

PARKWAY



COMMERCE CENTER

6 Commerce Drive

11 Commerce Drive

14 Commerce Drive

20 Commerce Drive

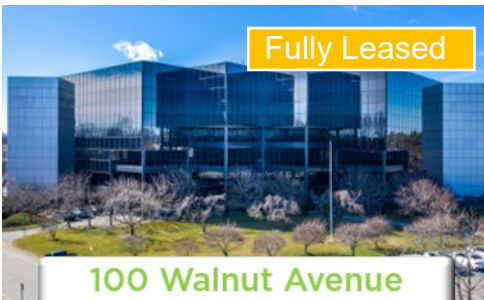
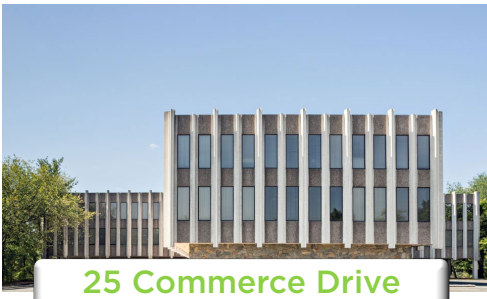
25 Commerce Drive




65 Jackson Drive

100 Walnut Avenue



Parkway Commerce Center is an 8-building office campus featuring an amenity-rich work/life environment, a crucial component for the recruitment and retention of valued employees. The campus is located minutes from Downtown Cranford and numerous retail centers, including the Clark Commons Shopping Center, offering employees a variety of dining options and convenience to supermarkets, discount stores and specialty retailers. Commute easy with NJ Transit bus service and immediate highway access and visibility, Parkway Commerce Center is situated directly off Exit 136 of the Garden State Parkway.



-  Location Highlights
-  Ownership Profile
-  Leasing Contacts



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BUILDING HIGHLIGHTS & AVAILABILITIES



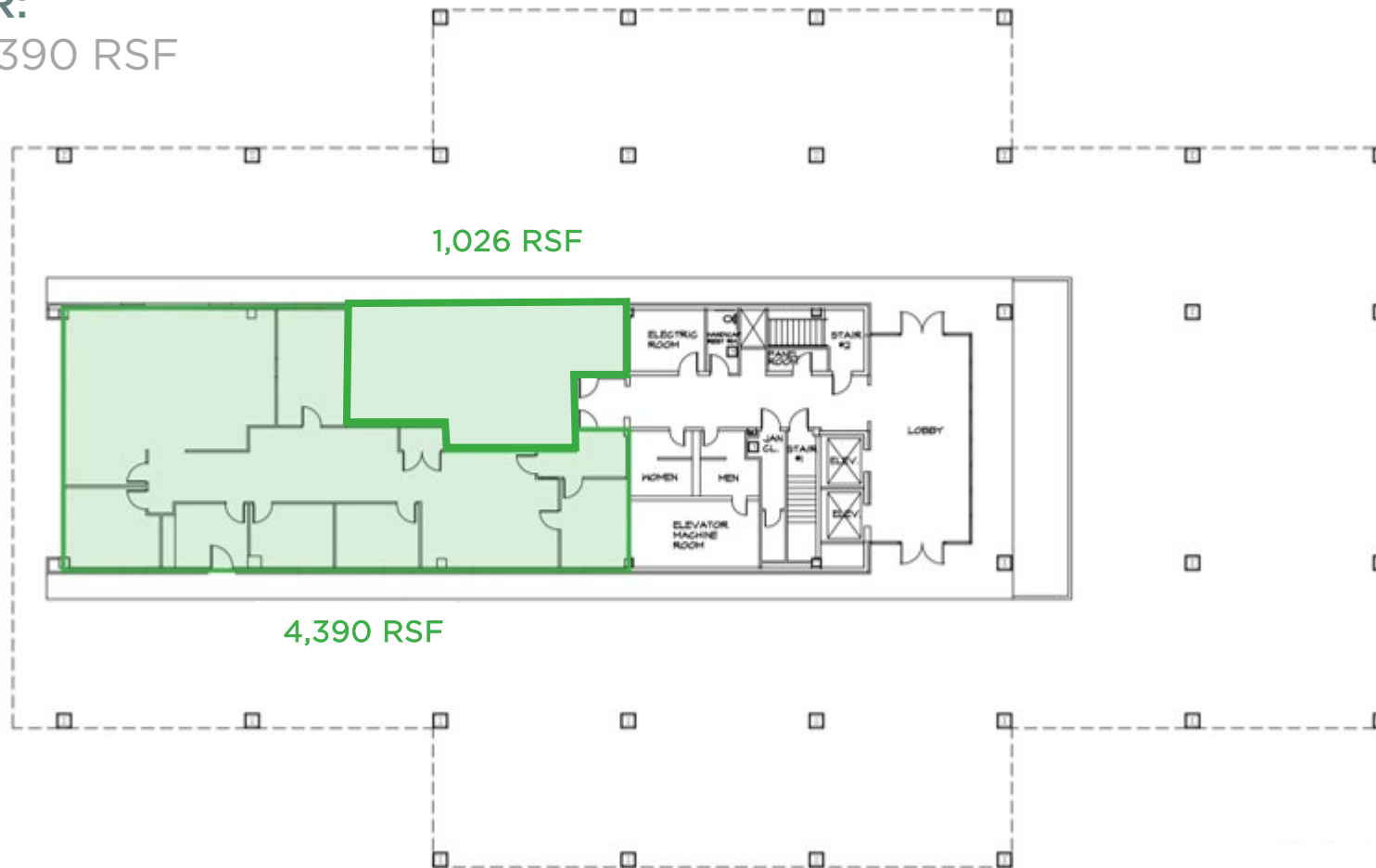
- 58,350 RSF Class “A” office building in established corporate location
- Onsite property management
- Located within a corporate park location with childcare center, health club & extended stay hotel
- NJ Transit bus service
- Covered executive parking spaces available
- Situated directly off the Garden State Parkway at Exit 136, offering immediate highway access
- Located minutes from numerous retail centers

FLOOR	SF AVAIL.	TERM	RENT (PSF)
1 st	1,026 – 4,390	Neg.	\$26.00
2 nd	5,071 – 18,479	Neg.	\$26.00
3 rd	2,299	Neg.	\$26.00



FLOOR PLAN

1st FLOOR:
1,026 - 4,390 RSF

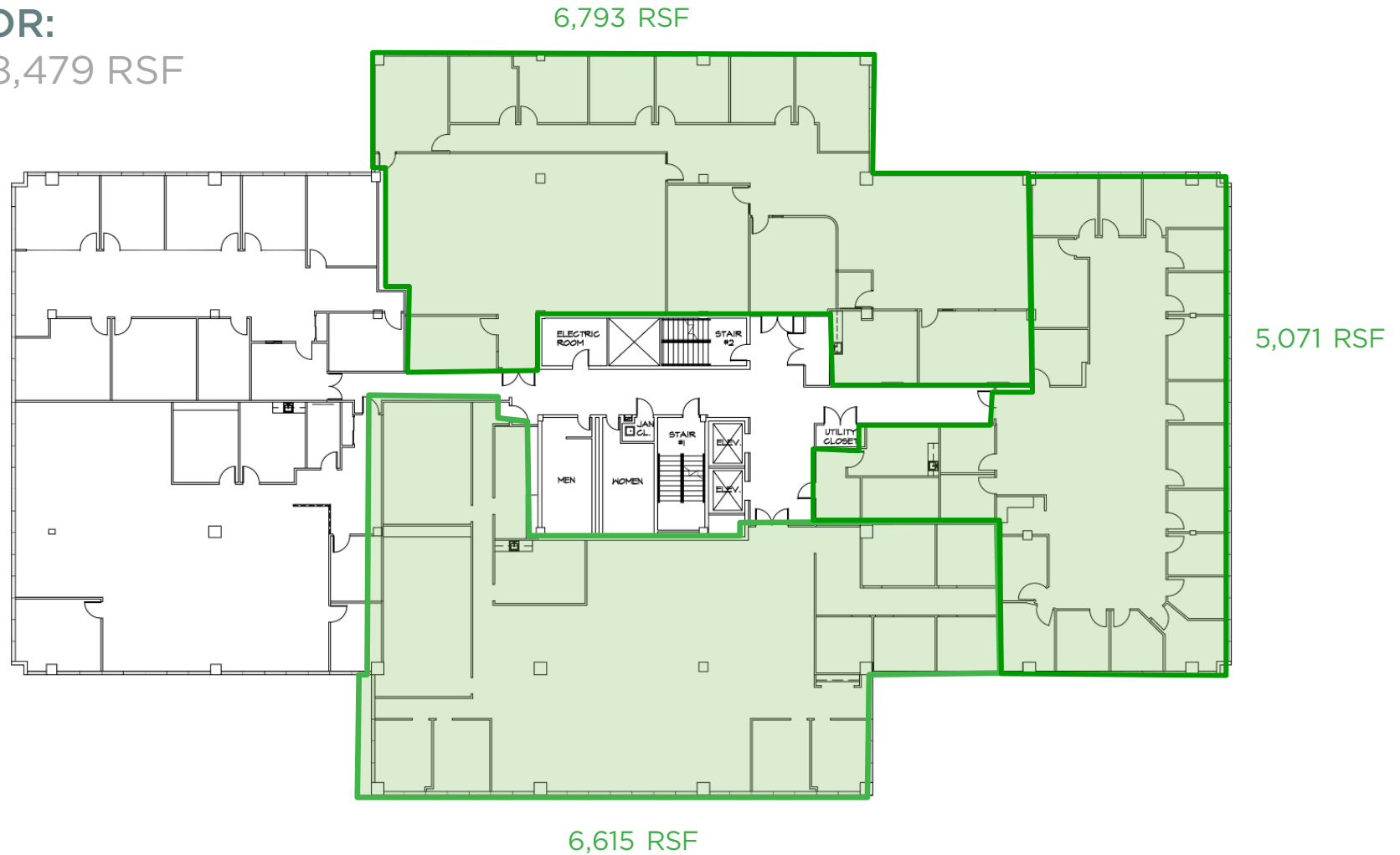


All measurements shown are approximate.



