



# THE PARK

Connell Drive  
Berkeley Heights, NJ



An architectural rendering of a modern, multi-story mixed-use building. The ground floor features large glass storefronts for businesses, with signs for 'PILATES', 'PARK RESIDENCES', and 'MARKET'. The upper floors have a dark, modern facade with many windows. The street is paved with light-colored bricks, and there are trees and pedestrians. A white car is driving on the left, and a blue car is parked on the right. The sky is blue with some clouds.

# Developing the New Destination *Mixed-Use* Campus

The Park is undergoing an inspiring \$500 million transformation from office park to a 20-minute walkable neighborhood. This reinvention will create a place where people can live, work, dine, shop, stay, and more - today and for generations.





185

Total  
Acres

1,500,000 Sq Ft Office Space

10+  
Acres Outdoor  
Parks & Trails

300,000  
Sq Ft Retail & Entertainment

176  
Suite Rooms  
Embassy Suites Hotel

328  
Luxury  
Residences

44,000  
Sq Ft CoWorking  
& Social Club

30 mins  
from NYC





# Work Resort

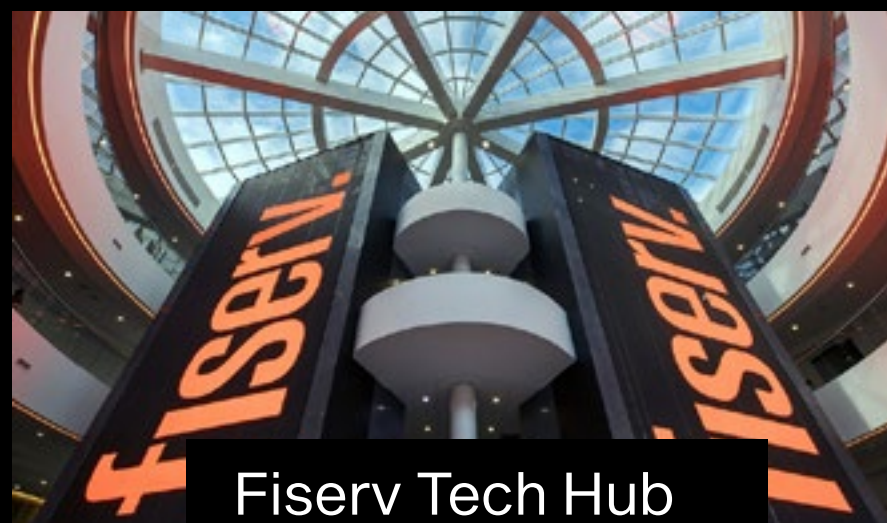
The Park's original office spaces, totaling over 1.5 million sq ft, have been re-imagined for the modern workplace. Due to its elevated amenities and features, it is home to a number of top companies including **Blackstone, Fiserv, L'Oréal, Samsung, Hewlett Packard Enterprise, Aon, Hikma, Jackson Lewis**, and more, averaging approximately 9,000 workers visiting The Park 3.5 days a week.

## 50 at The Park



L'Oréal HQ  
180,000 Gross sq ft

## 100 at The Park



Fiserv Tech Hub  
428,000 Gross sq ft

## RT200



Multi Tenant  
343,000 Gross sq ft



## RT300



Multi Tenant  
286,000 Gross sq ft

TABLE & BANTER  
MARKET

## RT400



Multi Tenant  
256,000 Gross sq ft

FIELDHOUSE



# Resort Amenities



## Services

RT Resort provides guests with a comfortable and secure experience through top-notch hospitality services, excellent security measures, efficient property services, and cutting-edge campus technology.



## Design

Explore our purposeful design and architecture, which brings life to all RT spaces, including custom furniture, thoughtful landscape architecture, elevated lobbies and reception areas, and cultural elements woven into each space.



## Culinary

Experience a variety of high quality culinary offerings, including restaurants, meal programs, cooking demonstrations and workshops, catering, cafe and barista services, happy hours, and more, all managed by a dedicated hospitality team.



## Leisure

At RT Resort, guests have access to a wide range of leisure amenities such as game rooms, scenic walking trails, public parks, engaging social events, diverse places to host corporate team building and social events and access to a vibrant social club.



