



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		

104,214 SF CLASS A OFFICE SPACE AVAILABLE UNDERGOING RENOVATIONS FOR MULTI-TENANT USE



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, Whitestone Associates, StoneX and Mediatek

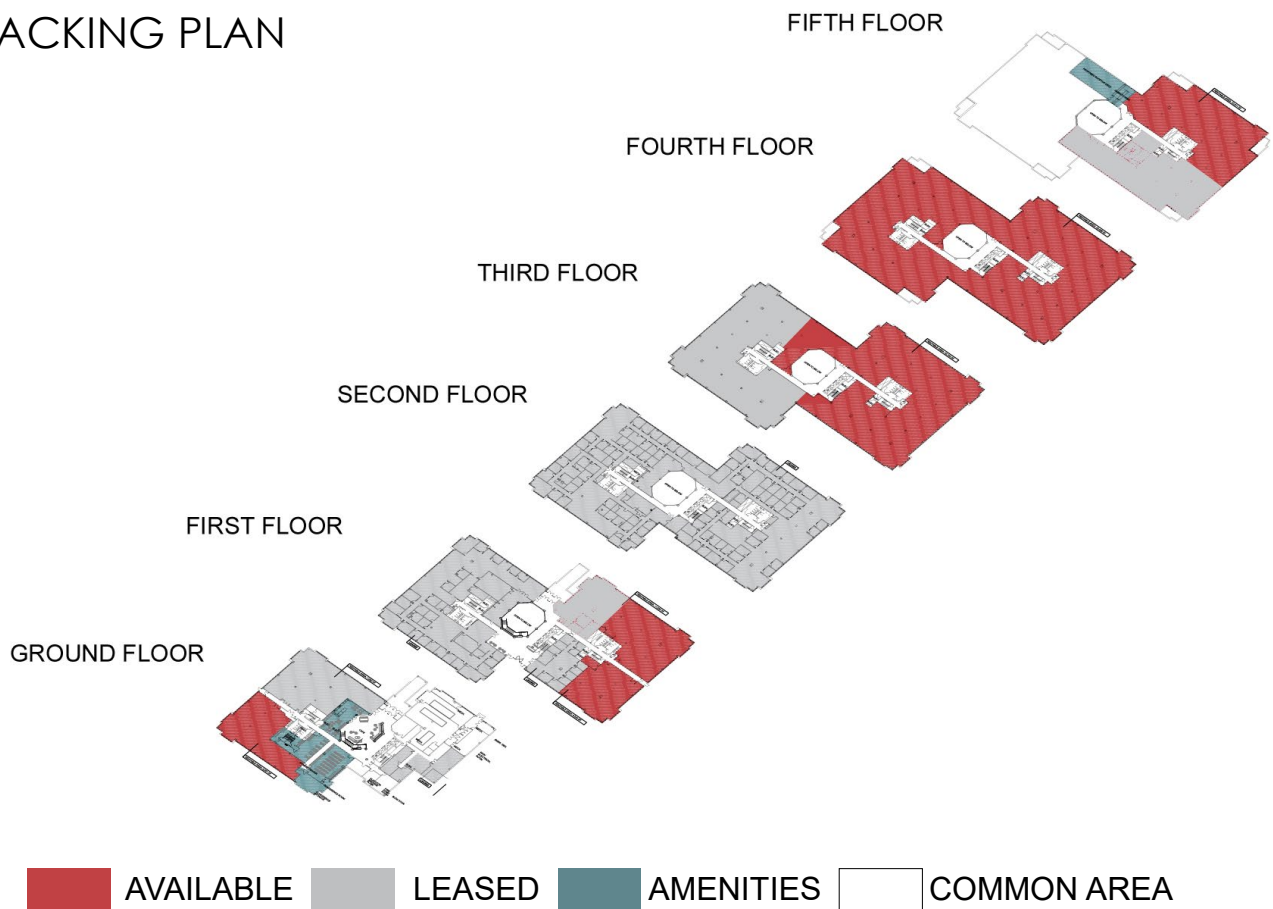
Neighborhood

- 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

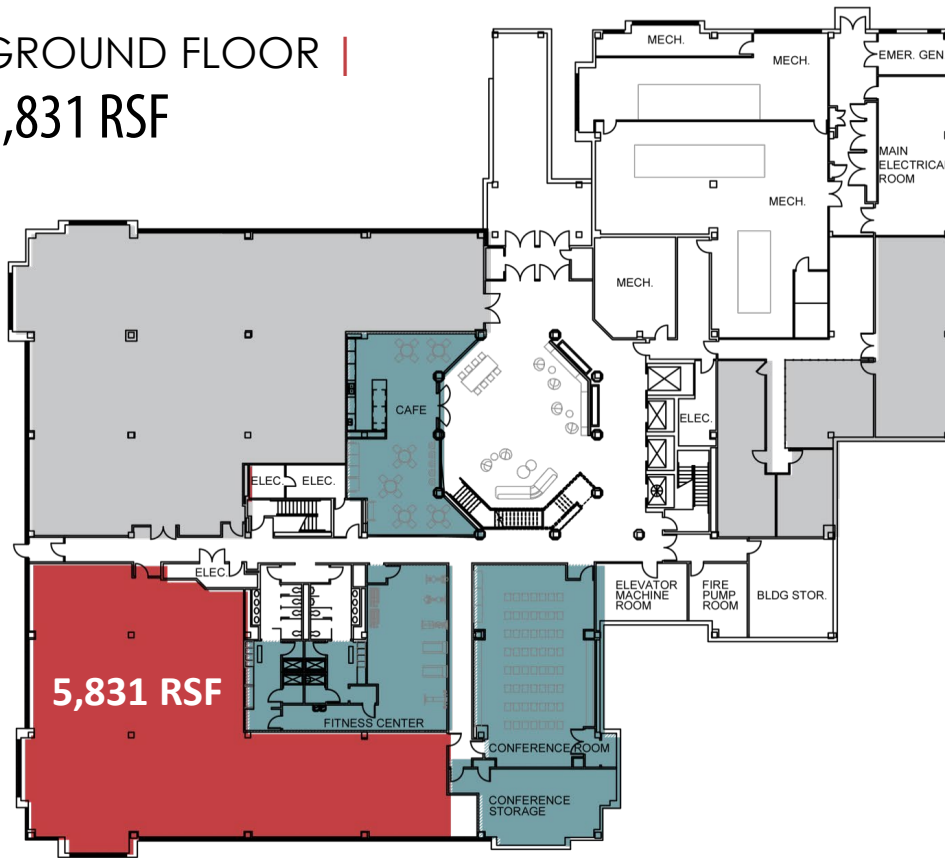