FLOOR PLAN

2nd FLOOR:
5,071 – 18,479 RSF

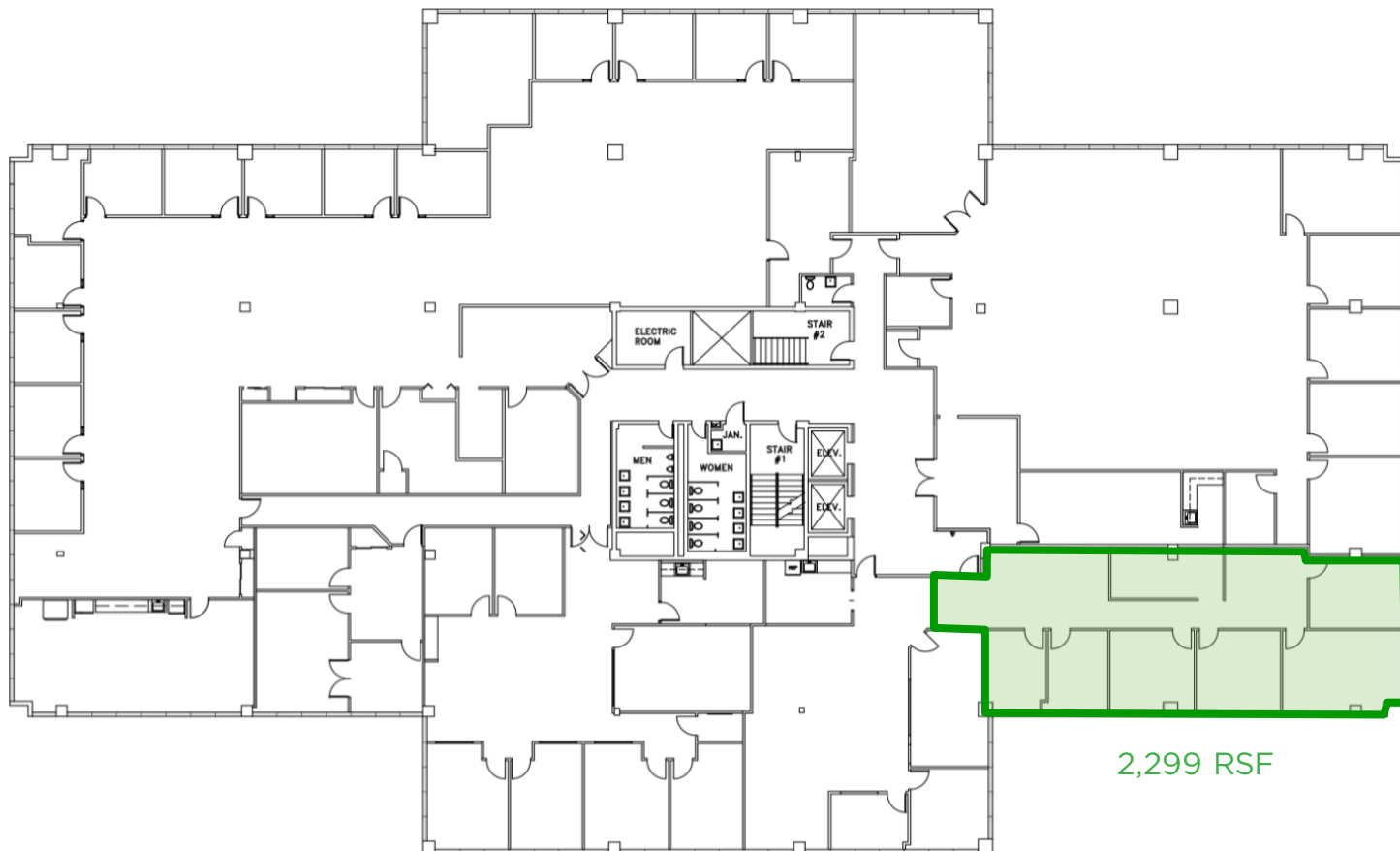


All measurements shown are approximate.



FLOOR PLAN

3rd FLOOR:
2,299 RSF



All measurements shown are approximate.





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BUILDING HIGHLIGHTS & AVAILABILITIES



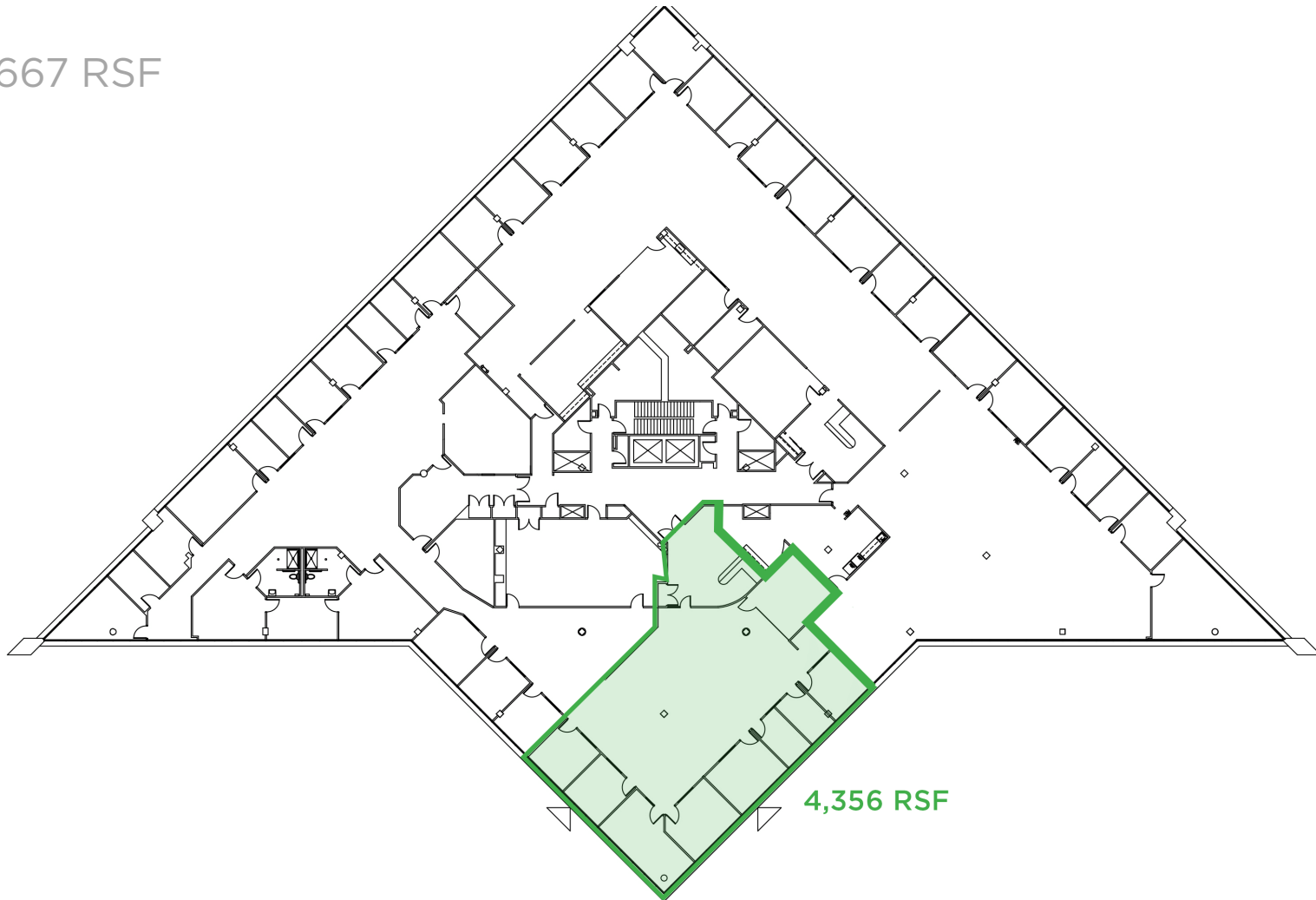
- 90,000 RSF Class “A” office building in established corporate location
- Recent renovations under construction: common areas, lobby & bathrooms
- On-site property management
- Located within a corporate park location with childcare center, health club & extended stay hotel
- NJ Transit bus service
- Covered executive parking spaces available
- Situated directly off the Garden State Parkway at Exit 136, offering immediate highway access
- Located minutes from numerous retail centers

FLOOR	SF AVAIL.	TERM	RENT (PSF)
1 st	4,356 – 19,667	Neg.	\$26.00
2 nd	3,797 – 7,649	Neg.	\$26.00
3 rd	3,618 – 12,788	Neg.	\$26.00



