



the
park

The Park is a reimagined campus that brings urban energy and community to the suburbs of New Jersey. This walkable 185-acre campus offers over 1.5 million SF of Luxury Class A offices, flexible workspaces and collaborative lounges anchored by an inventive culinary scene and wellness programming.

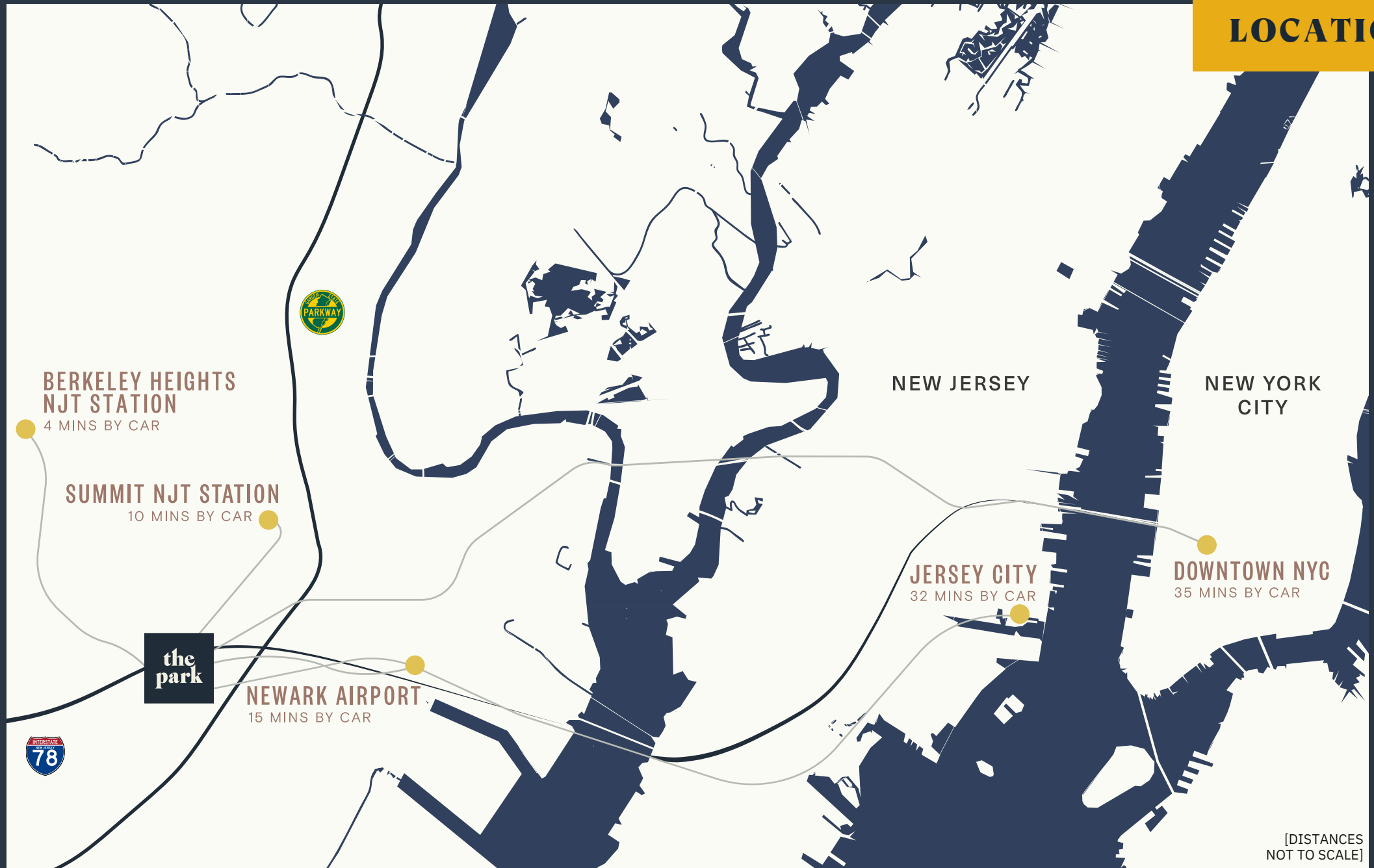
BERKELEY HEIGHTS, NJ

by The Connell Company

Welcome to
THE PARK

A Suburban Campus with Urban Access

LOCATION



Centrally located in the Tri-State Area with direct access off Route 78, The Park is just 30 minutes from Downtown NYC, 15 minutes to Newark Airport and within a quick drive to key suburban neighborhoods.