## Work Features

RT Resort provides guests with access to elevated conference and meeting rooms with cutting-edge technology, top-notch hospitality & catering services, communal lobby and lounge spaces, and private phonebooth workstations.



## Wellness

Discover wellness opportunities, including access to Fieldhouse gyms, trails, parks, an on-campus bikeshare program, complimentary wellness classes and nutrition talks, personal trainers, an in-house Registered Dietitian, and health-conscious culinary options.



## Outdoor Spaces

Access to outdoor spaces is a quintessential part of the RT experience, guest can enjoy outdoor work and dining spaces with public Wi-Fi, parks and trails with various amenities and programming, outdoor events, fitness classes, and more.





# ParkLife Events

From cooking classes to yoga sessions, ParkLife Events are the heartbeat of our community at The Park. Curated by our dedicated in-house events team, the monthly calendar offers experiences that bring people together and spark joy. As new spaces open, the lineup will continue to grow—with farmers markets, movie nights, outdoor concerts, and more on the horizon.







## Upcoming Concepts

### Dining & Entertainment

- 01 BASH (Bowling Alley & Steakhouse)
- 02 Emberside Brewery
- 03 The Garden
- 04 Rosa Azul Taqueria
- 05 Rosa Azul Mexidiner
- 06 Signature Restaurant
- 07 Cafe Exchange
- 08 Grover's Roadside Burgers
- 09 Pickle on Top

### Residential

- 10 RT500
- 11 RT600

### Parks & Recreation

- 12 The Lawn
- 13 The Trout Playground
- 14 Sport Courts
- 15 North & South Grove
- 16 Dogs Among People