FLOOR PLAN

1st FLOOR:
4,356 - 19,667 RSF

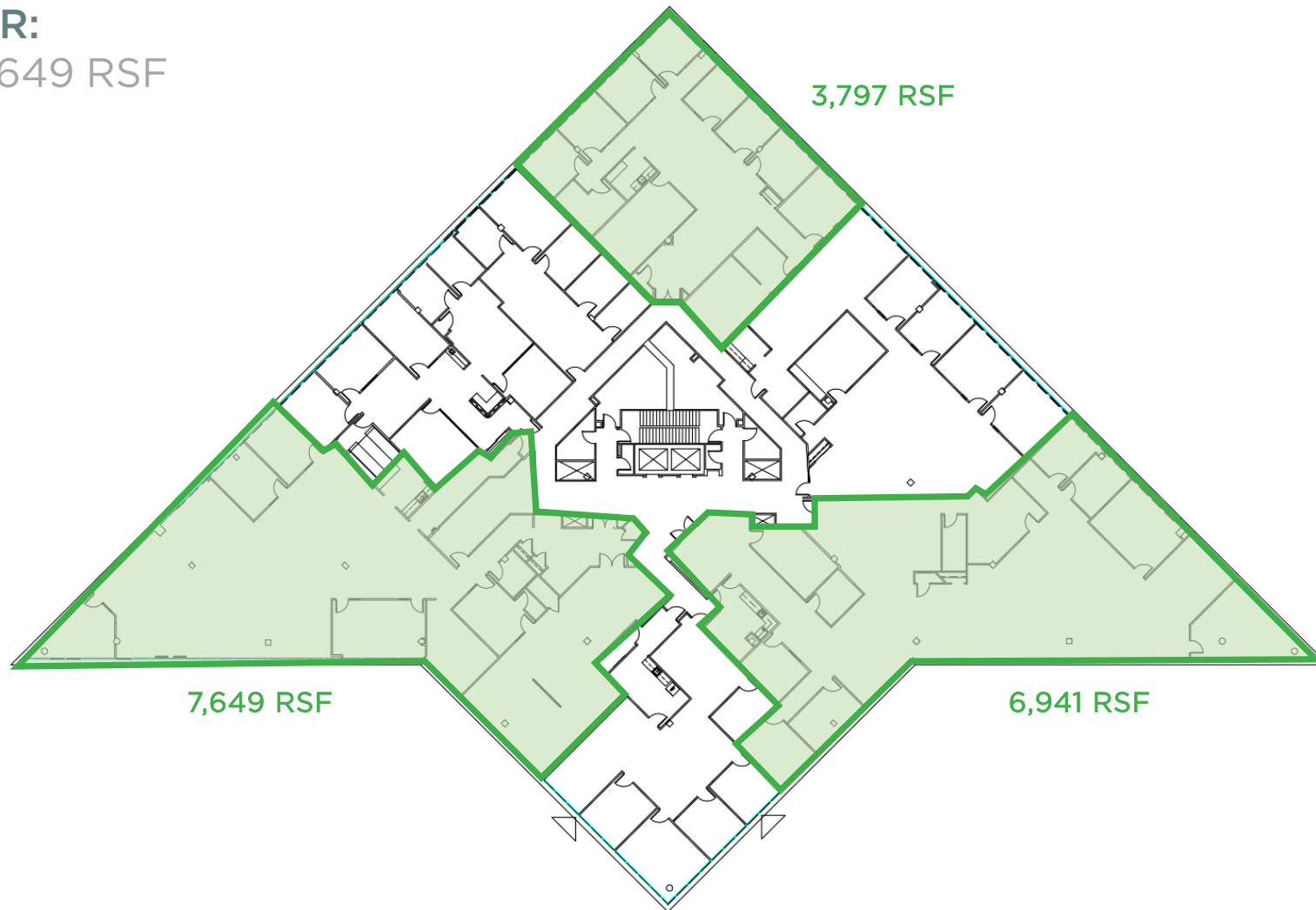


All measurements shown are approximate.



FLOOR PLAN

2nd FLOOR:
3,797 – 7,649 RSF

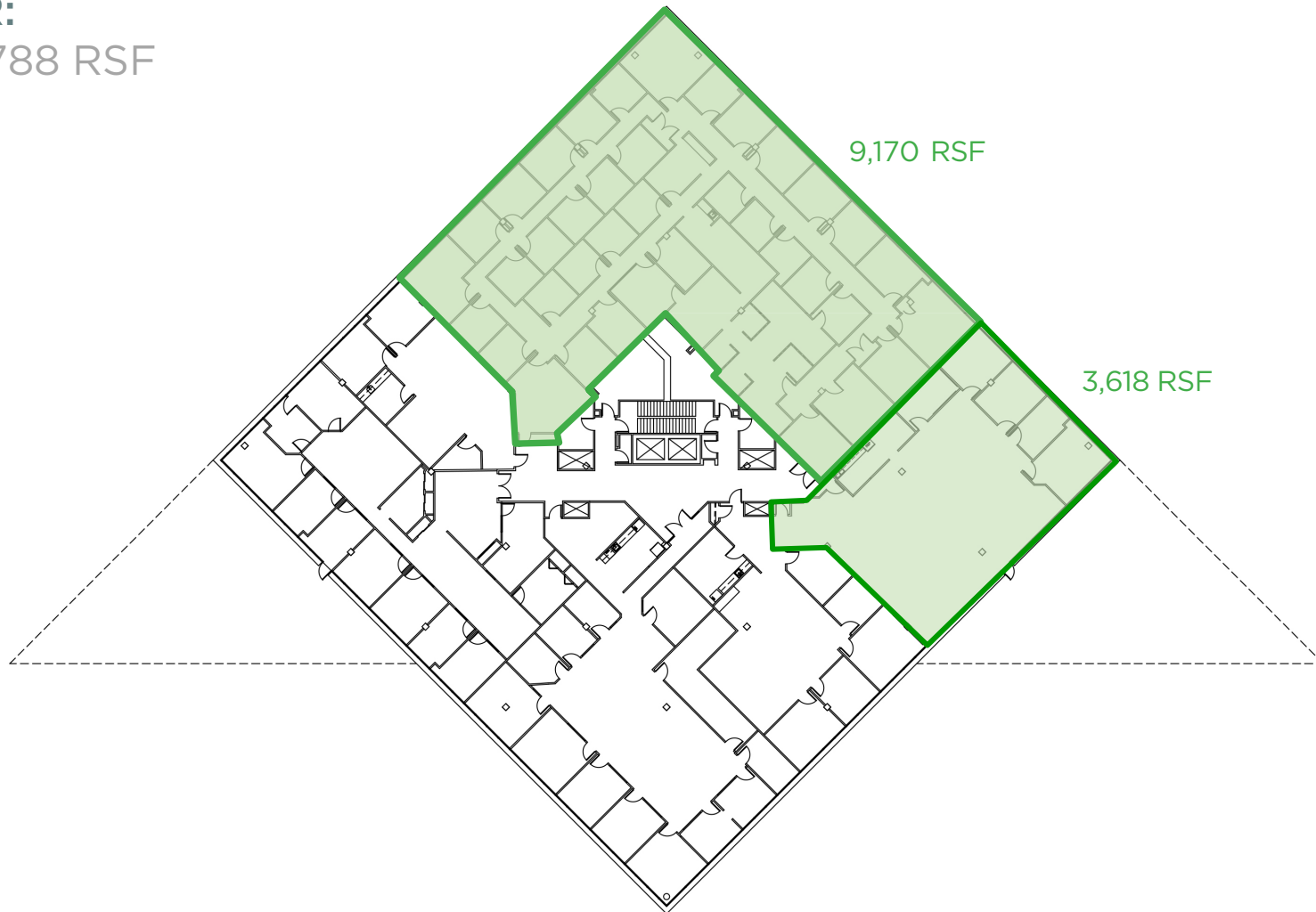


All measurements shown are approximate.



FLOOR PLAN

3rd FLOOR:
3,618 – 12,788 RSF



All measurements shown are approximate.





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BUILDING HIGHLIGHTS & AVAILABILITIES



- 67,000 RSF Class “A” office building in established corporate location
- On-site property management
- Located within a corporate park location with childcare center, health club & extended stay hotel
- NJ Transit bus service
- Covered executive parking spaces available
- Situated directly off the Garden State Parkway at Exit 136, offering immediate highway access
- Located minutes from numerous retail centers