The Park

PRIVATE RESIDENCES/RETAIL
(COMING SOON)



ENTERTAINMENT/
RETAIL ZONE
(COMING SOON)

250 CONNELL DRIVE
176 KEY EMBASSY SUITES HOTEL WITH
15,000 SF EVENT SPACE

100 CONNELL DRIVE
OFFICE COMMUNITY

25 CONNELL DRIVE
LIFETIME FITNESS WITH
APPROX 10,000 MEMBERS AND
5,000 USERS PER DAY

TRAIL

NORTH GROVE



300 & 400 CONNELL DRIVE
550,000 SF OFFICE COMMUNITY

GRAIN & CANE
RESTAURANT

STARBUCKS
CAFE

200 CONNELL DRIVE
OFFICE COMMUNITY

SOUTH
GROVE

50 CONNELL DRIVE
OFFICE COMMUNITY

KEY:

OFFICE

RETAIL

RESIDENTIAL

HOSPITALITY

Office Buildings at a Glance

The Park's workplaces offer a hospitality approach to dining options, service and amenity design



**50 CONNELL DRIVE
L'OREAL HQ**

180,000 Gross sq ft
 Single Tenant
 Gold LEED Rated
 Solar Canopies
 Full-Service Café
 Electric Car Chargers
 Adjacent to Lifetime Fitness
 Access to the Trails
 Concierge The Park App

**100 CONNELL DRIVE
FISERV TECH HUB**

428,000 Gross sq ft
 Single Tenant
 Atrium Lobby Barista Service
 Luxury Courtyard
 Full-Service Café
 Electric Car Chargers
 Located on The Trails
 Concierge The Park App

**200 CONNELL DRIVE
INDUSTRIAL CHIC**

343,000 Gross sq ft
 Multi Tenant
 Luxury Outdoor Seating
 RT Studio Club & Co-working
 Eden Health Clinic
 Full-Service Café
 FIELDHOUSE Gym & Rec Room
 Electric Car Chargers
 Located on The Trails
 Concierge The Park App

**300 CONNELL DRIVE
DISTRICT VIBE**

UPGRADES IN DEVELOPMENT

286,000 Gross sq ft
 Multi Tenant
 Luxury Outdoor Seating
 13,000 sq ft dining area,
 lounge & bar
 Test Kitchen & Game Room
 Electric Car Chargers
 Adjacent to The District
 Concierge The Park App

**400 CONNELL DRIVE
DISTRICT MAIN STREET**

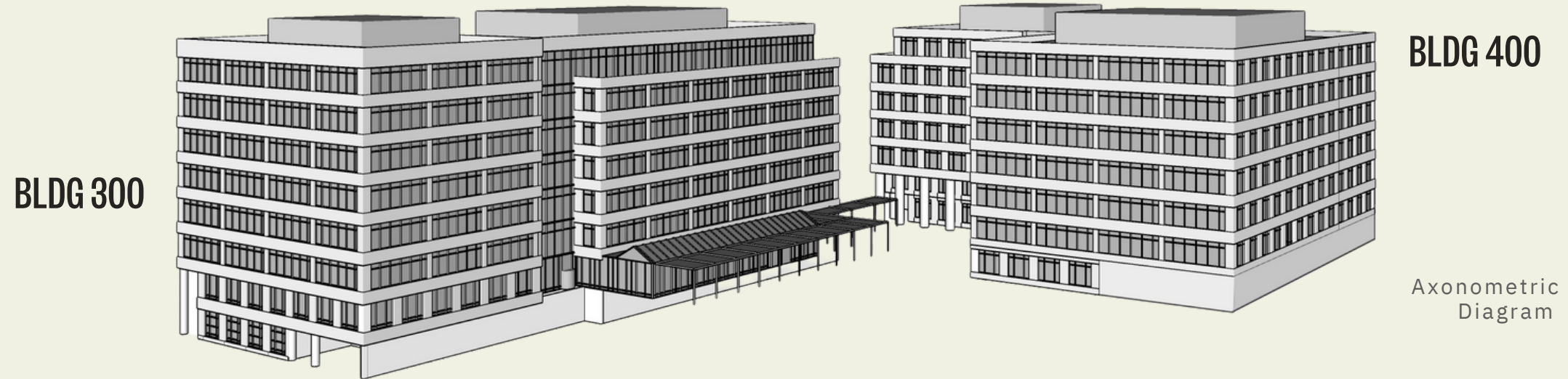
UPGRADES IN DEVELOPMENT

256,000 Gross sq ft
 Multi Tenant
 Luxury Outdoor Seating
 Access to Full-Service Café
 FIELDHOUSE Gym & Rec Room
 Electric Car Chargers
 Located on Main St
 Concierge The Park App

EXISTING BUILDING 300 & 400



Building Specifications



BUILDING 300

286,000 sq ft

building

(eight) 37,000 sq ft

floor plates,
which can be subdivided

Food Service Program

includes a 10,000 sq ft
servery and dining area,
café, private dining, outdoor
dining as well as on and off-
site catering and mealplans.

