

# 420

**MOUNTAIN AVENUE**  
NEW PROVIDENCE, NEW JERSEY

**95,412 R.S.F.**  
**AVAILABLE FOR LEASE**



## FEATURES

- High quality, modern open office environment
- Furniture potentially available
- Large training and conference center
- Full-service cafeteria
- On-site fitness center
- Park-like setting – 24 acre campus
- 100% backup generators: 650 kw and 275 kw natural gas
- Data center
- Monument signage on Mountain Avenue & at building entrance
- Loading dock

## AVAILABLE SPACE

FLOOR 1	FLOOR 2	FLOOR 3	FLOOR 4
25,625 S.F.	33,297 S.F.	36,490 S.F.	LEASED

## LOCATION

- Highly accessible to I-78, Route 22 & 24 & Garden State Parkway
- Close proximity to train station & bus lines, restaurants & lodging
- Accessible to Newark International Airport & Downtown Summit

**Owned by:**



**Managed by:**



**Leased by:**



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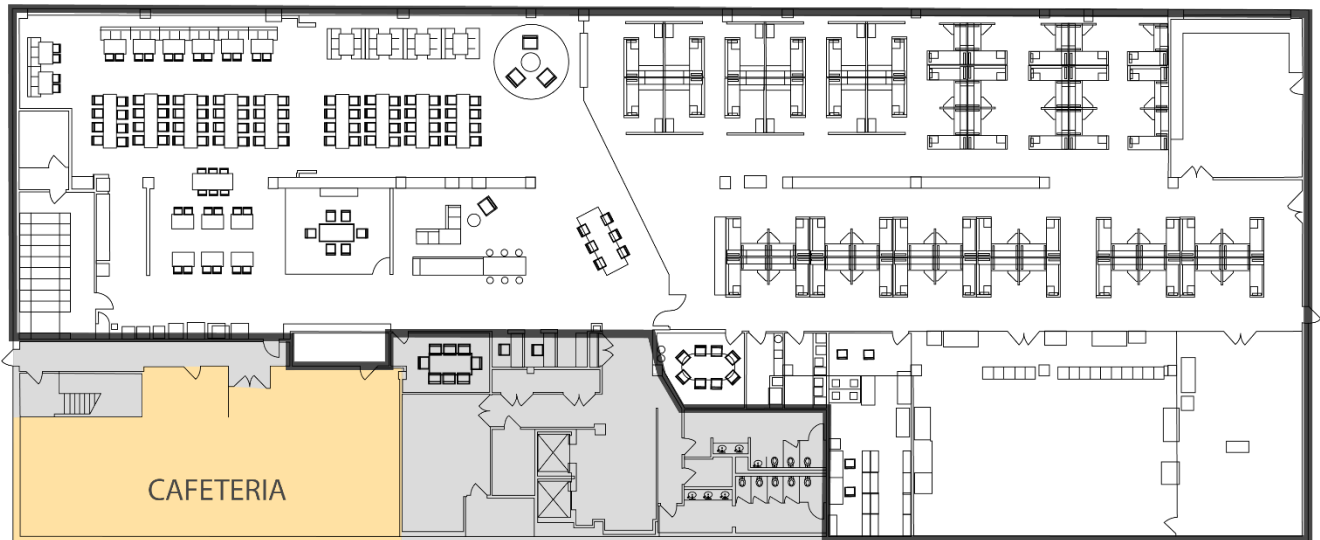
MOUNTAIN AVENUE  
NEW PROVIDENCE, NEW JERSEY

1

FIRST FLOOR PLAN

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AVAILABLE  
25,625 R.S.F.