FLOOR PLANS



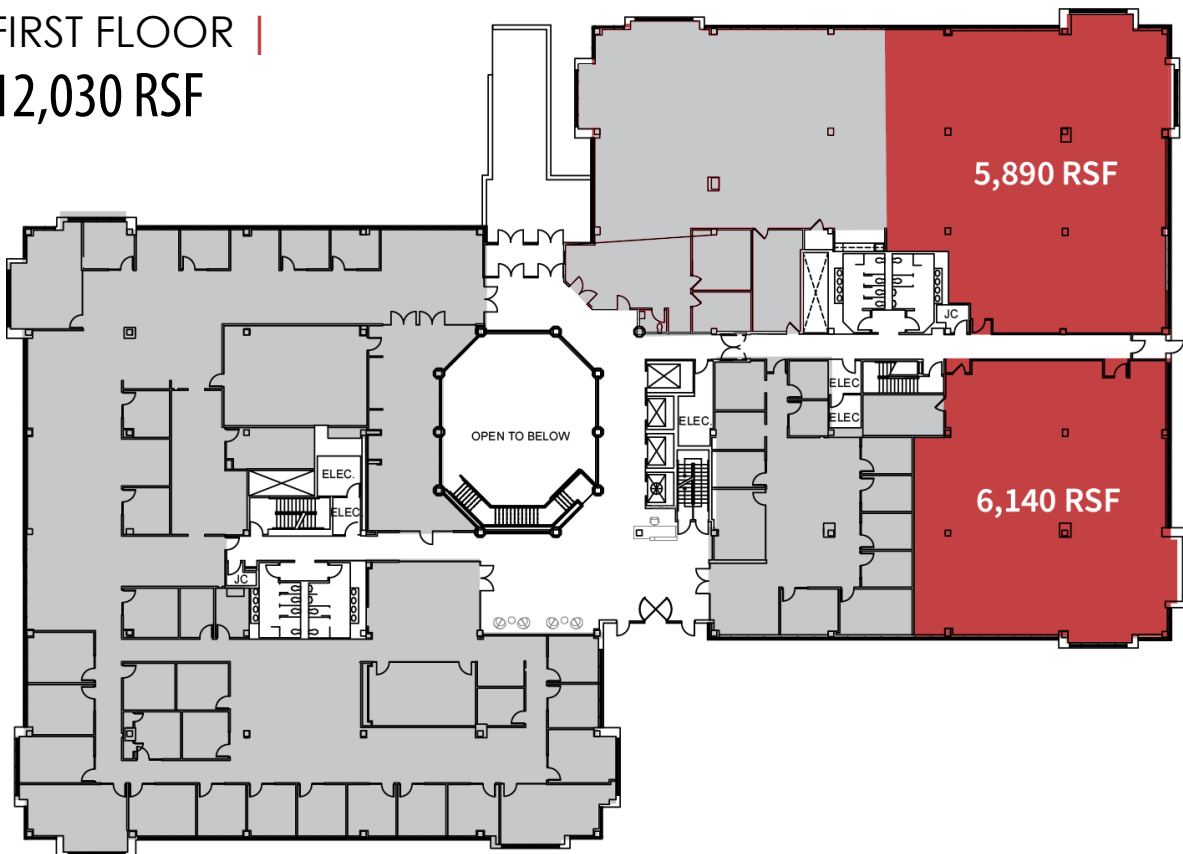
STACKING PLAN



GROUND FLOOR |
5,831 RSF

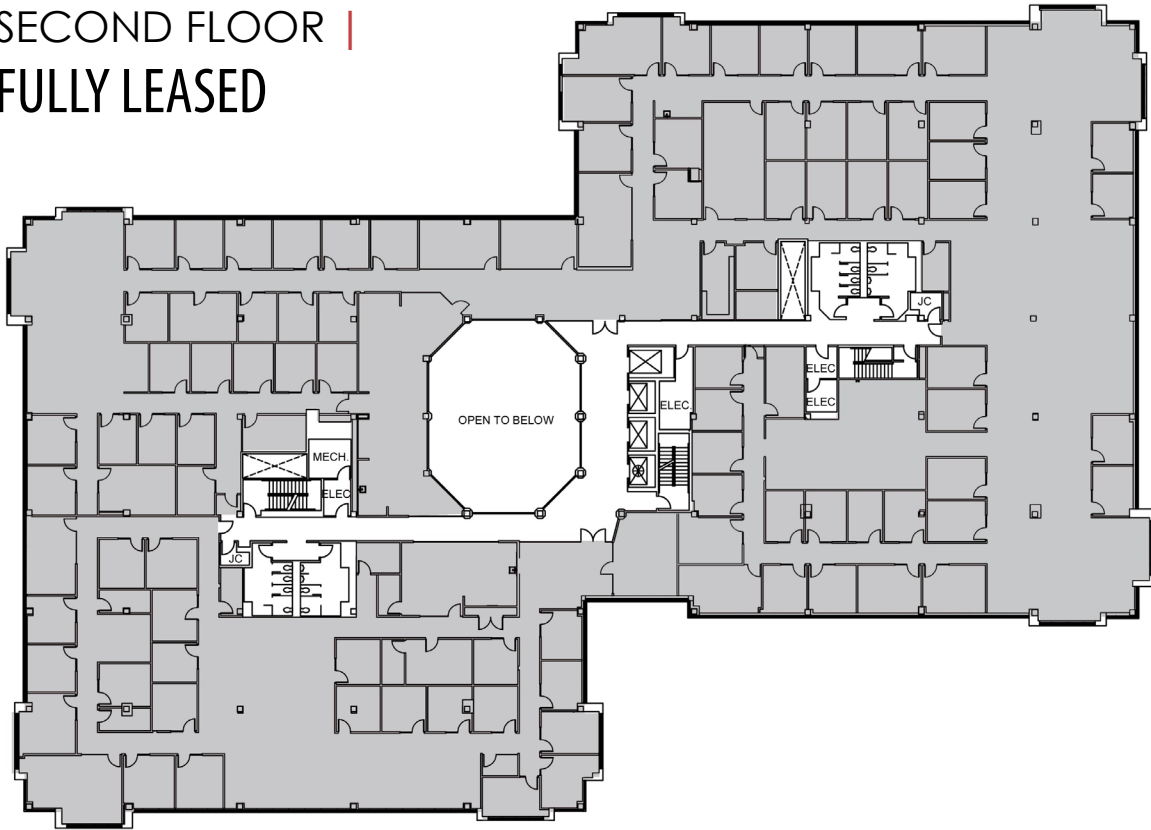


FIRST FLOOR |
12,030 RSF

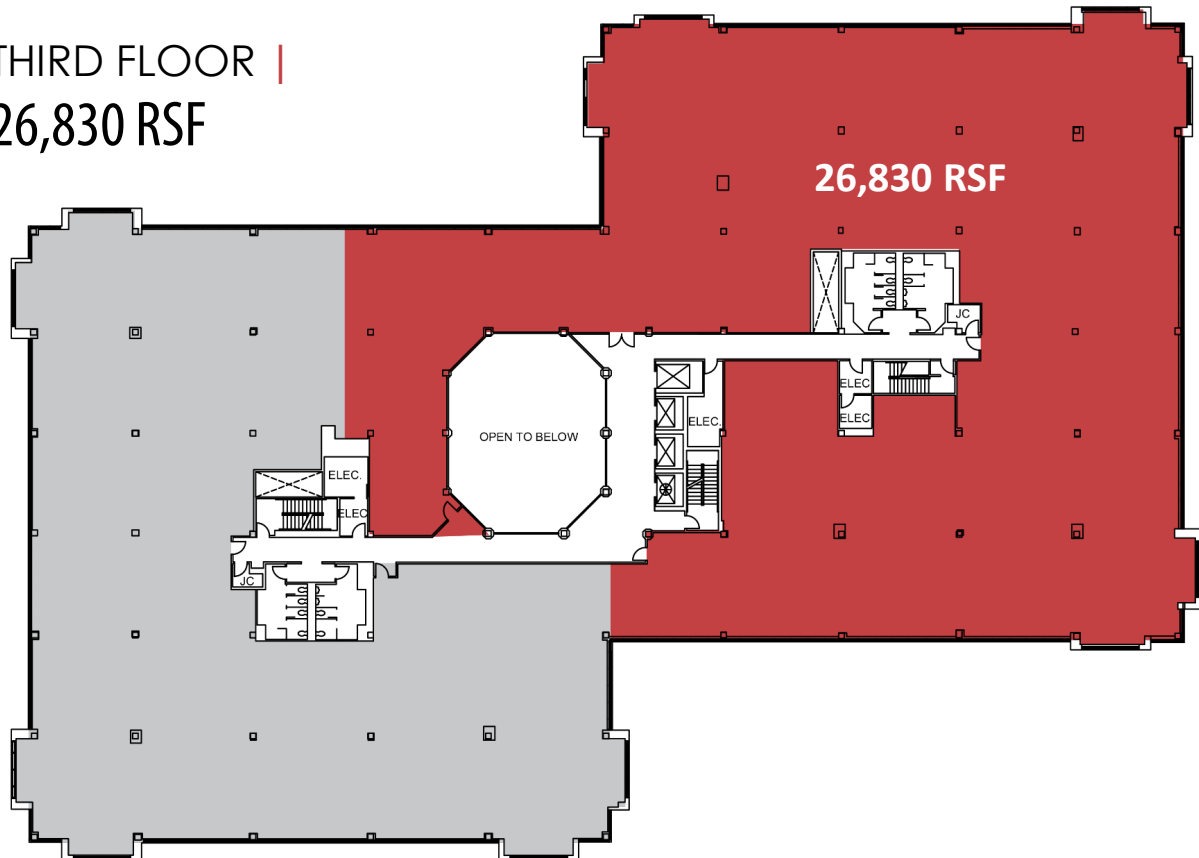


AVAILABLE LEASED AMENITIES COMMON AREA

SECOND FLOOR |
FULLY LEASED

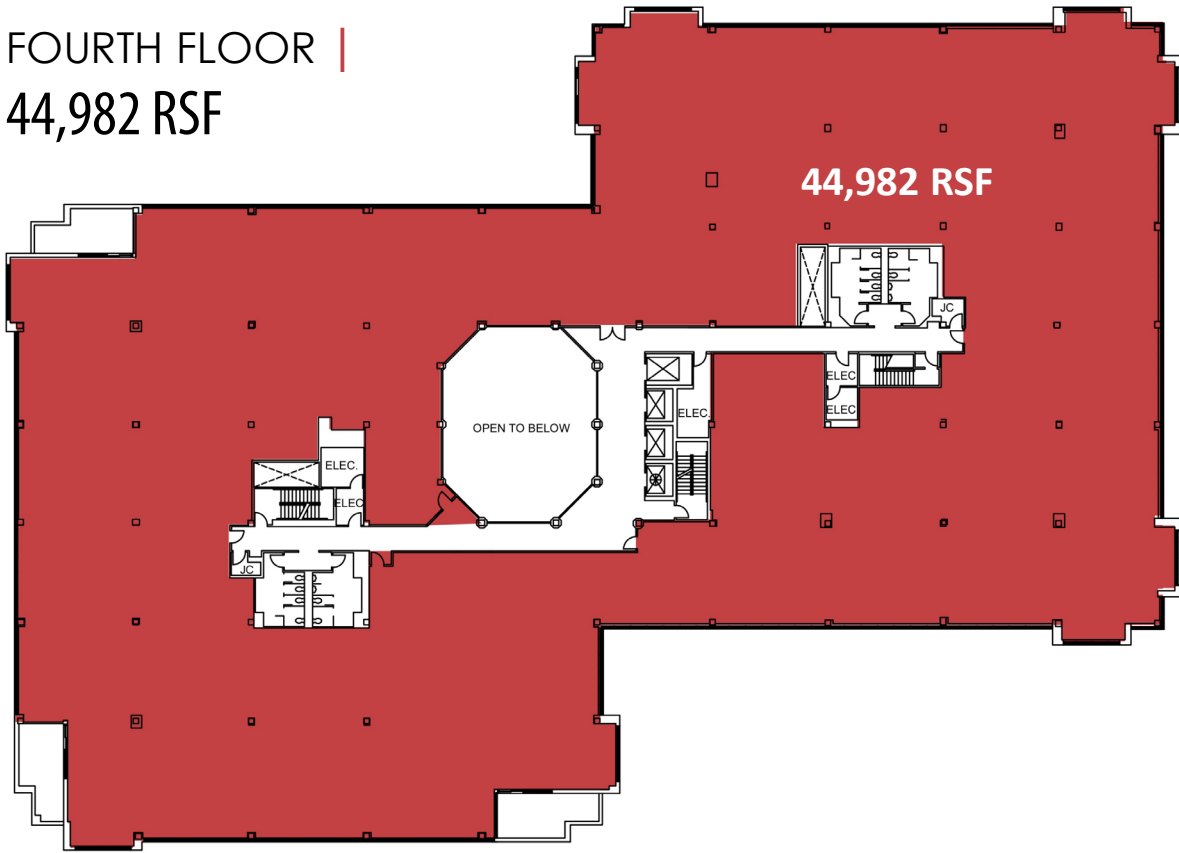


THIRD FLOOR |
26,830 RSF