30' x 30'

column bays

Tenant Parking

4 spots per 1,000
rentable sq ft

BUILDING 400

256,000 sq ft

building

(seven) 40,000 sq ft

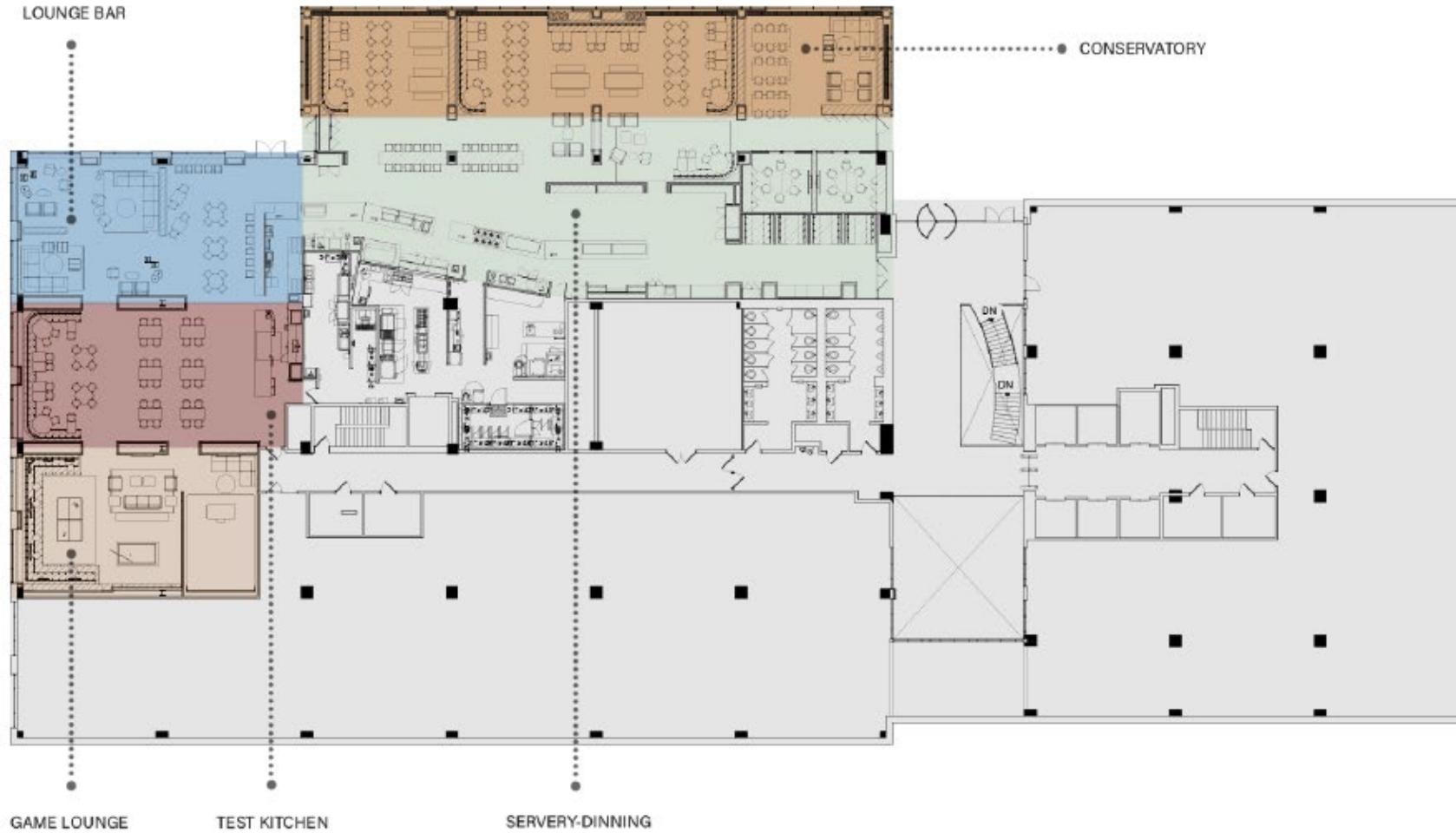
floor plates,
which can be subdivided

Fitness & Game Room

inspired by the facilities of
a university campus, a 22,000 sq ft
FIELDHOUSE gym is available to tenants
and the general public; it includes state-
of-the-art equipment, a yoga, meditation
and communal relaxation room and locker
rooms. Both buildings feature game
rooms and lounge areas with pool, ping
pong tables and golf simulators.