## KEY

- AVAILABLE
- COMMON CORRIDOR
- BUILDING AMENITIES

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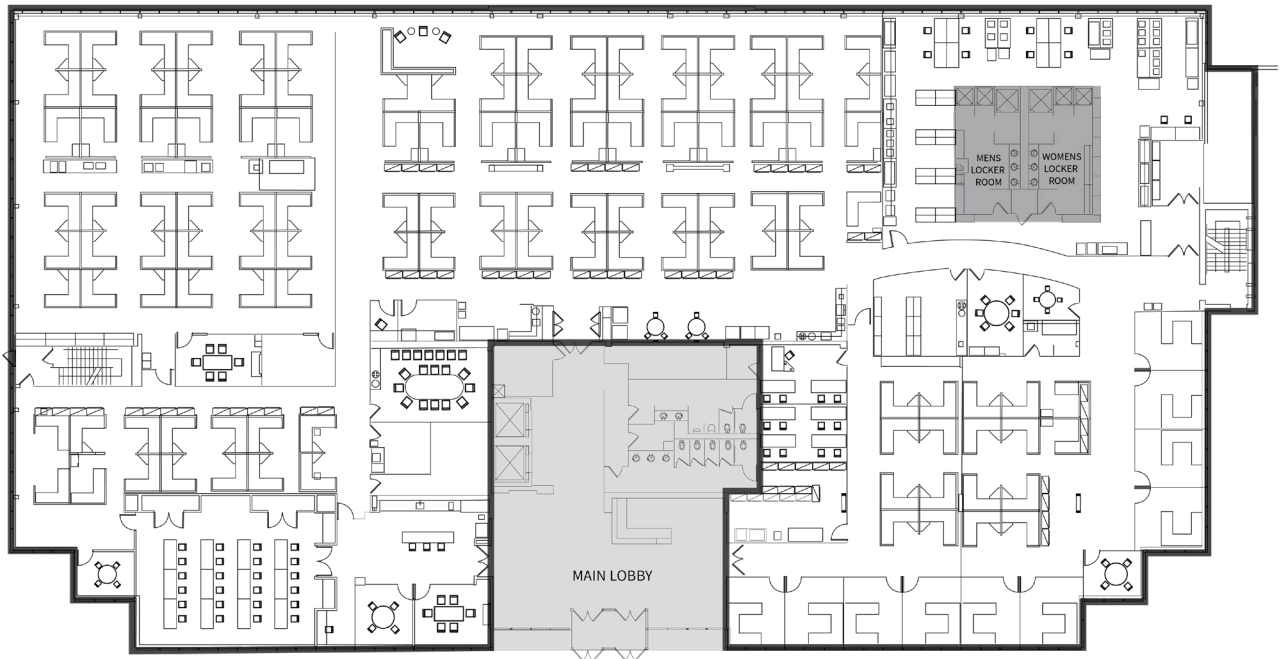
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# 2

SECOND FLOOR PLAN

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AVAILABLE  
33,297 S.F.



KEY:

□ AVAILABLE

■ COMMON CORRIDOR

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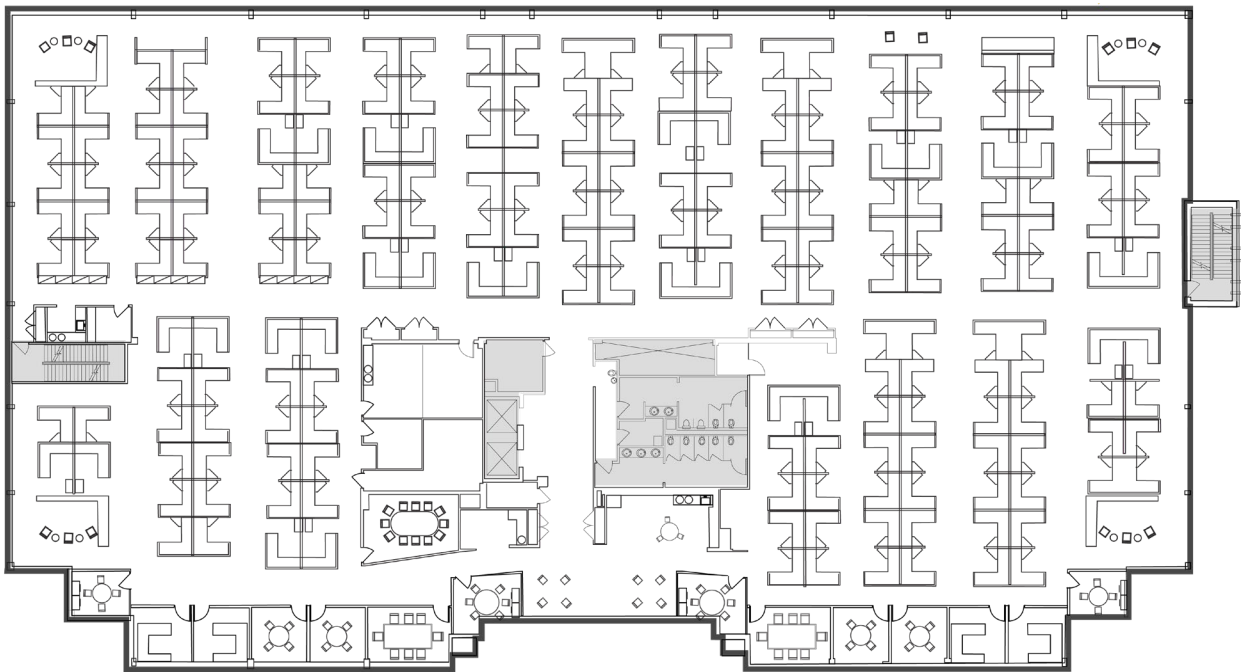
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# 3

THIRD FLOOR PLAN

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AVAILABLE  
36,490 S.F.