### Wellness

- 17 Bathhouse

### Shopping & Retail

- 18 Available Retail



The Trail

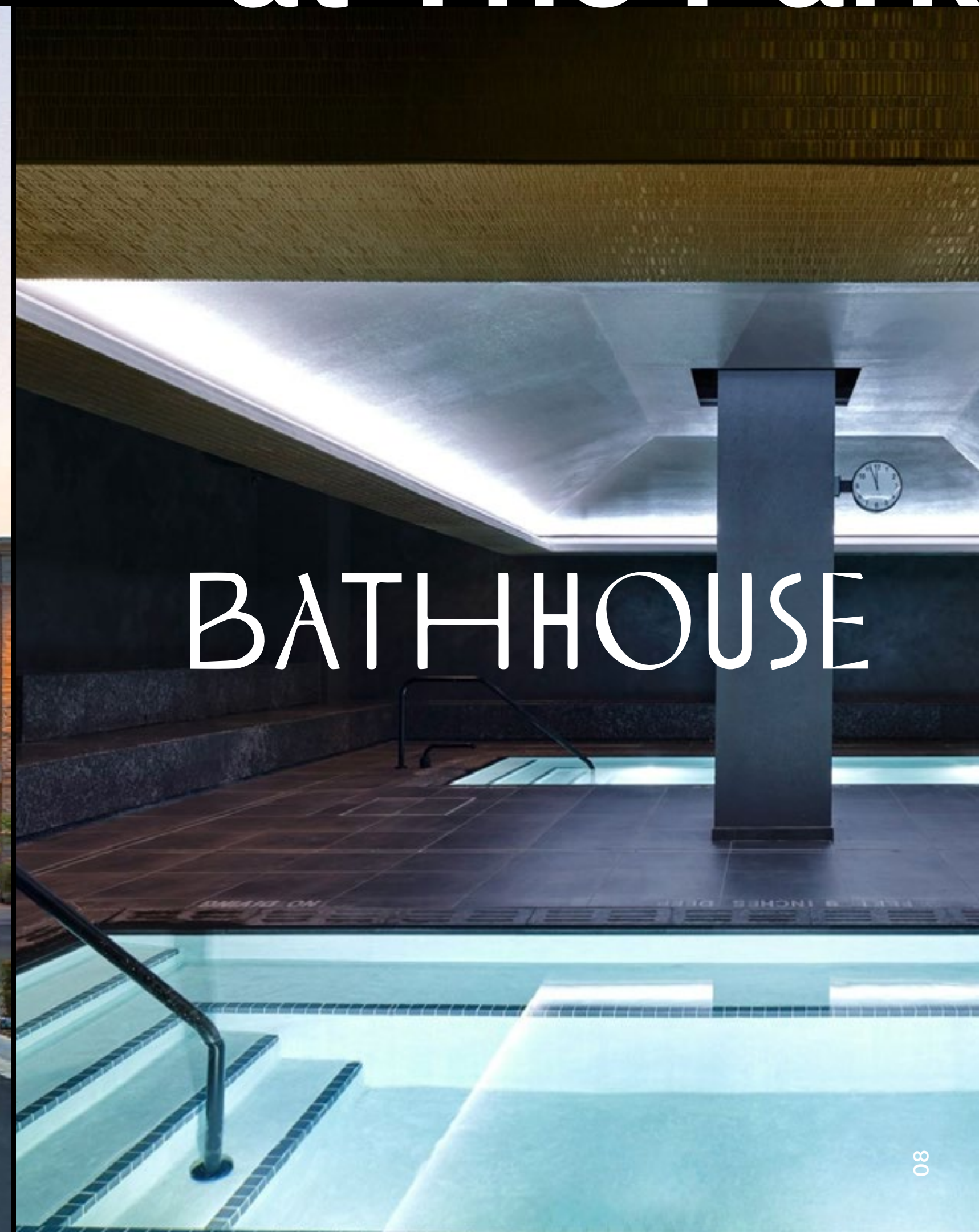




# FIELDHOUSE



# LIFETIME



# Wellness at The