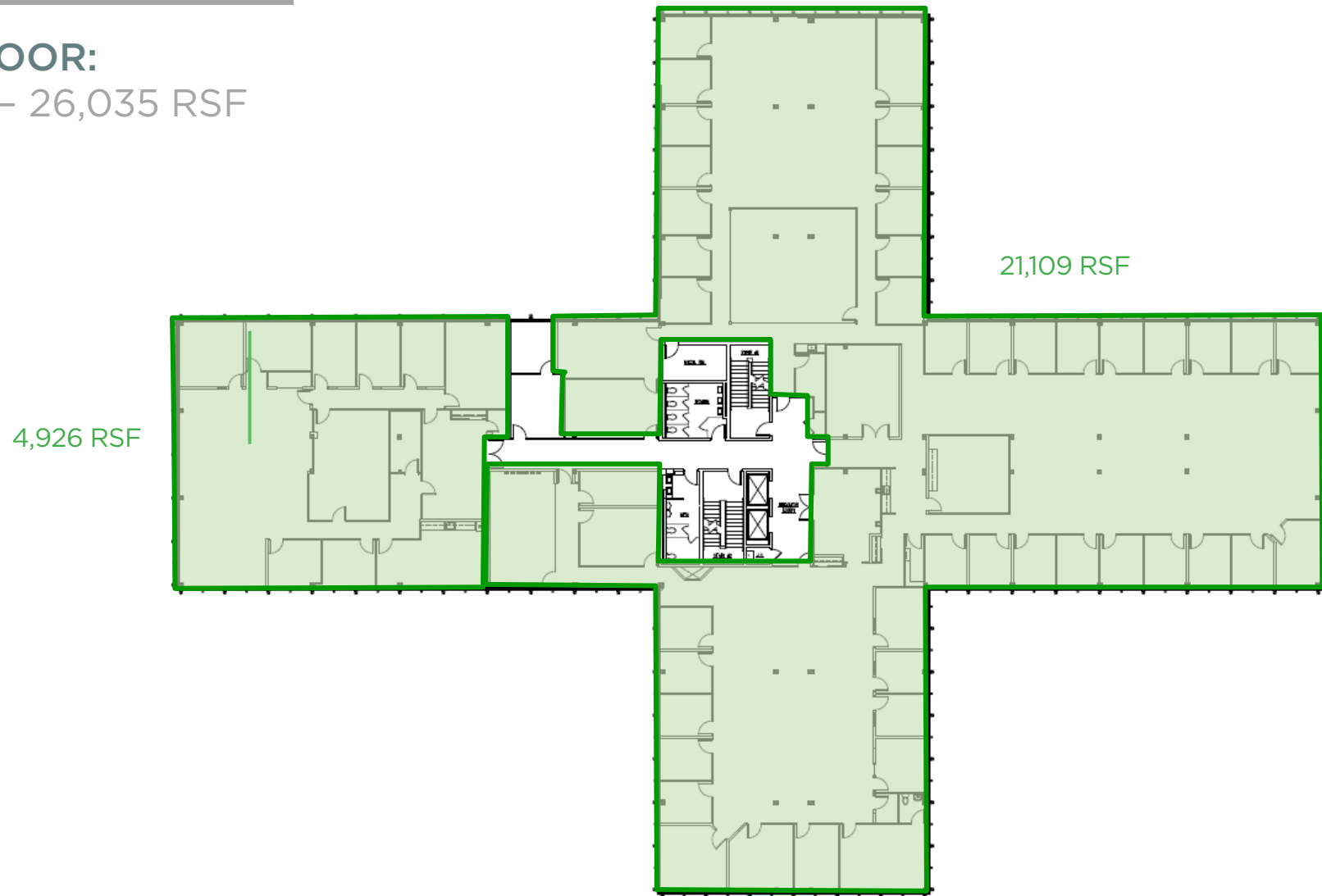
FLOOR	SF AVAIL.	TERM	RENT (PSF)
2 nd	4,926 – 26,035	Neg.	\$24.50



FLOOR PLAN

2nd FLOOR:

4,926 – 26,035 RSF

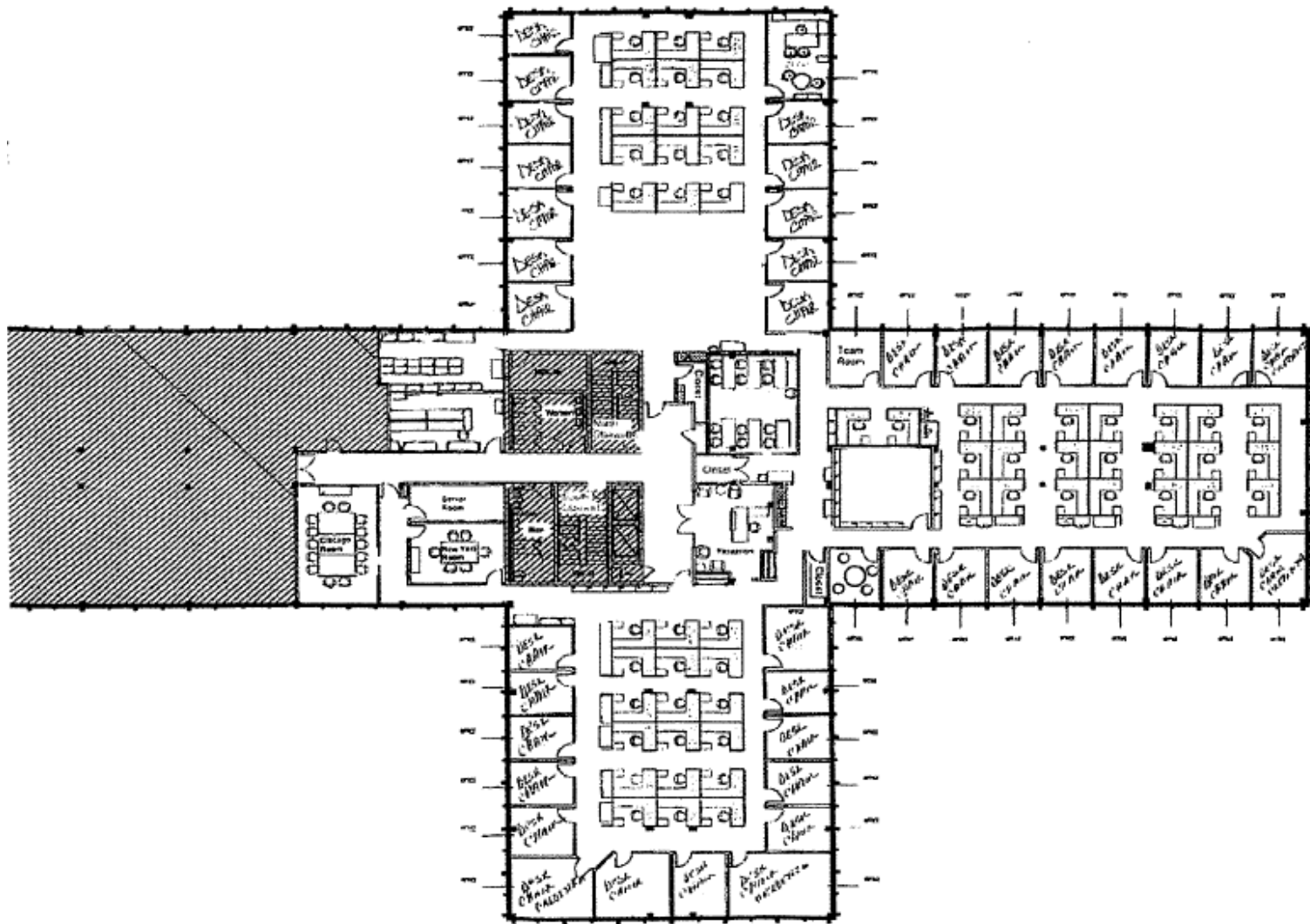


All measurements shown are approximate.



FLOOR PLAN

2nd FLOOR:
21,109 RSF
Furniture Plan



All measurements shown are approximate.





BUILDING HIGHLIGHTS & AVAILABILITIES



- 215,000 RSF Class “A” office building in established corporate location
- Fully renovated cafeteria
- Recent renovations completed: common areas, lobby & bathrooms
- On-site amenities: conference facility, food service & property management
- Located within a corporate park location with childcare center, health club & extended stay hotel
- NJ Transit bus service
- Covered executive parking spaces available
- Situated directly off the Garden State Parkway at Exit 136, offering immediate highway access
- Located minutes from numerous retail centers