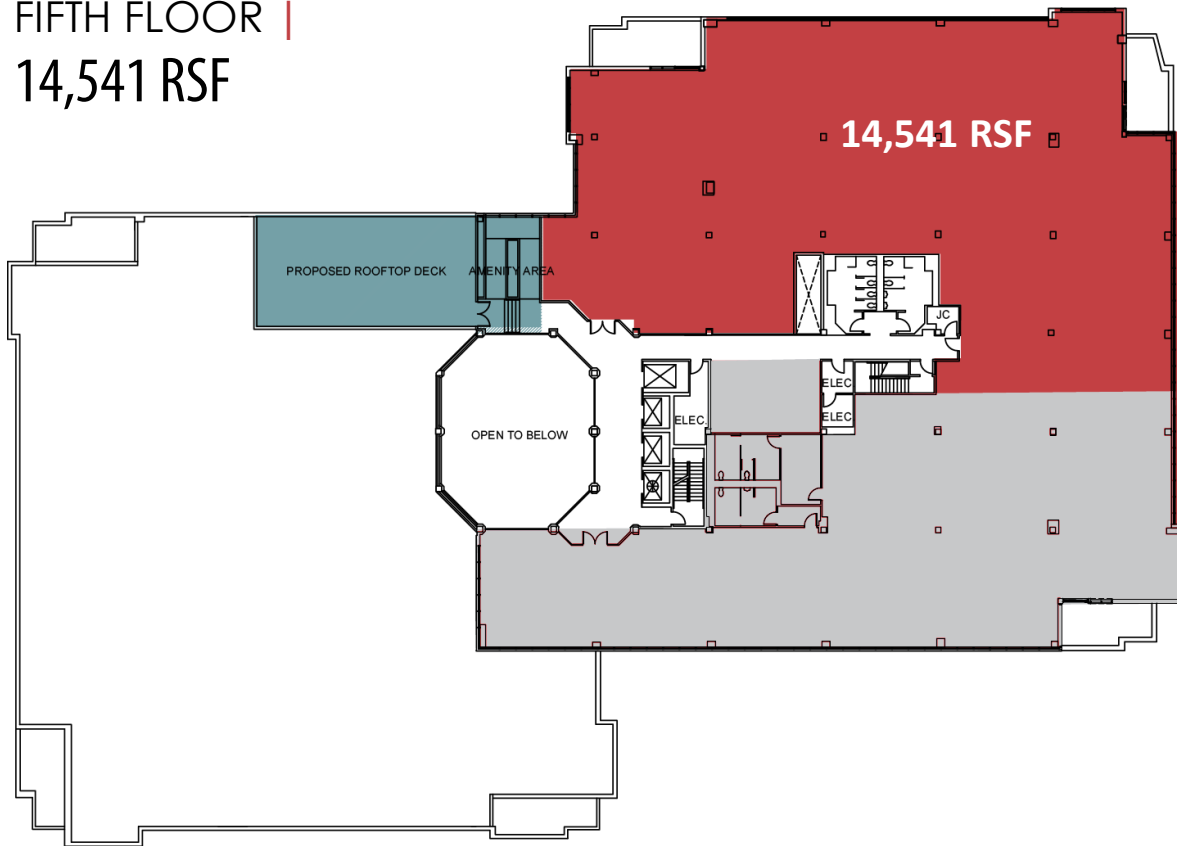


■ AVAILABLE ■ LEASED ■ AMENITIES □ COMMON AREA

FOURTH FLOOR |
44,982 RSF



FIFTH FLOOR |
14,541 RSF



AVAILABLE LEASED AMENITIES COMMON AREA



THE HILLS VILLAGE CENTER

COLD STONE CREAMERY

CVS pharmacy

verizon

Orangetheory FITNESS

SUBWAY

HAND & STONE MASSAGE AND FACIAL SPA

Great Clips

KINGS WHERE INSPIRATION STRIKES

STARBUCKS COFFEE