\* FURNITURE NOT AVAILABLE

KEY:

☐ AVAILABLE

☐ COMMON CORRIDOR

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## MOUNTAIN AVENUE

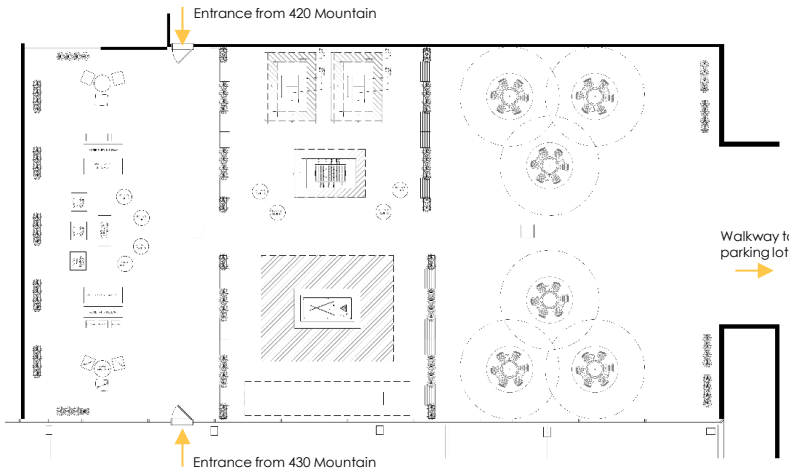
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### NEW OUTDOOR LOUNGE & GAME AREA

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**COMPLETED...Q3 2023**



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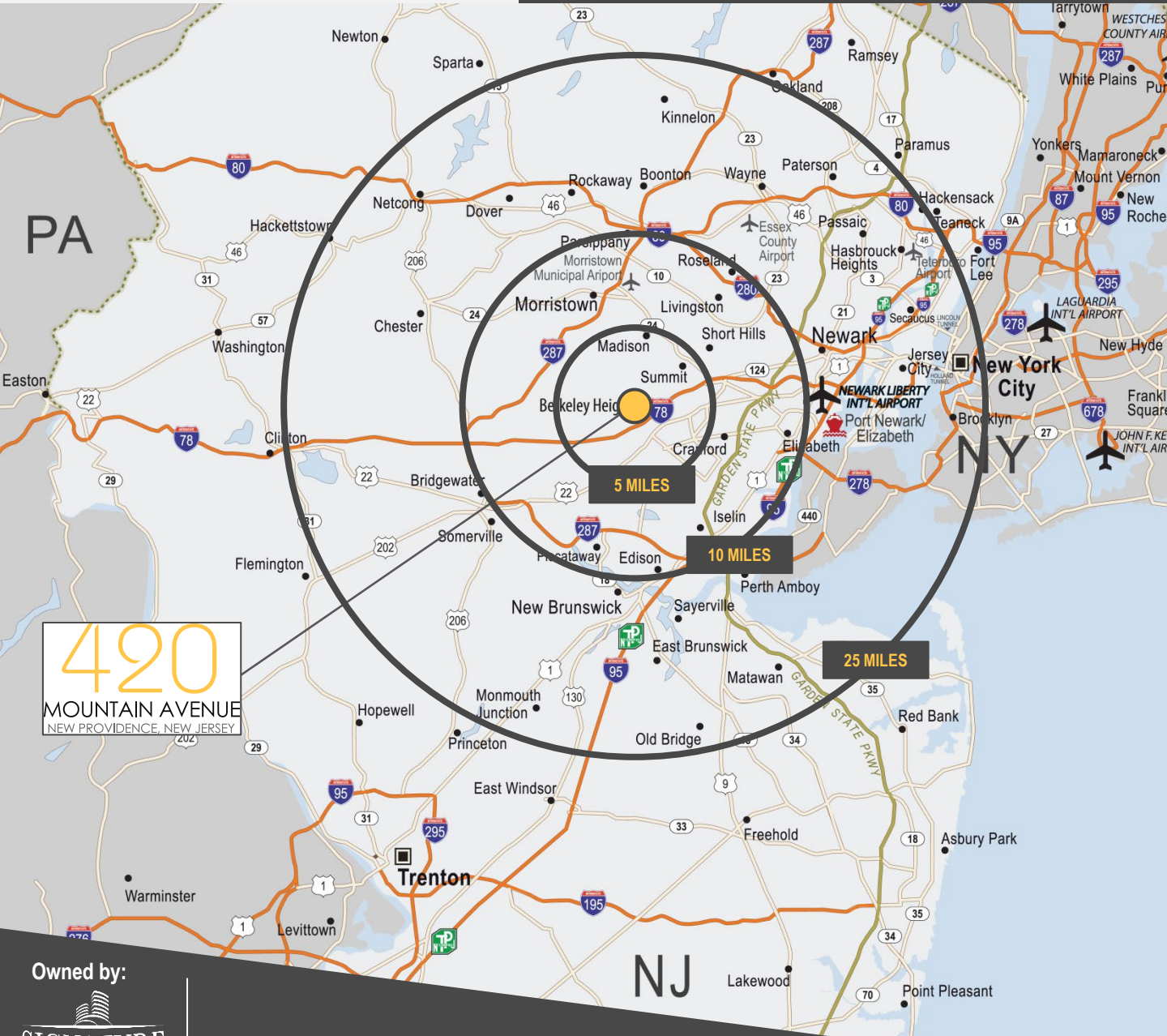
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REGIONAL MAP