300 Building Upgrades

T & B Kitchen Restaurant and Café



400 Building Upgrades

400 FIELDHOUSE Gym





300 and 400 at The Park

Building 300 features
a reimagined entrance
and lobby lounge.





13,000 sq ft dining area includes a marketplace, lounge and bar, test kitchen and game room.



The dining area marketplace offers seating areas infused with natural light, where tenants can eat, work and socialize.



The game room offers a ping pong and pool table.





TRAILS AND OUTDOOR PARKS



EXISTING EMBASSY SUITES BY HILTON

Embassy Suites by Hilton Berkeley Heights Ranked 5th Best Embassy Suites Hotel Across United States and Beyond



U.S. News ranked Embassy Suites by Hilton Berkeley Heights **#14 Best Hotels in New Jersey** and 1,543 in Best USA Hotels of the more than 30,000 hotels analyzed. This hotel has also been awarded the AAA/CAA 2020 Four Diamond Awards.


LIFETIME FITNESS





edenhealth

The image shows a close-up of the Eden Health logo. The logo consists of the words "edenhealth" in a lowercase, white, sans-serif font. It is mounted on a wall made of irregular, stacked stone tiles in shades of tan, beige, and light brown. In the foreground, there is a light-colored, modern sofa and a large green plant.



Eden Health is located next to the FIELDHOUSE gym on the first floor. Eden Health is a Park amenity, offering tenants access to on-site and virtual 24/7 medical services, behavioral therapy and physical therapy.

The image shows a hallway with light wood flooring and white walls. A male doctor in a white lab coat is examining the back of a male patient wearing a light blue shirt and jeans. An "EXIT" sign is visible above a doorway in the background.

The District

Existing Uses

Building 300 & 400 (550,000 SF)