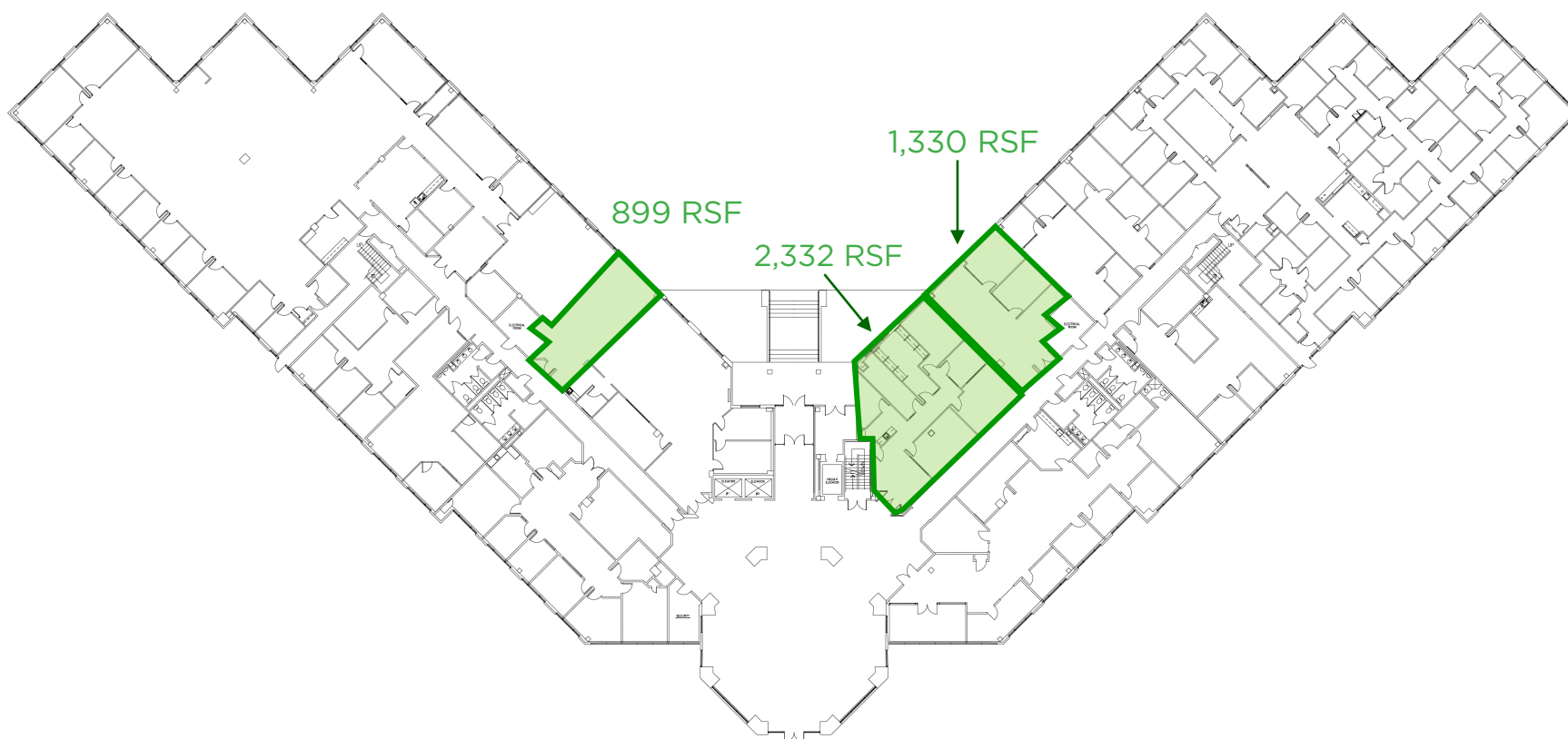
FLOOR	SF AVAIL.	TERM	RENT (PSF)
1 st	899 – 3,662	Neg.	\$30.50
2 nd	4,997 – 5,065	Neg.	\$30.50
4 th	2,347	Neg.	\$30.50



FLOOR PLAN

1st FLOOR:

899 – 3,662 RSF

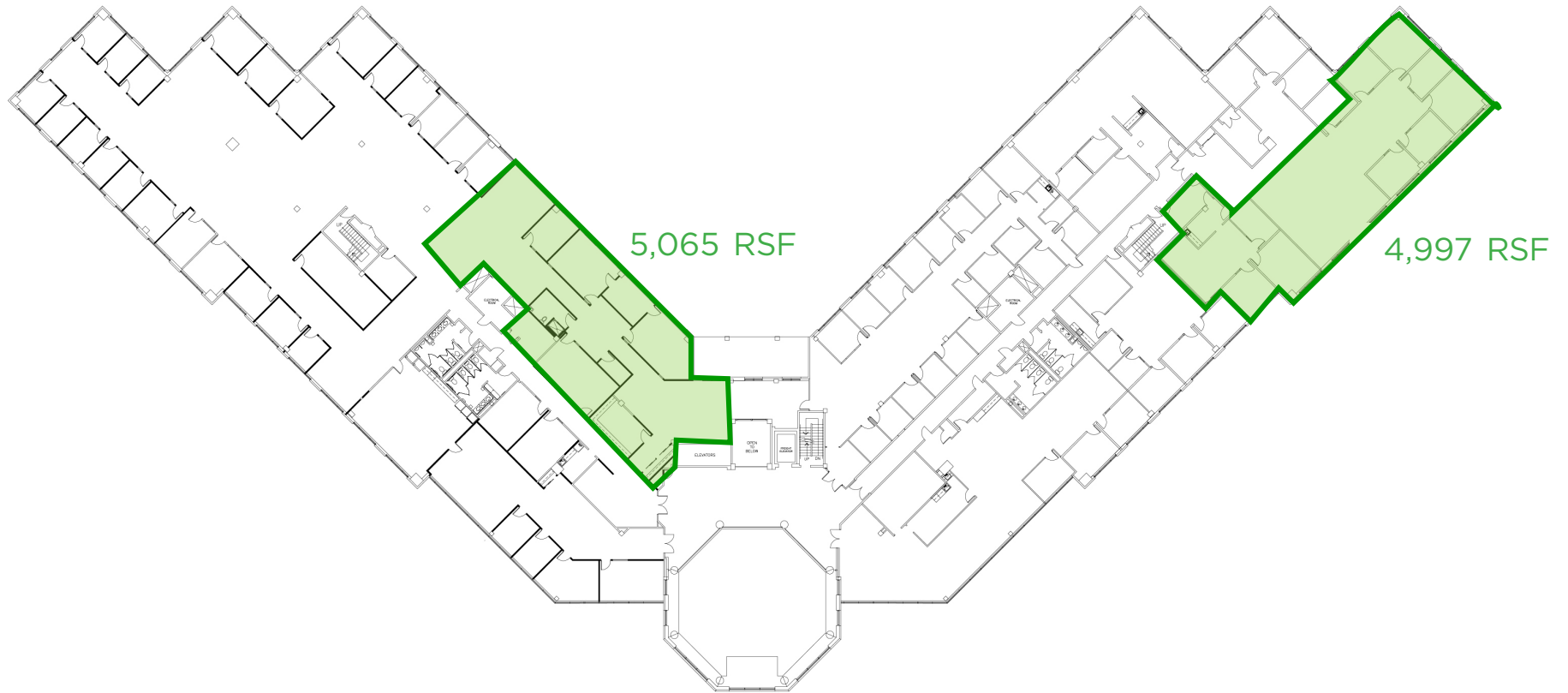


All measurements shown are approximate.



FLOOR PLAN

2nd FLOOR:
4,997 – 5,065 RSF

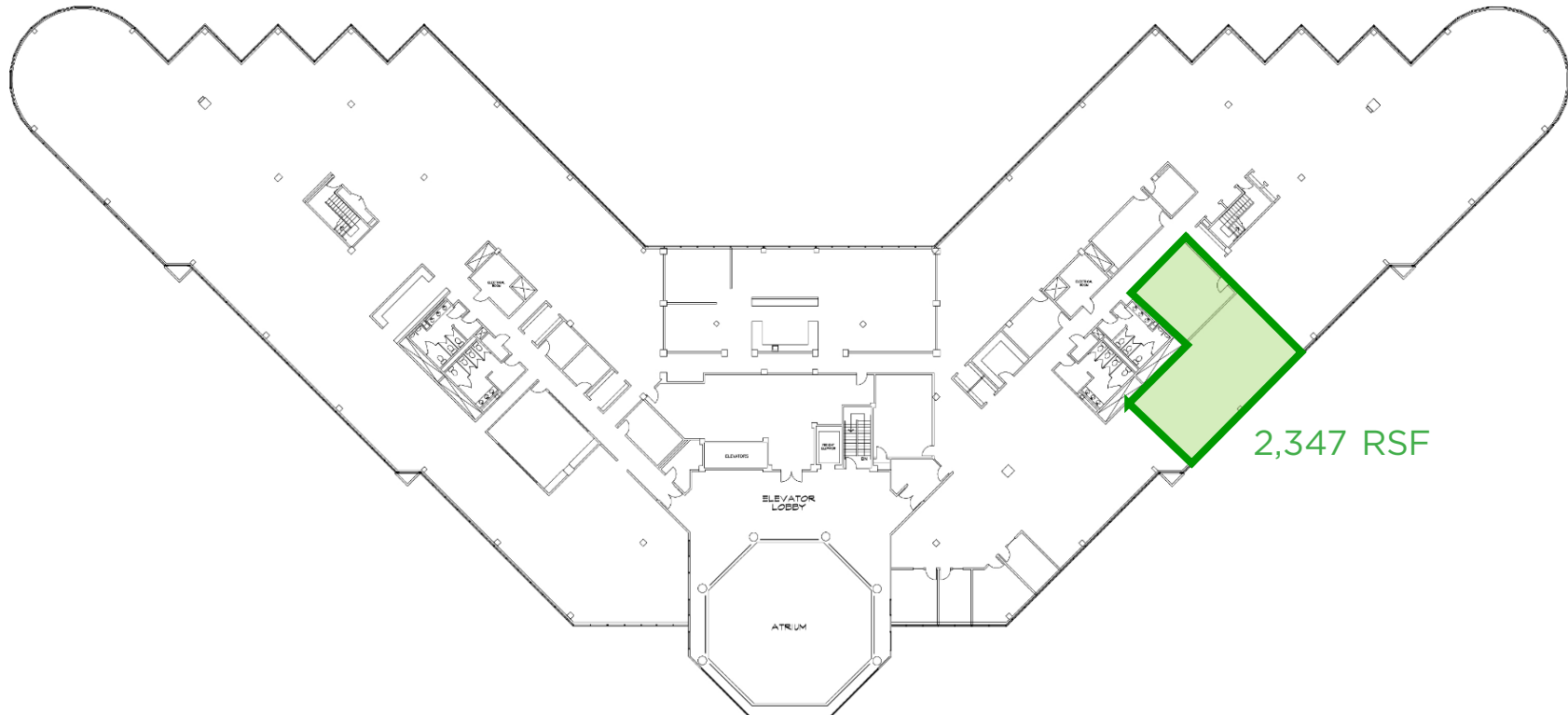


All measurements shown are approximate.



FLOOR PLAN

4th FLOOR:
2,347 RSF



All measurements shown are approximate.