RED OAK GRILLE & GOLF CLUB

HIGHLAND VILLAGE

wine rack

RITE AID

DUNKIN' DONUTS



SOMERSET HILLS SHOPPING CENTER

THE FRESH MARKET

BR bakerkin TOPPINGS

ups

The UPS Store

DUNKIN' DONUTS



12 MINUTES / 10 MILES

BRIDGEWATER COMMONS



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



RIVERWALK VILLAGE CENTER



supercuts.



100 MARKETPLACE



Owned by:

NEIGHBORHOOD MAP



30

20 INDEPENDENCE BLVD
EMERSON
 Liberty Mutual
 INSURANCE

25 INDEPENDENCE BLVD
 AEPG
 HEROLD LAW
 PROFESSIONAL ASSOCIATION

10 INDEPENDENCE BLVD
 Envision
 HEALTHCARE
Cipla
 Pharming

15 INDEPENDENCE BLVD
 Morgan Stanley
 MSIG

DUNKIN'
 DONUTS

6 MINUTE WALK
TAPESTRY
 COLLECTION
 BY HILTON

LIBERTY CORNER ROAD

7 MINUTE WALK

RIVERWALK VILLAGE CENTER
3WEST RESTAURANT
O'BAGEL
 BEBE TOO Salon & Spa
 SOUP SHOPPE
 Starbucks
 FIFTH ELEMENT
SUPERCUTS
 the Y
 Ling Ling

675 MARTINSVILLE RD
MHPS
 Mitsubishi Hitachi Power Systems
 kearnybank
 For today. For tomorrow.

FUTURE RETAIL
 DEVELOPMENT
 Jersey Mike's, Dunkin'
 Donuts & two other
 units available for lease

DELTA
 HOTELS
 MARRIOTT

NEIGHBORHOOD MAP



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