



WOODBIDGE  
CORPORATE  
PLAZA





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# INTRODUCTION



WOODBIDGE CORPORATE PLAZA (485 Route 1 South, Iselin, NJ) is a six- building office complex totaling over 630,000 SF which provides a corporate campus environment at a superb value.

The campus has great accessibility: conveniently located on Route 1 at the Garden State Parkway and in close proximity to the Metropark transit hub.



# RENOVATIONS



## Woodbridge Corporate Plaza's recent renovations include:

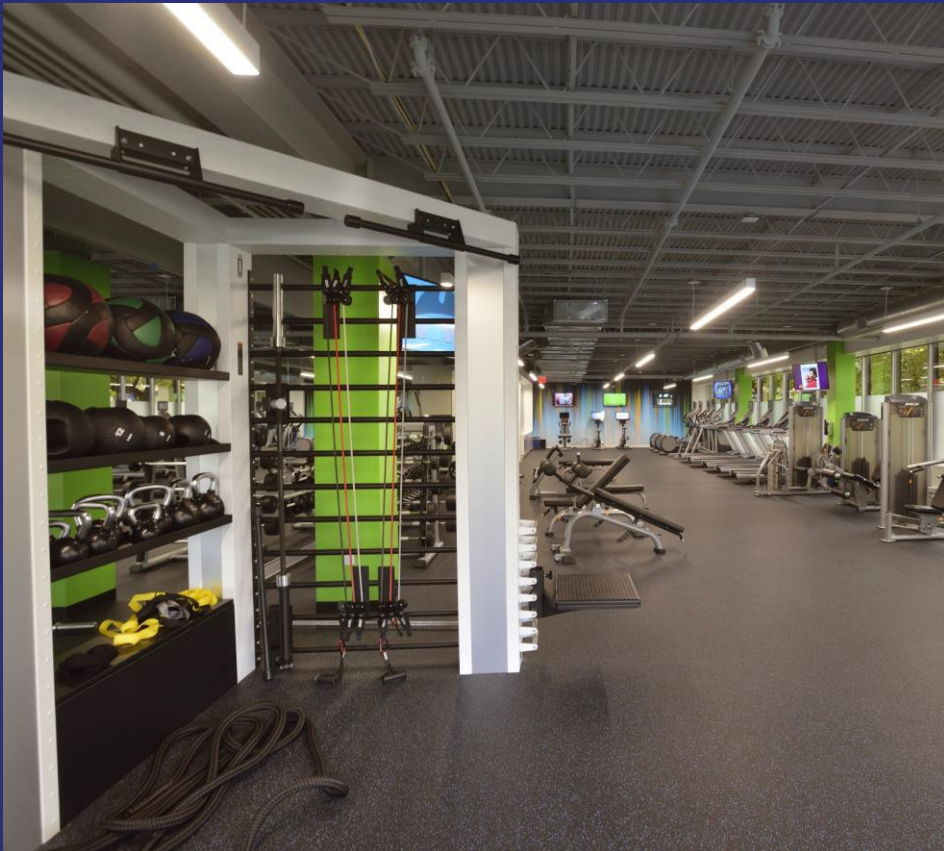
- ❑ New modern lobbies and rest rooms
- ❑ New directories
- ❑ Upgraded common areas with new flooring, wall covering and lighting
- ❑ New building entrance doors
- ❑ New building signage including new exterior monument signs, new electronic lobby directory & suite signage
- ❑ New ± 6,000 SF fitness center





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# NEW FITNESS CENTER





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# CAFETERIA RENOVATIONS COMPLETED





- ❑ Institutional ownership: KBS Realty Advisors
- ❑ Shuttle service to Metropark transit hub (1.5 miles, 3 minutes)
- ❑ On-site full-service café provides catering & delivery services to tenant suites
- ❑ On-site management, day porter, security and engineer
- ❑ Located on Route 1 at the Garden State Parkway, close to the Metropark transit hub
- ❑ Within minutes of the New Jersey Turnpike, Routes 9, 27, 440 and I-287 with easy access to Newark Liberty International Airport
- ❑ Numerous restaurants, hotels and retail amenities nearby, including Woodbridge Center Mall and Menlo Park Mall