BUILDING HIGHLIGHTS & AVAILABILITIES



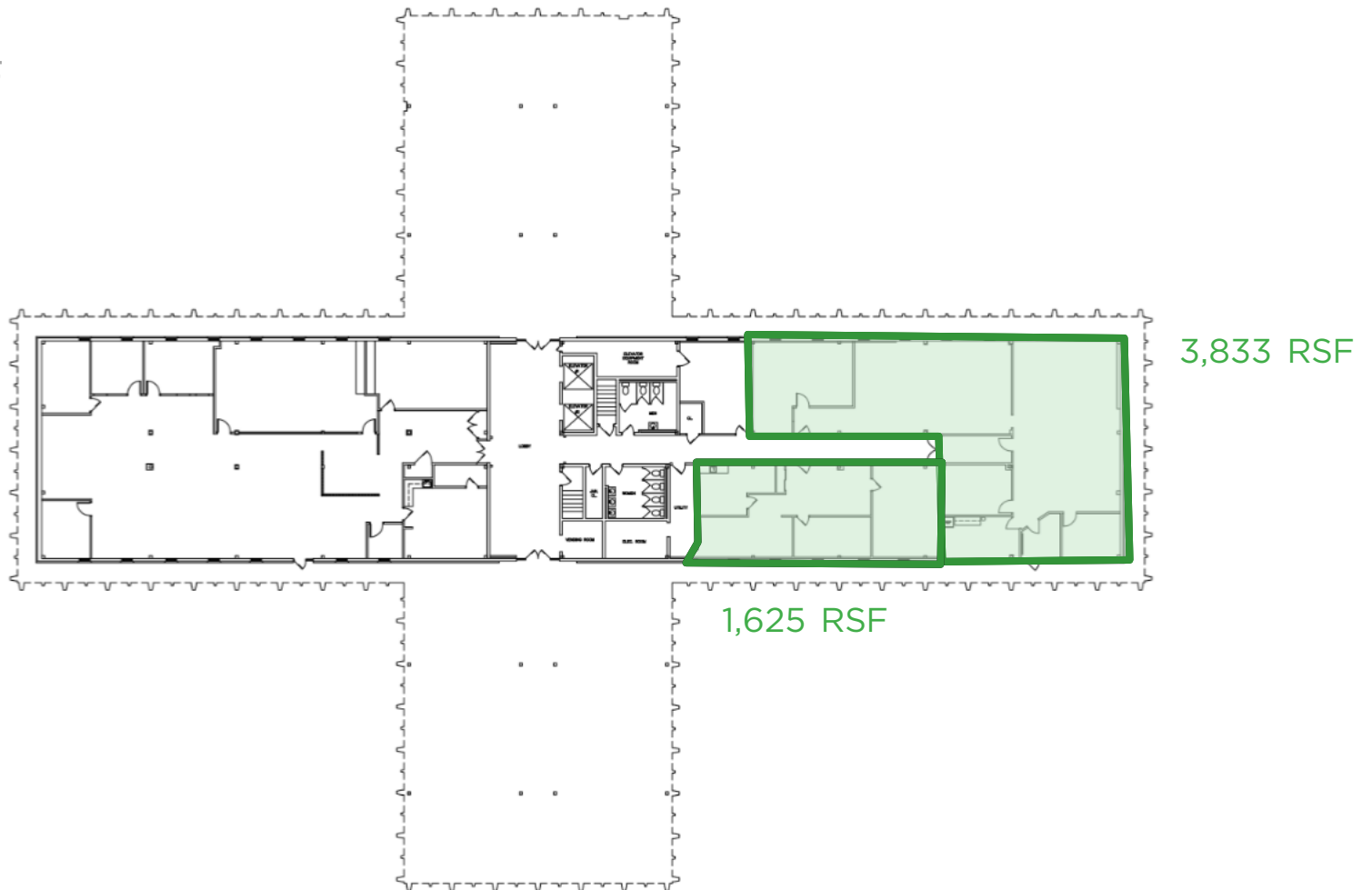
- 70,400 RSF Class “A” office building in established corporate location
- Recent renovations under construction: common areas, lobby & bathrooms
- On-site property management
- Located within a corporate park location with childcare center, health club & extended stay hotel
- NJ Transit bus service
- Covered executive parking spaces available
- Situated directly off the Garden State Parkway at Exit 136, offering immediate highway access
- Located minutes from numerous retail centers

FLOOR	SF AVAIL.	TERM	RENT (PSF)
1 st	1,625 – 5,458	Neg.	\$26.00
2 nd	1,200 – 1,487	Neg.	\$26.00
3 rd	1,117 – 6,176	Neg.	\$26.00
4 th	3,404	Neg.	\$26.00



FLOOR PLAN

1st FLOOR:
1,625 – 5,458 RSF

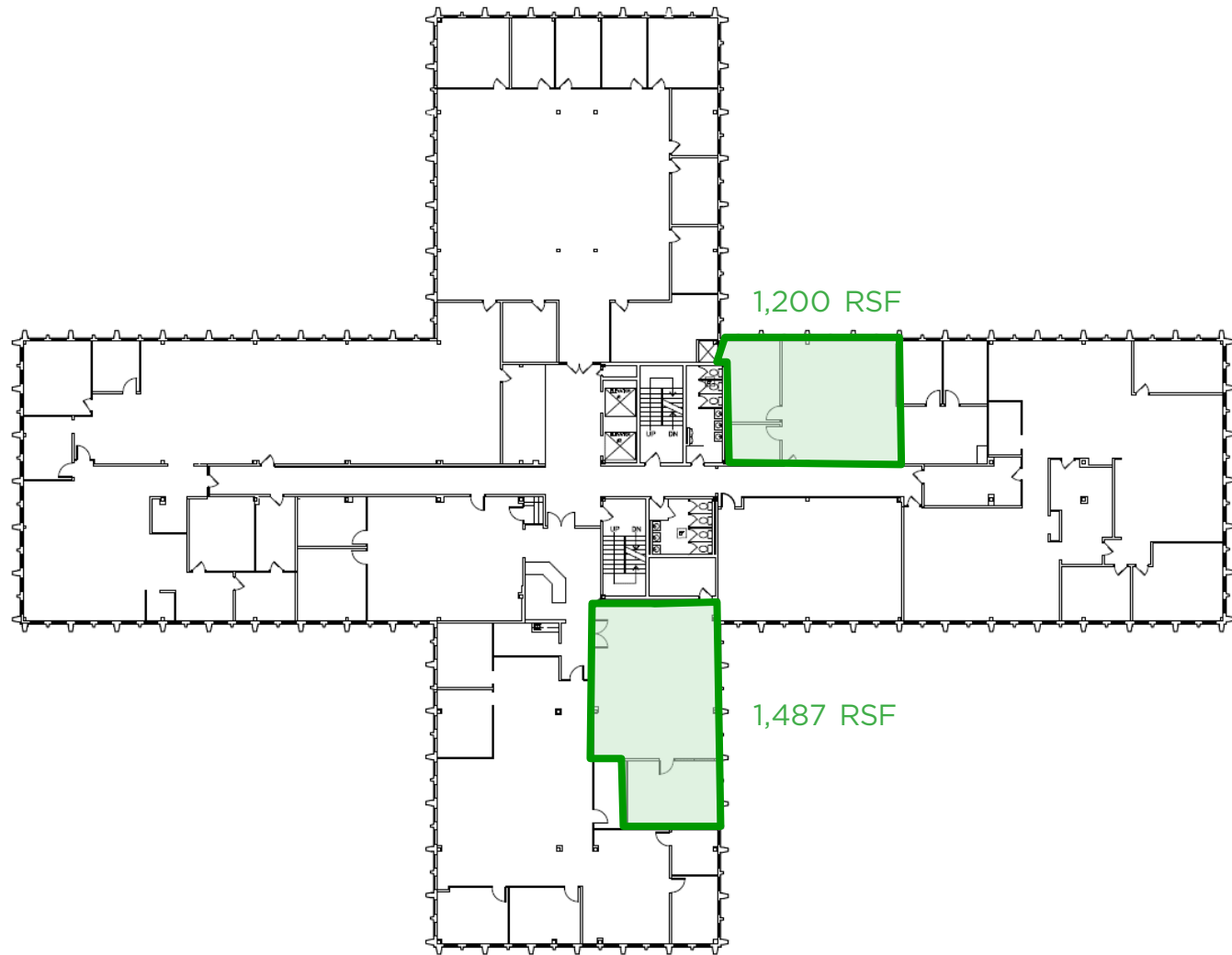


All measurements shown are approximate.