176 Room Embassy Suites Hotel

Grain & Cane Restaurant

Starbucks

New Uses

328 Apartments

185,000 SF Retail

Mexican Inspired Restaurant

Taqueria Garden Restaurant

Brewery

Duckpin Bowling Restaurant & Bar

Library Coffee House

FIELDHOUSE 400 gym

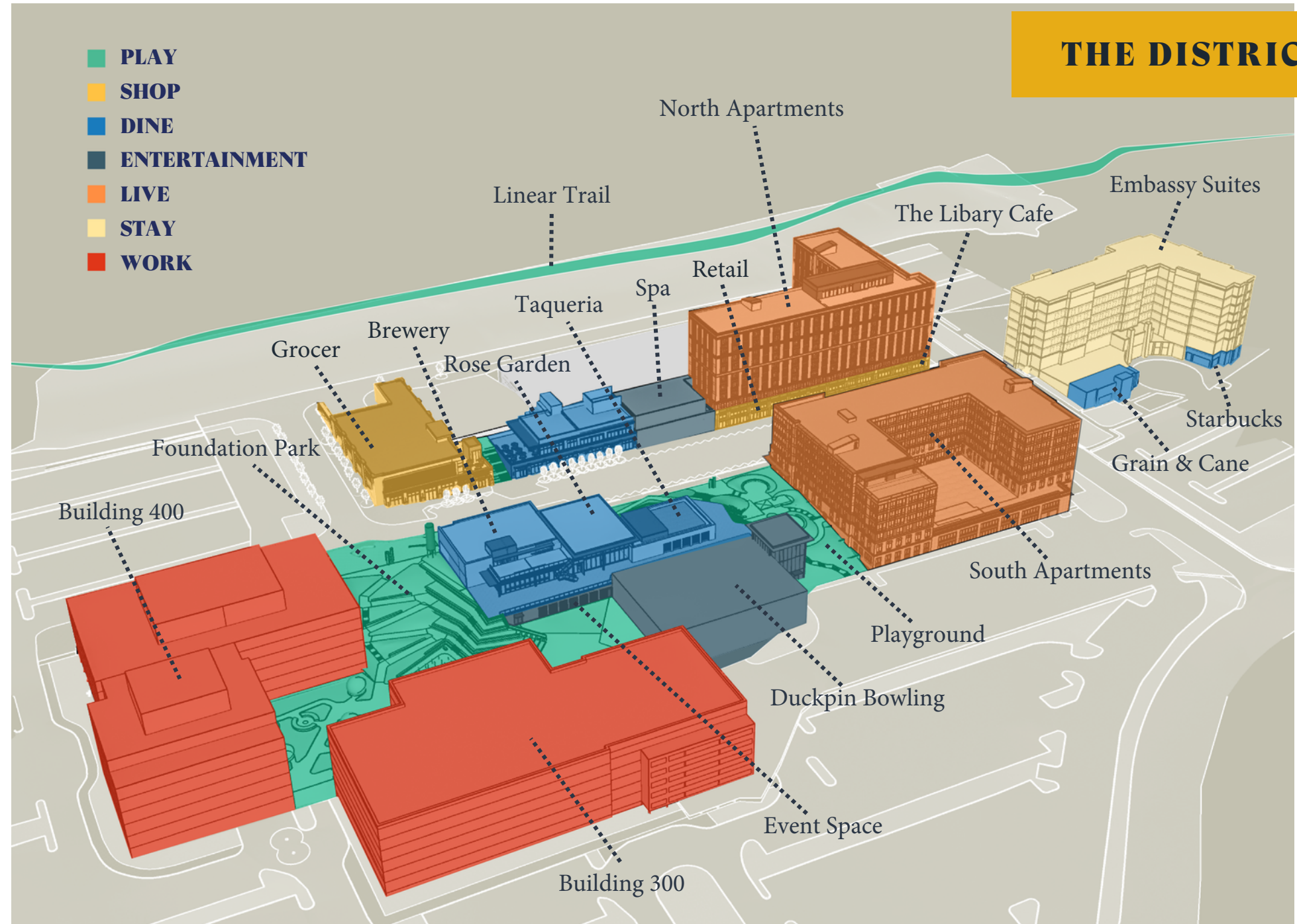
Park Bathhouse Spa

District Plaza

District Monstrum Playground



The District, located adjacent to the linear trail, is a 60-acre section of The Park that coordinates a mixture of uses to create a social community which incorporates office, residential, retail, restaurants, hotel and banquet venues. The District includes 328 urban styled, condominium quality apartments, 550,000 SF of office space, a 176-key hotel, a gourmet grocer, various retail and restaurants.



The District: Northeast View

New Main St connecting existing 300 & 400 Buildings to Embassy Suites Hotel



The District: Northwest View

Building 300, North and South Residential Buildings, Embassy Suites Hotel



The District: Blue Rose Taco, Rose Garden & Cornerstone Brewery

Mexican Restaurant, Taqueria & Covered Garden, Brewery, Buildings 300 & 400



The District: Main St, Northwest View

District Park, Mexican Restaurant, Grocery, Restaurant, Bathhouse Spa, Apartment Buildings



A Legacy of Locally Minded, Globally Connected Business Development



The Connell Company, established in 1926, is one of the largest privately-held firms in the U.S.



The Connell Company started developing The Park in 1981, with the acquisition of 40 acres and the development of 100 Connell Drive. At 428,000 SF, this property was the largest speculative office building in NJ at the time. Through 11 acquisitions and over a span of decades, The Connell Company acquired the site's full 185 acres and developed all five office buildings and Embassy Suites, as well as made the setting its company headquarters. The Connell Company has continued to have a vested interest in the development of Berkeley Heights

for the last four decades, and plays an integral role in its culture and community.

In a time when culture, shopping, living, dining, and working all are evolving at an exponential rate, adaptation seems to be a prerequisite for real estate success. With that in mind, The Connell Company began to envision something different for The Park, a way to distinguish the campus and its buildings as unique. To create a legacy for the family and the community.

And so the transformation began.

In essence, The Connell Company looks at The Park as a bridge across the changing tides of modern culture and unyielding permanence of human nature. We are all social beings, trapped in a race for efficiency that is jeopardizing our balance and health. The Park embraces the need for productivity, but with a keen awareness that there is more to life and work. That there must be a work/life balance. Every offering at The Park speaks to this balance and forges a new way of being in the years ahead.



**the
park**

FOR LEASING INQUIRIES

Lee S. Martino
Vice President

908-673-3736 (direct)
lmartino@connellco.com