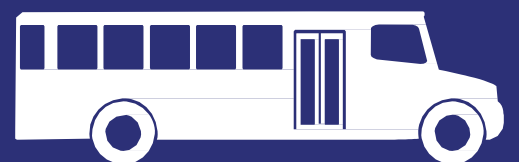


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# SHUTTLE SERVICE

Woodbridge Corporate Plaza offers shuttle service to and from Metropark Station at no cost to tenants.

Shuttle service runs from Monday to Friday 6:30am-7:30pm







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# LOCATION & AREA AMENITIES

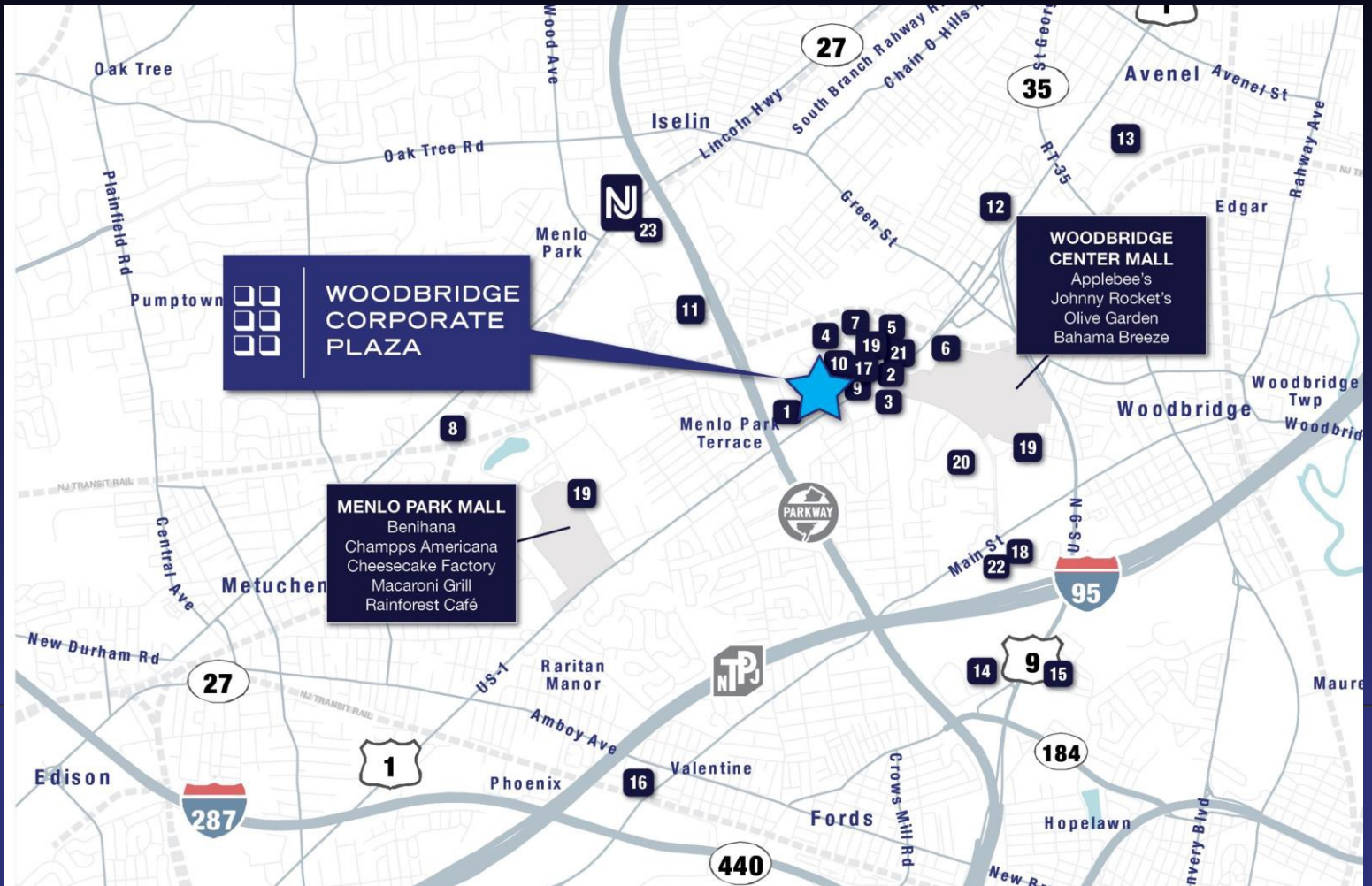
**Woodbridge Corporate Plaza offers convenience of location and excellent area amenities.**