FLOOR PLAN

2nd FLOOR:
1,200 – 1,487 RSF



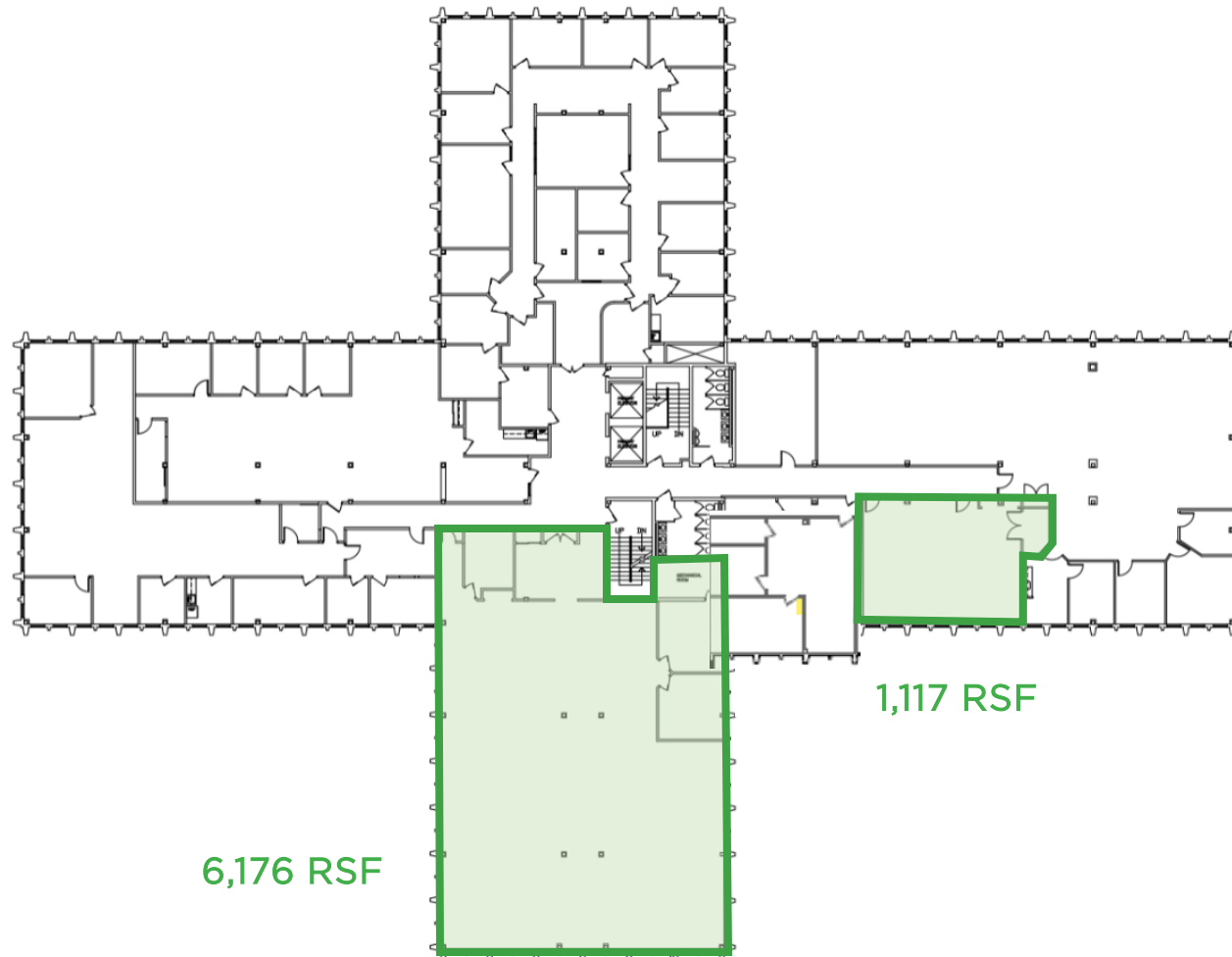
All measurements shown are approximate.



FLOOR PLAN

3rd FLOOR:

1,117 – 6,176 RSF

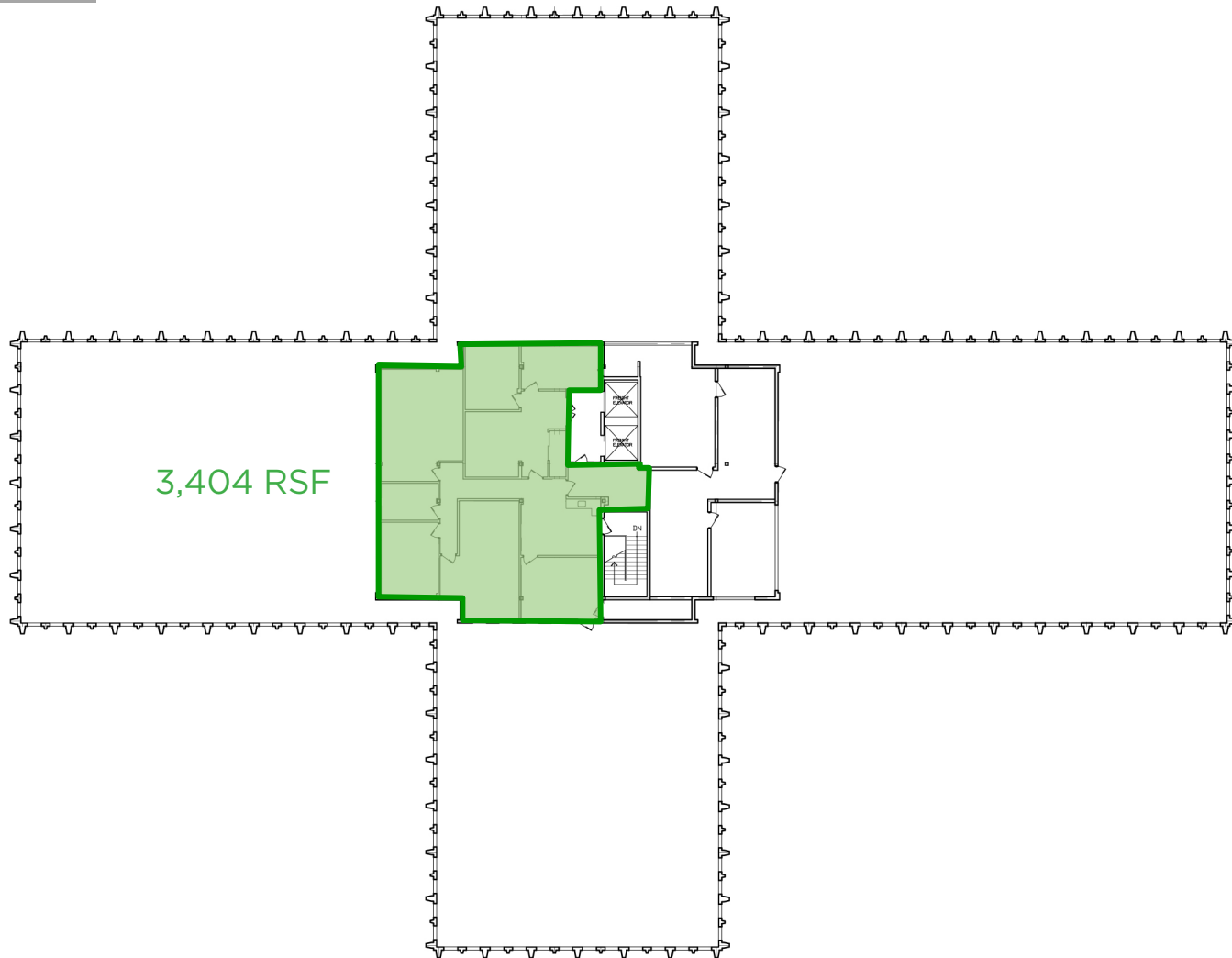


All measurements shown are approximate.



FLOOR PLAN

4th FLOOR:
3,404 RSF



All measurements shown are approximate.





BUILDING HIGHLIGHTS & AVAILABILITIES



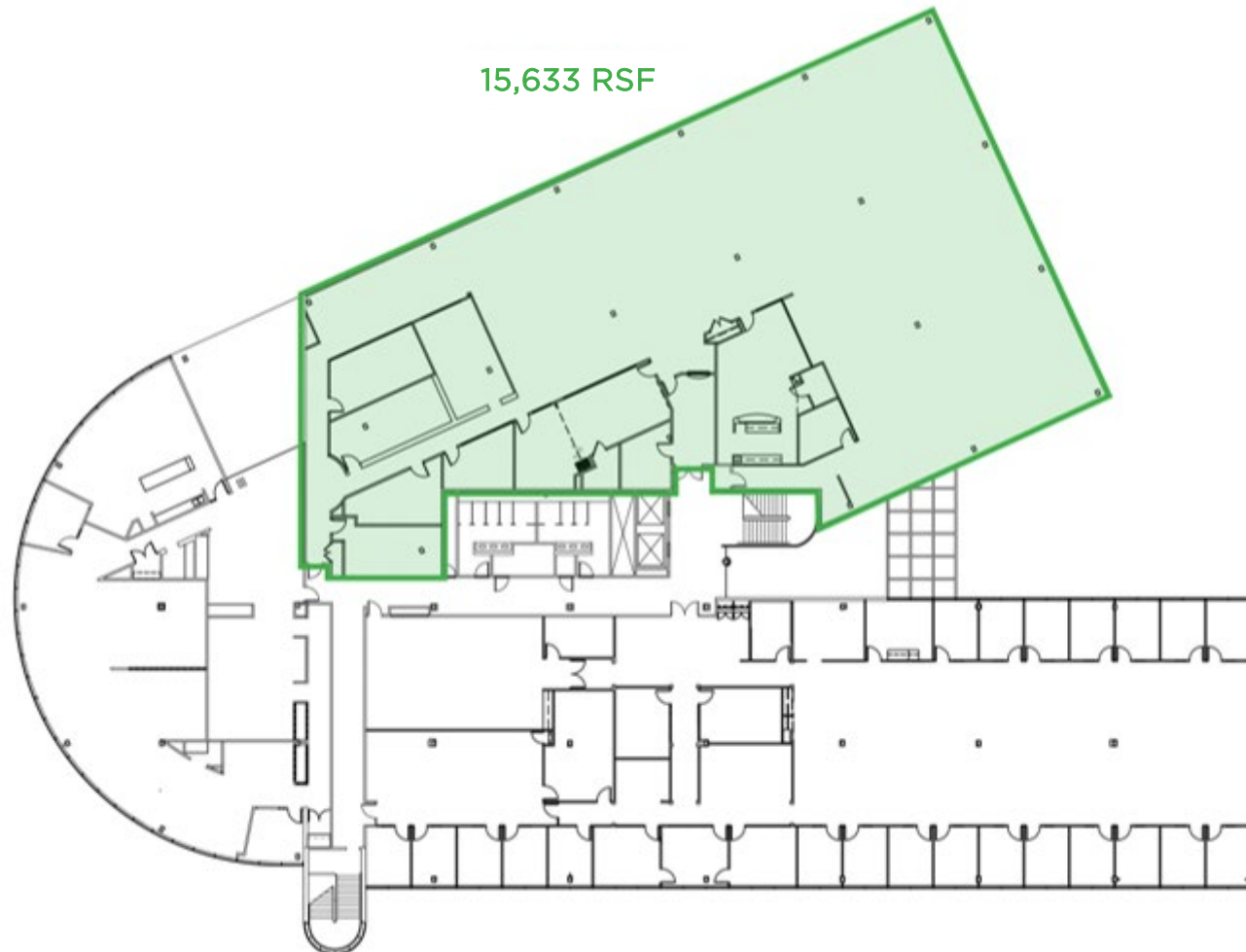
- 82,800 RSF Class “A” office building in established corporate location
- On-site property management
- Located within a corporate park location with childcare center, health club & extended stay hotel
- NJ Transit bus service
- Covered executive parking spaces available
- Situated directly off the Garden State Parkway at Exit 136, offering immediate highway access
- Located minutes from numerous retail centers