Park

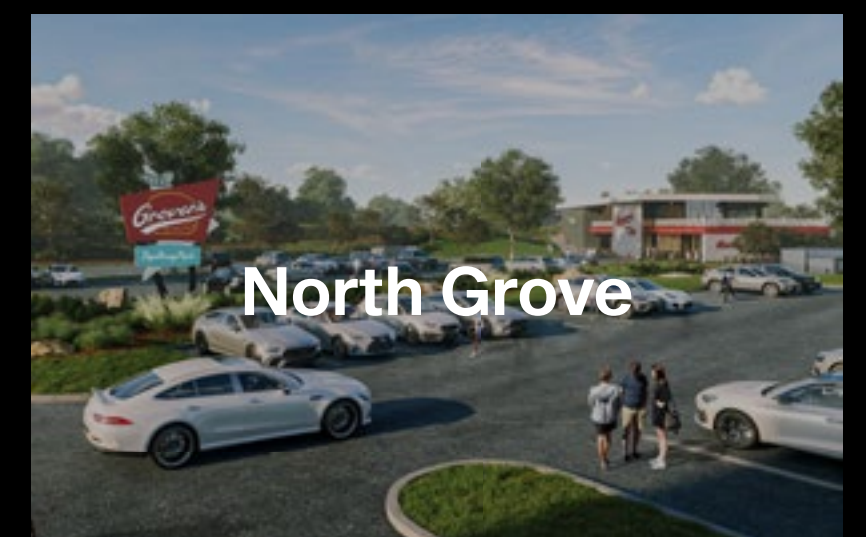
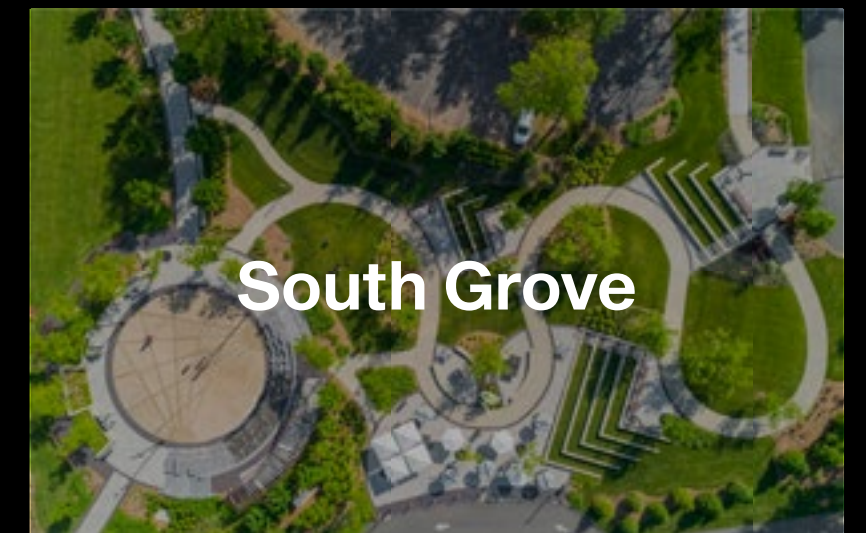
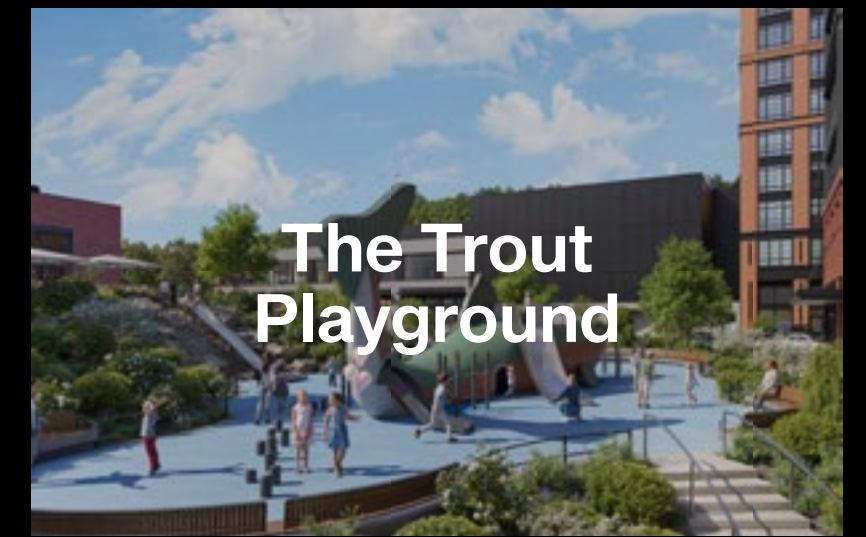
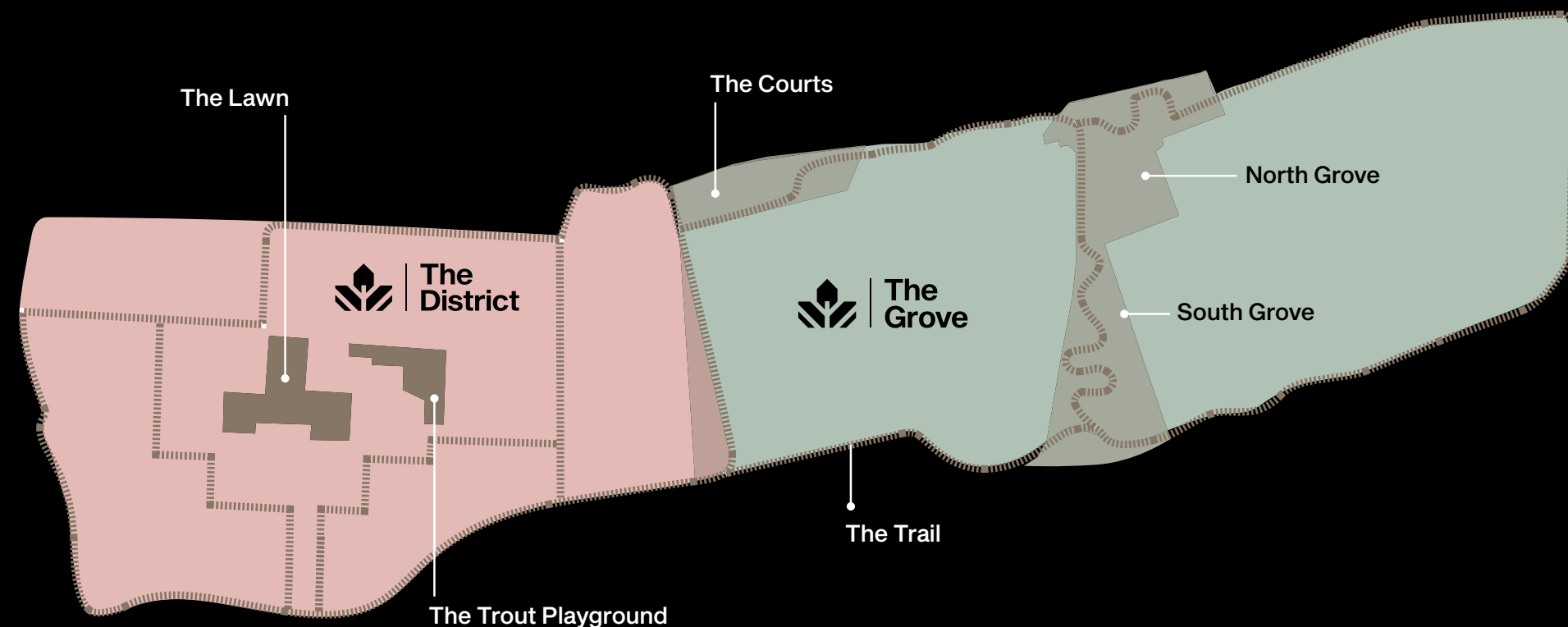
# BATHHOUSE



