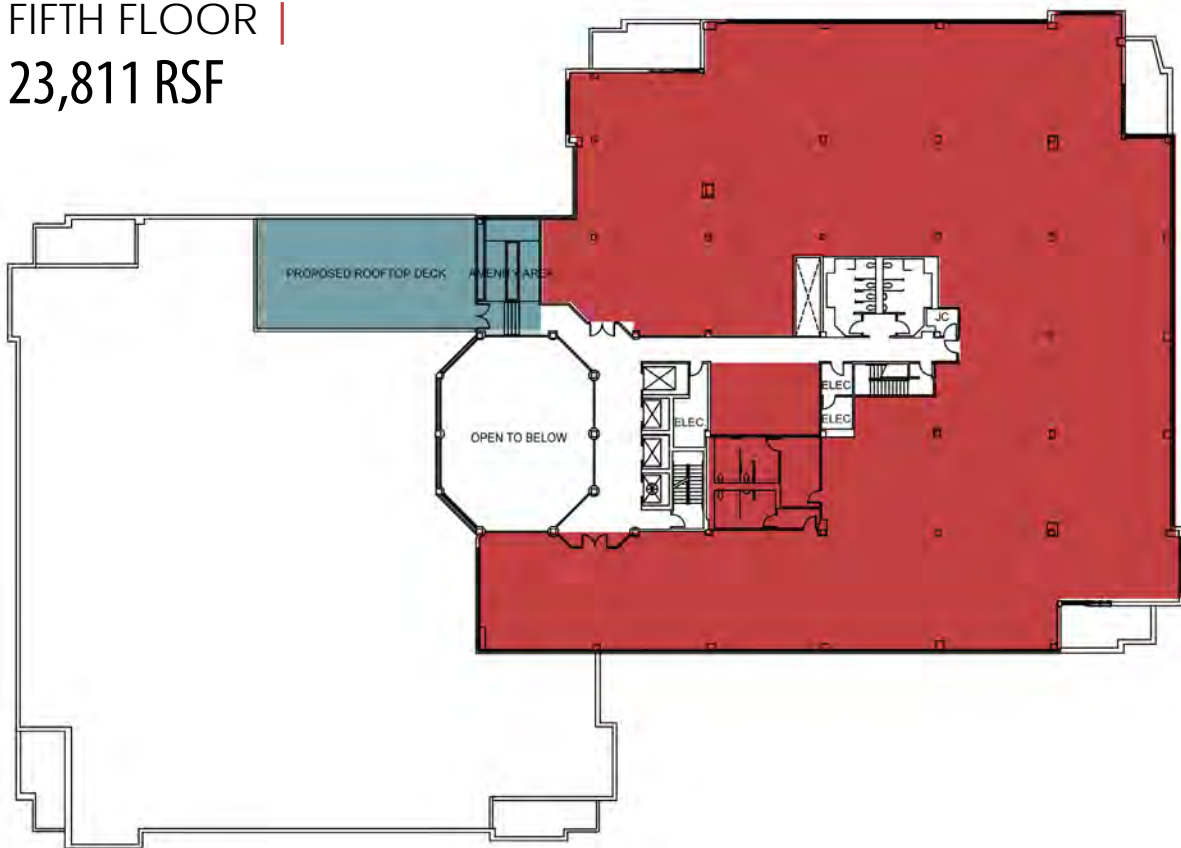
AMENITIES

COMMON AREA

FOURTH FLOOR |
42,486 RSF



FIFTH FLOOR |
23,811 RSF



AVAILABLE LEASED AMENITIES COMMON AREA

LOCATION & AMENITIES



5 MILES TO DOWNTOWN BERNERDSVILLE
25 MILES TO EWR (27 MINS)
38 MILES TO NYC (42 MINS)

30

RIVERWALK VILLAGE CENTER

3WEST
RESTAURANT

URBAN TABLE
FOOD. WINE. SOCIAL.



supercuts.

Millington Bank
Vision. Integrity. Passion.



COURTYARD
Marriott

TAPESTRY COLLECTION
BY HILTON



Affinity
Federal Credit Union

7-Eleven **ExxonMobil**

TD Bank

100 MARKETPLACE



NEIGHBORHOOD MAP



184 LIBERTY CORNER RD

DELL EMC

UBS

fiserv.

gsk
GlaxoSmithKline



RETAIL
DEVELOPMENT
...ikes, Dunkin'
...nd two other
...table for lease

3 MOUNTAIN VIEW RD

CHUBB

LIBERTY CORNER ROAD

505 WESTGATE DR

Fedway

WALK
HARD
MARRIOTT

ExxonMobil



ES AT
CORNER

BB

S

IRON

EN

OFFICE

100 MARKET PLACE

Panera
BREAD

origin
french
thai

WELLS
FARGO

bolu



BARNES & NOBLE

WELLS
FARGO

Affinity
Federal Credit Union

WESTGATE CORPORATE
CENTER

EVEREST



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