

Liberty Hall Center

1095 Morris Avenue,
Union, New Jersey 07083



Lamarco.com



Class A office building

6.1 acres

Acquired in 2013

Adjacent to Kean University, home to over 14,000 students

Adjacent to Vermella Union, a new mixed-use residential and retail development

Features dramatic 4-story atrium lobby

Amenities include multi-function conference facility, grab 'n go café and fitness center with showers



TENANT LINE-UP

SS&C Technologies, Retina Center of NJ, The Eye Clinic, Thibaut Design, Mindlance, Colonial Life & Accident Insurance; Kean University Foundation

For Additional Info

VICTORIA PUGLIANO | 201.452.5215
victoriap@lamarco.com



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695 Route 46, Suite 210 | Fairfield, NJ 07004

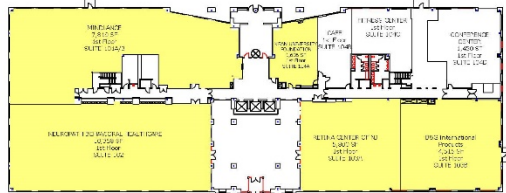
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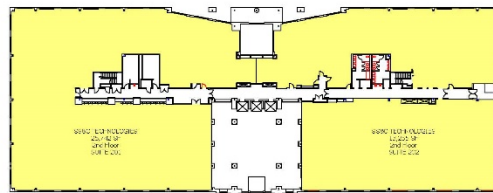


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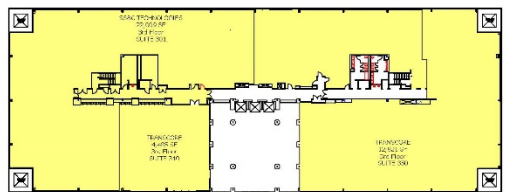
SITE PLAN



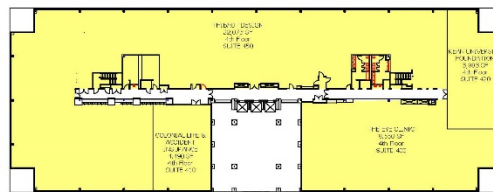
LIBERTY HALL II
1st Floor
1095 Morris Avenue, Union, New Jersey 07083



LIBERTY HALL II
2nd Floor
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LIBERTY HALL II
3rd Floor
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LIBERTY HALL II
4th Floor
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Tenant Roster

SUITE	TENANT	AREA
101A-B	Mindlance	7,819 SF
102	Neuropath Behavioral Healthcare	10,358 SF
103A	Retina Center of NJ	5,800 SF
103B	B&G International Products	4,515 SF
104A	Kean University Foundation	1,686 SF
201-202	SS&C Technologies	38,997 SF
301-350	TransCore	39,315 SF
400	The Eye Clinic	8,550 SF
410	Colonial Life & Accident Ins	4,490 SF
420	Kean University Foundation	3,883 SF
450	Thibaut Design	22,073 SF

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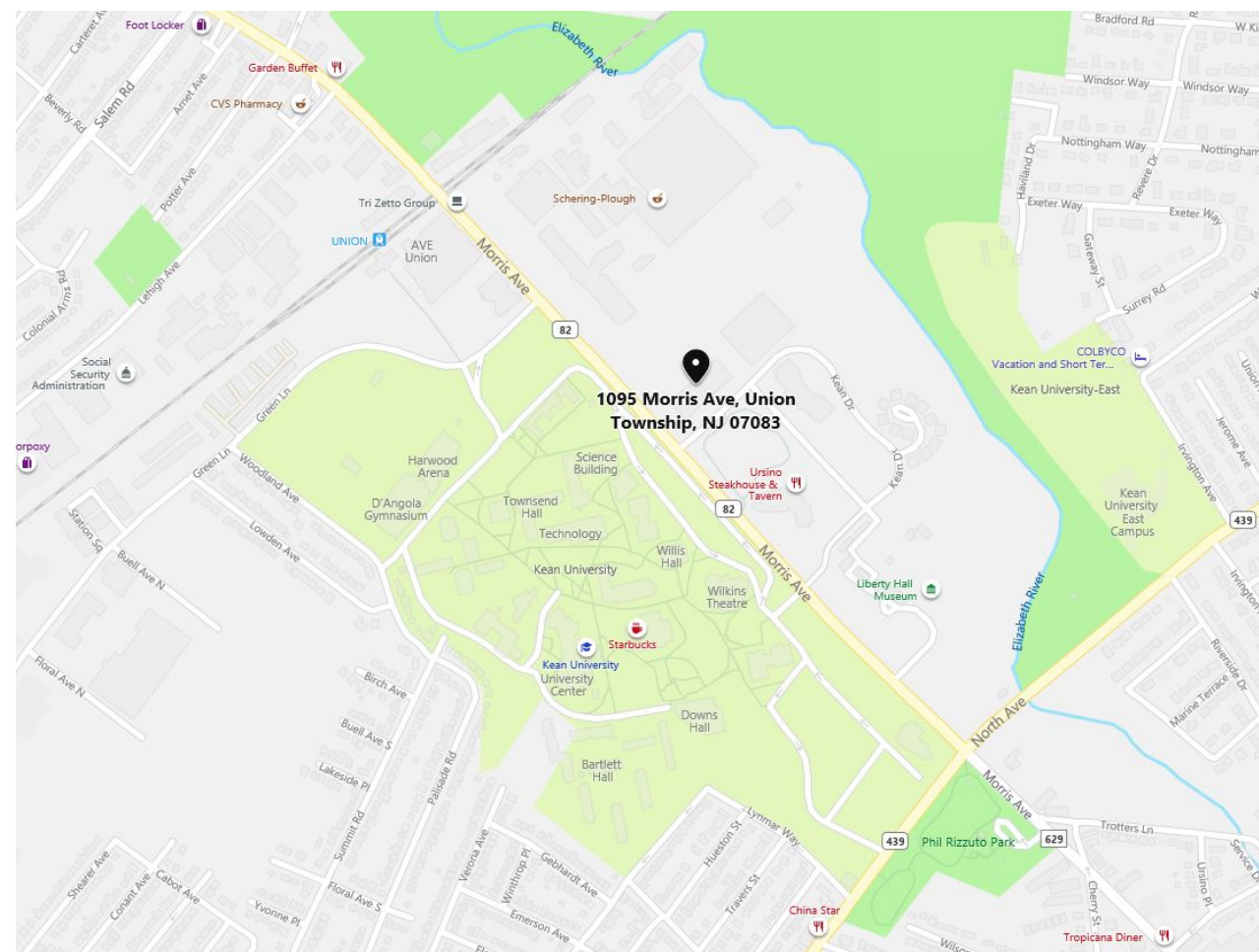
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EXCEPTIONAL LOCATION



Local Benefits

5 miles from Newark Liberty International Airport

Walking distance to Union train station with
Midtown Direct rail service via NJ Transit's Raritan
Valley line

Walking distance to NJ Transit bus stops for
Routes 26, 52 & 113

Walk to adjacent Chipotle, Panera Bread and
Starbucks

Centrally located within New Jersey's primary
interstate network easily accessible from the
Garden State Parkway, New Jersey Turnpike / I-95,
I-78, Routes 1 & 9 and 22

Demographics

	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	282,954	602,674	2,002,382
Households	97,821	214,004	718,318
Avg HH Income	\$76,003	\$83,566	\$103,002

Traffic Counts

Morris Ave – Approx 33,988 MPSI

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