*Mixed-Use Campus*

# Parks & Recreation

A scenic 3-mile trail winds around the 185-acre campus, featuring inviting seating areas and sport courts that foster connection, recreation, and wellness. Designed for convenient outdoor access for both tenants and residents, it also serves as a vibrant outdoor destination for the wider community.







Community building  
through access to nature,  
outdoor spaces, fitness  
trails and sport courts.





# Dining & Entertainment at The Grove

*Grover's*  
ROADSIDE  
BURGERS N.J.

PICKLE TOP

*Dogs Among People*











# Meet the *Experience-Driven* District





Establishing a place where customers feel *valued*  
and *understood* as a community.





# BATHHOUSE

Bathhouse, a New York City-based spa, will be opening a new location within The District at The Park in 2026. Within its 19,000 sq ft space, The Park will be home to a luxury oasis designed for relaxation, unwinding, meditation, and rejuvenation in hydrotherapy and thermotherapy spaces, including saunas, steam rooms, hot and cold pools, and treatment rooms.





# The District at The Park

## *Hotel & Current Concepts*



Embassy Suites located at The Park offers 176 all-suite rooms and over 12,000 sq ft of meeting and event space, including a large 5,500 sq ft ballroom and 2,500 sq ft Glass House.



Grain & Cane is an American restaurant and bar known for chef-driven seasonal menus and a selection of crafted beers, wines, and cocktails.



Starbucks at The Park is a full-service destination, including direct retail access from the parking lot and the Embassy Suites lobby. Its consumer-friendly features include multiple elevated lounge and table seating options.



# The District at The Park

## *RT Residences*

The Park will include two luxury residential buildings, RT500 and RT600 Residences, on Main St. in The District at The Park.







RT500 is slated to begin leasing studio, 1 bedroom, 2 bedroom and 3 bedroom residences in February 2026 for anticipated June 2026 occupancy.







# Food Concepts





# The District at The Park

## *Entertainment Building*







Grocer

Signature  
Restaurant

RT500

BATHHOUSE

cafe  
exchange

Gourmet  
Wine  
Shop

Available  
Retail

Available  
Retail







The Park *aims to reflect* the generational change away from indoor malls to a more active, *multiuse* space for living, working, gathering, recreating, eating and shopping.