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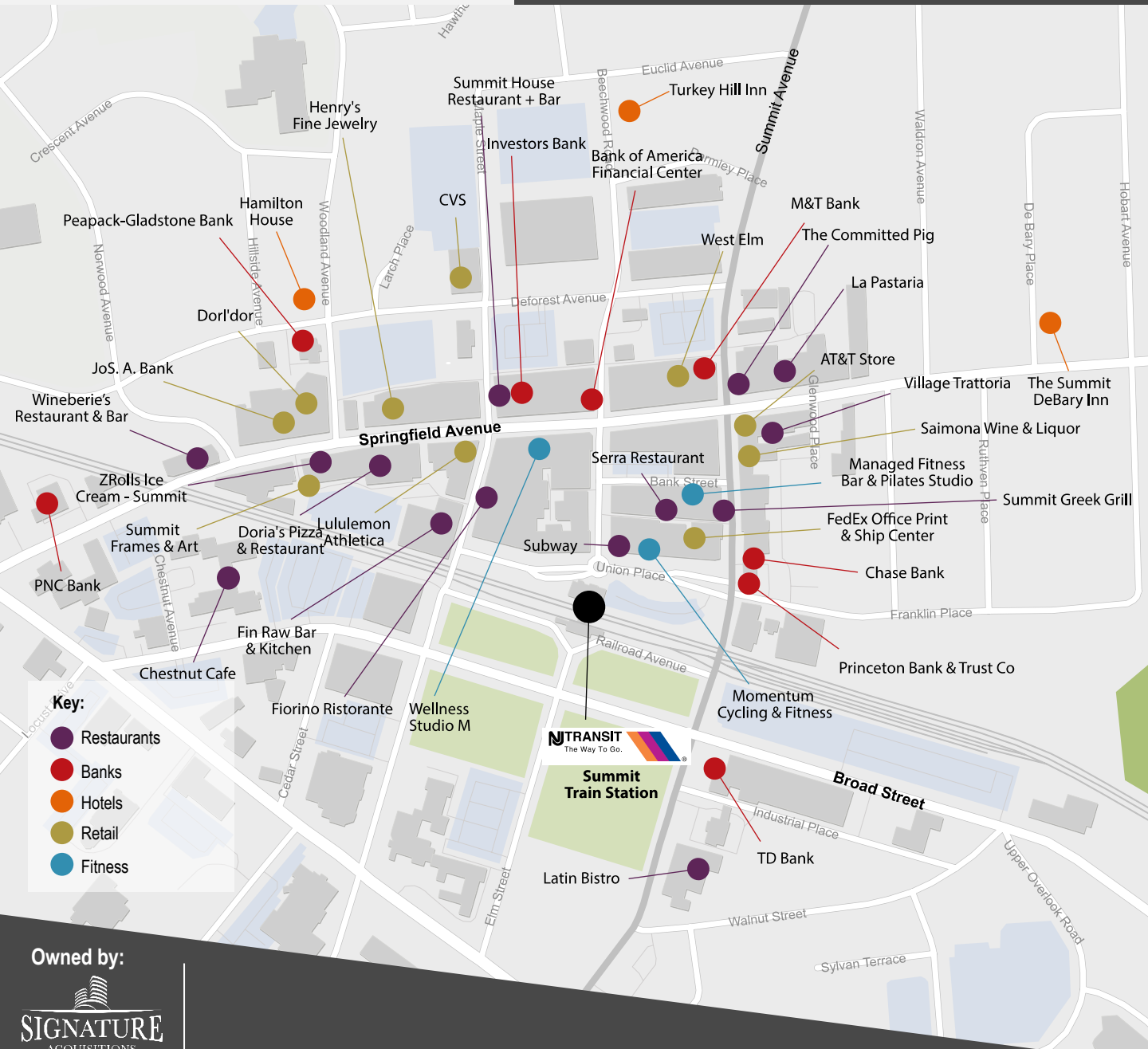
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## MOUNTAIN AVENUE NEW PROVIDENCE, NEW JERSEY