**SHUTTLE SERVICE** Woodbridge Corporate Plaza offers shuttle service to and from Metropark Station at no cost to tenants. Shuttle service runs from Monday to Friday 6:30am - 7:30pm.

**HOTELS** Area hotels include Renaissance Woodbridge Hotel, Woodbridge Hilton, Sheraton at Raritan Center, Extended Stay and Holiday Inn, among others.

**RESTAURANTS** Local restaurants include Champpps Americana, Kona Grill, T.G.I. Fridays, Benihana, The Cheesecake Factory, Bonefish Grill, U-Yee, Jose Tejas, Bahama Breeze, and LouCas, to name a few.





## RESTAURANTS

1. Kona Grill
2. Bonefish Grill
3. Olive Garden
4. TGI Fridays
5. Jose Tejas
6. Red Lobster
7. U-Yee
8. LouCas
9. Ruby Tuesday

## HOTELS

10. Renaissance Woodbridge Hotel
11. APA Hotel Woodbridge
12. Days Inn Iselin Woodbridge
13. Holiday Inn Express Woodbridge
14. Extended Stay America
15. Hampton Inn
16. Courtyard Edison-Woodbridge

## SERVICES/RETAIL

17. Retro Fitness
18. The Club @ Woodbridge
19. Bank of America
20. Amboy Bank
21. Capital One Bank
22. Sovereign Bank
23. Metropark Transit Hub



### BUILDING A

\$25.50 + TE

Suite 240: 1,792 SF  
Suite 320: 2,838 SF

### BUILDING B

\$28.50 + TE

Suite 110: 7,739 SF  
Suite 400: 23,266 SF

### BUILDING C

\$28.50 + TE

Suite 100: 6,740 SF  
Suite 180: 2,340 SF

### BUILDING D

\$28.50 + TE

Suite 201: 5,984 SF

### BUILDING E

\$28.50 + TE

Suite 110: 4,199 SF  
Suite 210: 6,374 SF

### BUILDING F

\$28.50 + TE

Suite 220: 13,364 SF  
Suite 400: 30,097 SF



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# OWNERSHIP & CONTACTS



**KBS IS AN INSTITUTIONAL OWNER WITH NATIONAL REACH AND REGIONAL EXPERTISE.** KBS owns and operates over 550 expertly managed and strategically located properties, including many signature assets.

**WE'RE COMMITTED TO THE BUSINESS OF OUR TENANTS.** KBS provides leasing solutions that work and has the capacity to manage your company's growth with its large property portfolio.

**THE KEY TO KBS' SUCCESS: WE'VE GOT THE BEST TALENT IN THE BUSINESS.** KBS is backed by recognized market leasing experts, responsive property management and proactive asset managers delivering the highest standard of service.

**IT'S ALL ABOUT PERFORMANCE.** During every step of the leasing process and throughout your tenancy, KBS professionals are focused on one thing only: performance.

**EXPERIENCE.** KBS is one of the largest and most respected real estate investment firms in the country. Founded in 1992 by Peter Bren and Charles Schreiber, KBS owns more than 550 office and industrial properties in major markets across the U.S. regional KBS offices in Atlanta, Los Angeles, Newport Beach, New York and Washington D.C. support the success of all properties.

[Find out more at kbs.com](http://kbs.com)

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