Entertainment Building  
at The District







Rosa Azul Taqueria & The Garden







ROSA AZUL  
TAQUERIA LOCAL

NO TACOS FROM MEXICO  
NO PARADISE TO THE WORLD

MI CASA THE MOST  
ES SU CASA DELICIOUS  
BUT MY TACO @ROSAZUL

PASE  
IS MY TACO USTED

ORDER HERE

RESTROOMS

























Grocer

Gourmet  
Wine  
Shop







The Lawn & Ice Rink





# Leasing Opportunities

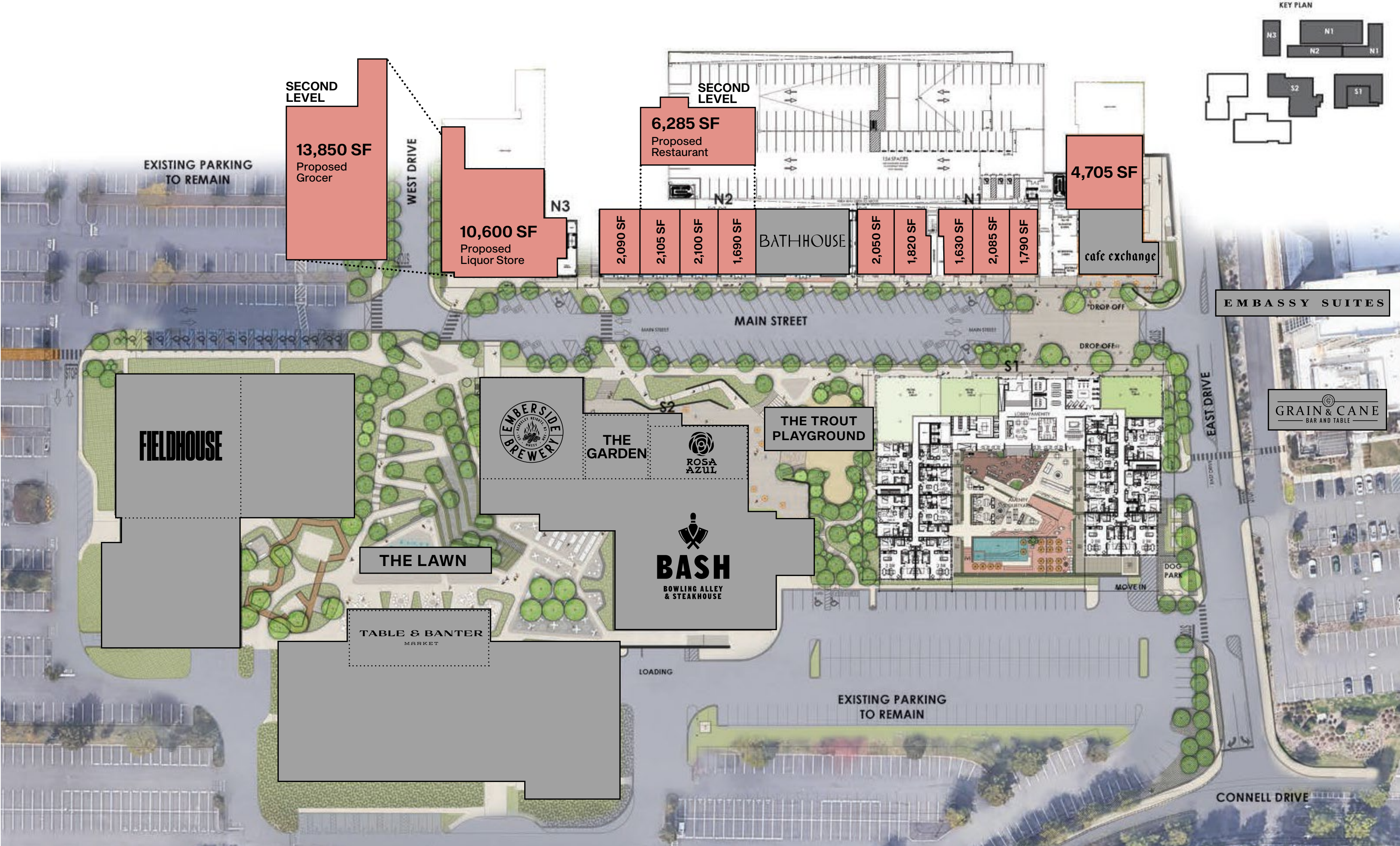
## TOTAL RETAIL IN THE DISTRICT

LEASED	
BASH <i>Bowling Alley Steakhouse</i>	34,650 sf
The Garden	2,680 sf
Rosa Azul	5,250 sf
Emberside Brewery	13,010 sf
Bathhouse	19,903 sf
Cafe Exchange	7,005 sf
FIELDHOUSE Gym	21,517 sf
Table & Banter	5,000 sf
Grain & Cane (at hotel)	5,000 sf
Starbucks (in hotel)	3,000 sf
Total leased / operating	117,015 sf