### DOWNTOWN SUMMIT AMENITIES MAP

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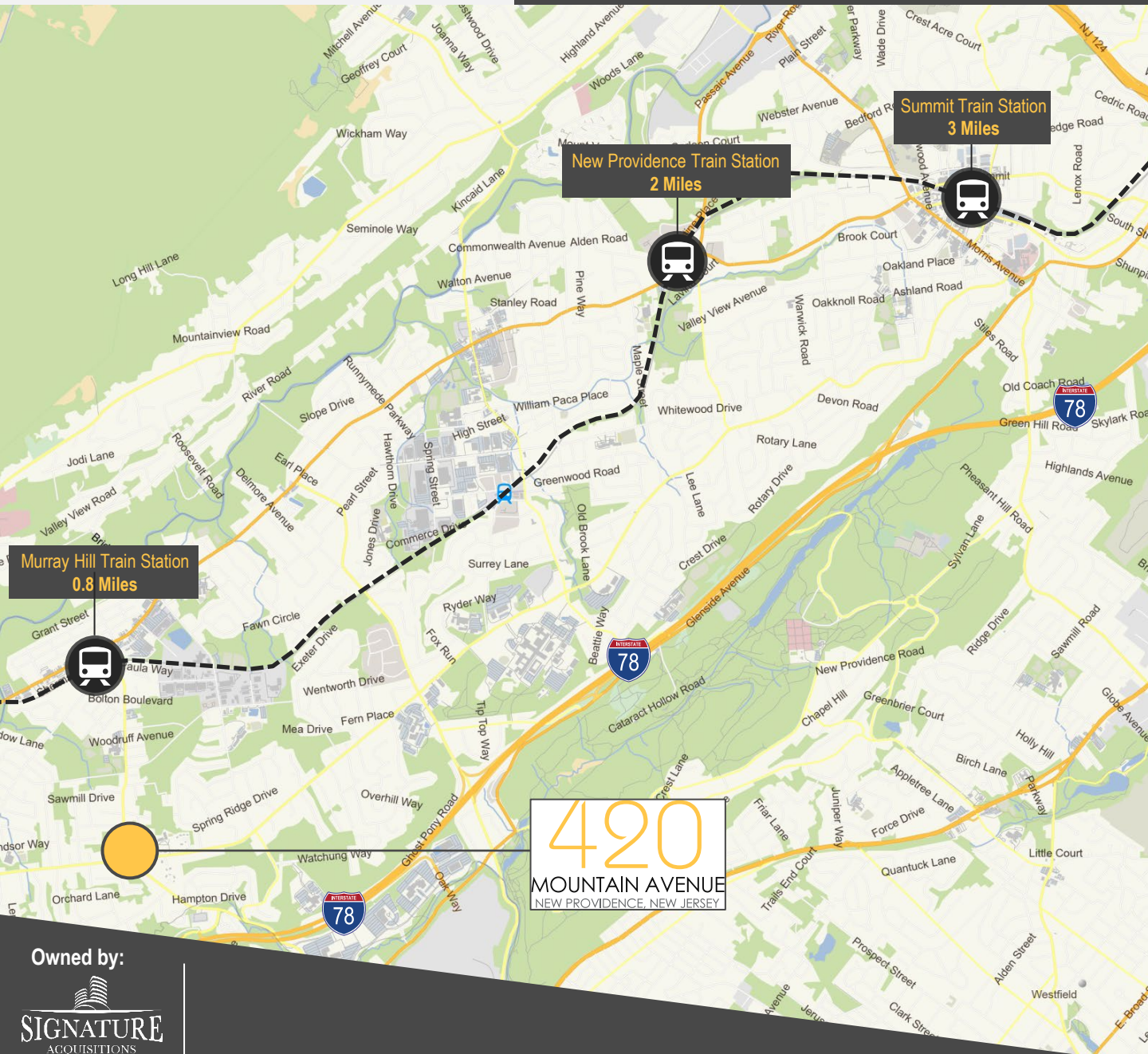
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## MOUNTAIN AVENUE NEW PROVIDENCE, NEW JERSEY



LOCAL  
TRAIN STATIONS

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