FLOOR	SF AVAIL.	TERM	RENT (PSF)
3 rd	15,633	Neg.	\$26.00



FLOOR PLAN

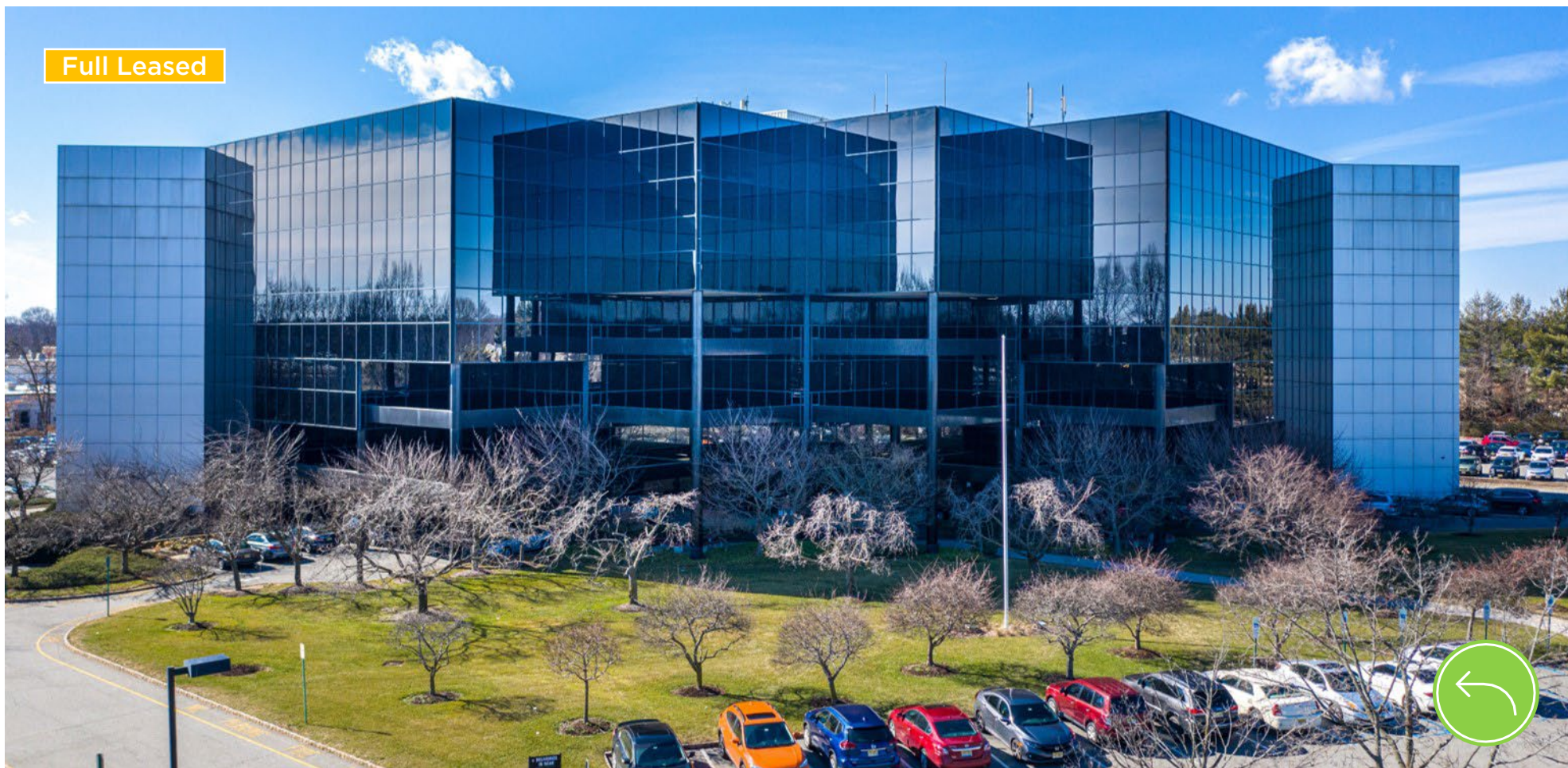
3rd FLOOR:
15,633 RSF



All measurements shown are approximate.



Full Leased



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LOCATION, ACCESS AND AMENITIES

Zone 1 - Near 100 Walnut Ave




7 MINUTE WALK TO
CLARK COMMONS SHOPPING CENTER

4 MIN DRIVE
0.9 MILES

LESS THAN 5 MIN DRIVE TO DINING

11 MINUTE WALK TO
















EXIT 36



ON-SITE BUS SERVICE




15-20 MINUTE DRIVE TO



NEWARK INTERNATIONAL AIRPORT


Zone 2 - "Downtown" Cranford

CRANFORD TRAIN STATION
NJ TRANSIT RARITAN VALLEY LINE




1.8 MILES
7 MIN DRIVE



2.2 MILES
8 MIN DRIVE



7 MINUTE DRIVE TO



Zone 3 - Near Commerce Drive





TACO BELL **1.9 MILES**
7 MIN DRIVE

DUNKIN'
1.2 MILES | 5 MIN DRIVE

Walgreens
1.8 MILES
6 MIN DRIVE

6 MINUTE DRIVE TO
central park
bar • restaurant • sushi




LOCATION, ACCESS AND AMENITIES



Zone 1 - Near 100 Walnut Ave

Recreation
Hyatt Hills Golf Complex
Clark Commons Shopping Center
Whole Foods
Panera
Blaze Pizza
Smashburger
Chipotle
Fast Dining
Dunkin'
Burger King
Wendy's

McDonald's
Starbucks
White Diamond
Deli King of Clark
Restaurants
Molly Maguires
Paragon Tap & Table
Tarantella's
Bistro 1051
Manny's Diner
Grocery/Markets
ShopRite
Acme Market

Zone 2 - Downtown Cranford

Hotels
Cranford Hotel
Pharmacies
Walgreens
Fast Dining
Track 5 Coffee
Mr. J's Deli
Urban Burger
Cranford's Best
Bagel & Deli
Pizzeria Bel Giardino

Dunkin'
Restaurants
Avenue East
Bar Americana
Riverside Inn
Romola's Seafood & Grill
Garlic Rose Bistro
The Thirsty Turtle
The Kilkenny House
River & Rail Cantina
Ambeli Greek Taverna

Zone 3 - Near Commerce Drive

Pharmacies
Walgreens
Grocery/Markets
SuperFresh Roselle
Fast Dining
Dunkin'
McDonald's
Taco Bell

Burger King
Domino's
30 Burgers
Pizza Hut
Papa John's
Sub Stop Deli
Restaurants
Central Park Bar/
Restaurant





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OWNERSHIP & PROPERTY MANAGEMENT



Signature Acquisitions is one of the most active players in the New Jersey suburban office market— having acquired *almost 2 million square feet of class A space in just over two years.*

We've amassed a group of professionals that have a long history in the business. They are committed to making the deal, providing unparalleled property management, identifying the most strategic acquisitions, and helping us improve our assets so that we can proudly own and operate them for many years to come.

Signature Acquisitions' predecessor company has had a long history in the real estate industry, having spent 15+ years acquiring, owning, and managing class A properties. While the company was initially focused on multifamily acquisitions, its principles saw the growth in the retail and office industries and began acquiring those assets.

In 2016, Signature Acquisitions was born and has since been very busy - becoming one of the most active buyers in the market. We've acquired approximately 2.5 million square feet comprised of primarily Class A office parks and single building office assets. We strive to dominate the markets we operate in, positioning ourselves to offer more solutions for the changing needs of our tenants.

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For more information, please visit www.signatureacq.com.



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