AVAILABLE	
N1 Retail	14,080 sf
N2 Restaurant	6,285 sf
N2 Retail	7,985 sf
N3 “Grocer”	13,850 sf
N3 “Liquor”	10,600 sf
Total currently available	52,800 sf

FUTURE S1 RESIDENTIAL BUILDING	
S1 A-B	4,795 sf
S1 C	1,945 sf
Total additional future	6,740 sf

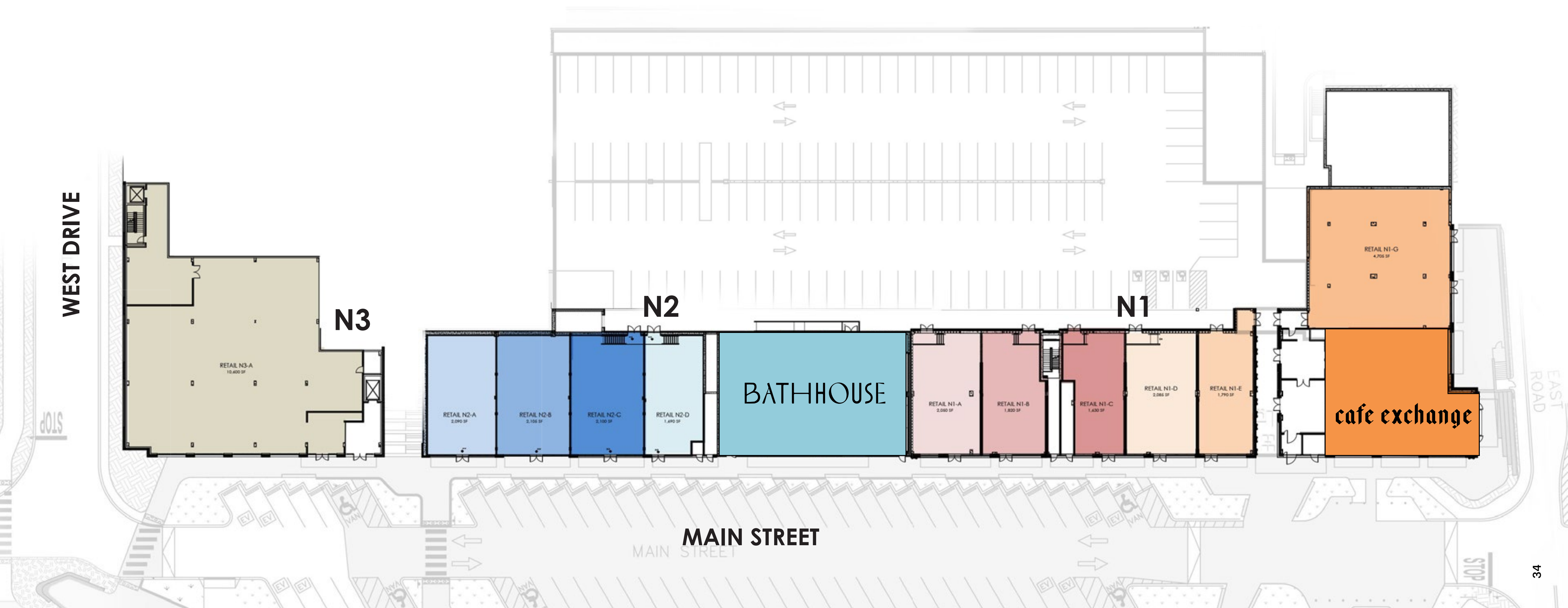
Total Retail in The District	176,555 sf
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# Leasing Opportunities

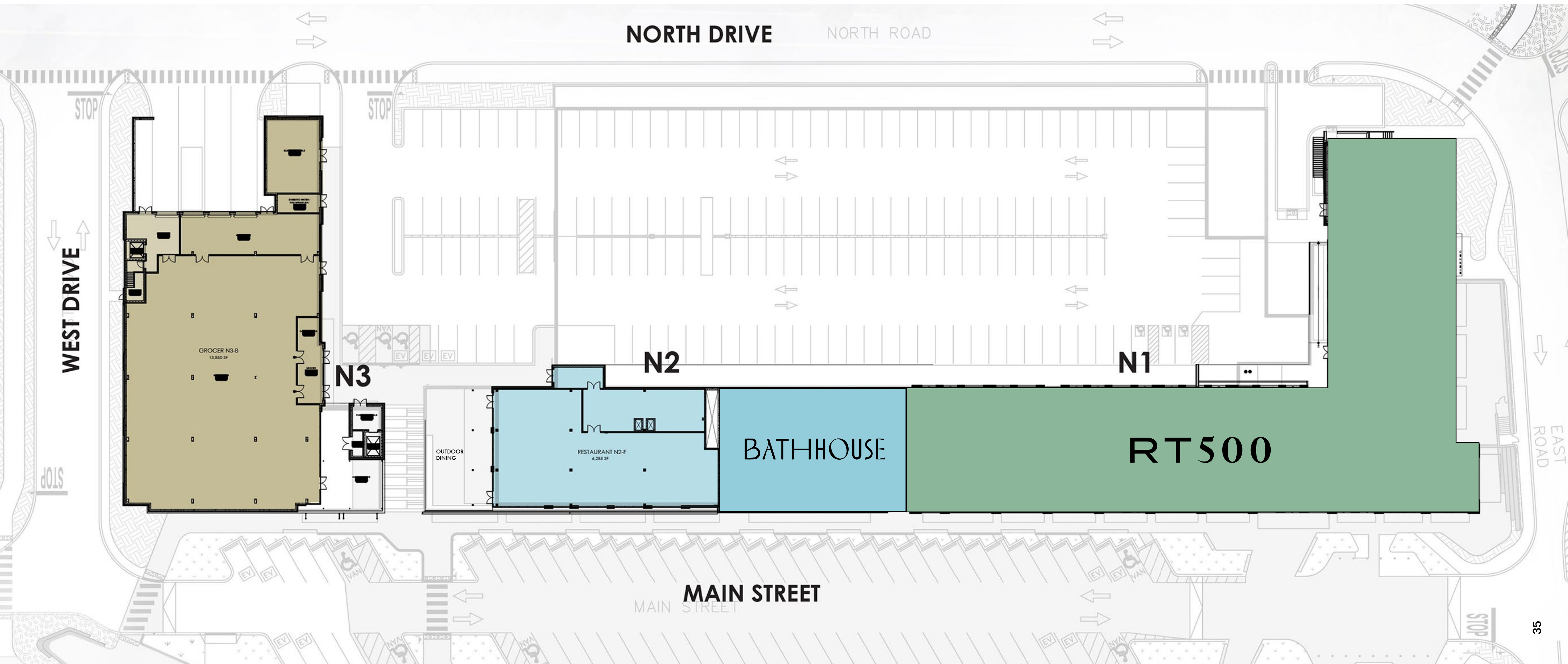
Main St. First Floor Level





# Leasing Opportunities

Main St. Second Floor Level





# Neighboring Town Demographics



\*Demo's = 3 mile radius from town center.



# The Park Office Population

9000 employees

Average 3.5 days/week

# Embassy Suites

Total Room Revenues	\$11.1 million
Average Daily Rate	\$229.23
Occupancy	75.4%
Ranked 5th Embassy Suites in the world	
14th Ranked Hotel in NJ According to AAA	

# Grain & Cane

Total revenue	\$4.2 million
Revenue per seat	\$36,827/seat

# Starbucks

Revenue	\$1.1 million
Sales per SF	\$423 PSF
SF	2600 SF

# LifeTime Fitness

Total Membership	Approx. 14,000
Total Visits per year	896,9000 per year





# Comparing the Demo's

	 THE PARK	 FENTON	 LEGACY WEST	 AVALON <small>EST. 2014</small>	PIKE & ROSE	The Woodlands®
Population (7) (30)	448,108	356,071	615,032	328,292	626,633	302,431
	12.2 mil	2.1 mil	5.5 mil	4.4 mil	6.2 mil	3.7 mil
Avg. HH Income*	\$200,000	\$143,000	\$157,000	\$181,000	\$198,000	\$158,000
Avg. Home Value*	\$1 mil	\$702,000	\$689,000	\$829,000	\$1 mil	\$533,000

\* 7 mile radius - Placer AI



# Live Your Life

For retail leasing at The District at The Park,  
please contact:

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