

**TWO  
BUILDINGS,  
ONE GREAT  
LOCATION**



# ONE&TWO CROSSROADS

CAMPUS-LIKE SETTING IN BEDMINSTER, NJ





**SHOP  
& DINE**

**SHOP  
& DINE**

**TWO  
CROSSROADS**

**ONE  
CROSSROADS**





# A SERENE *TWO-BUILDING* OFFICE CAMPUS

**ONE**  
3 FLOORS | 77,214 SF



**TWO**  
2 FLOORS | 64,953 SF



Exceptional location, thoughtful design, and amenities come together at Crossroads. Situated at the convergence of I-287, Route 78, and Route 202/206 in Bedminster, New Jersey, this premier Class A office campus offers unparalleled connectivity and visibility.



**CAFETERIA**  
WITH LOUNGE &  
COLLABORATION AREAS



**OUTDOOR SEATING**  
WITH SHADED TABLES  
& LUSH GREENERY



**NEW MAIN LOBBY**  
WITH RENOVATED &  
MODERN FINISHES



**FLEXIBLE FLOORS**  
OFFERING ENDLESS OPTIONS  
TO FIT YOUR NEEDS



**ON-SITE  
MANAGEMENT**



**PROMINENT SIGNAGE  
OPPORTUNITY**

<b>1991</b> YEAR BUILT	<b>246</b> PARKING SPACES	<b>28' X 29'</b> COLUMN SPACE
<b>8'9"</b> CEILING HEIGHT	<b>5'</b> WINDOW SPACING	<b>100 LBS</b> FLOOR LOAD

#### COOLING

Roof: Three package air-cooled Mammoth units ("RTU")  
Floor 3: RTU#1 (80 tons)  
Floor 2: RTU#2 (80 tons)  
Floor 1: RTU#3 (80 tons)  
RTU's are rated for Three-phase service on time clock control. VAV boxes service an approx. 1,200 SF.

#### HEATING

Electric re-heats in the VAV boxes and electric heaters in the rooftop units

#### TELECOMMUNICATIONS

T1 service provided by Verizon, Fiber service provided by Optimum Lightpath/Altice

#### VOLTAGE / PHASE DELIVERY

1,600 amp, 480/277 volt, 3 phase, four wire

#### LIGHTING POWER WATTS PSF

277 volts/6-8 watts per square foot

#### SPRINKLER

Hydraulically calibrated wet system in the building

#### FIRE ALARM

Notifier/Honeywell NFW2-100 multi zoned system

<b>1991</b> YEAR BUILT	<b>226</b> PARKING SPACES	<b>30' X 30'</b> COLUMN SPACE
<b>8'9"</b> CEILING HEIGHT	<b>5'</b> WINDOW SPACING	<b>100 LBS</b> FLOOR LOAD

#### COOLING

2 Mammoth air-cooled variable air volume, CX 9Direct Expansion) package rooftop units with full air side economizers approximately 90-120 tons each. Each has 3 DX refrigeration circuits. VAV boxes service an approximate 1,200 SF

#### HEATING

Electric re-heats in the VAV boxes and electric heaters in the rooftop units

#### TELECOMMUNICATIONS

T1 service provided by Verizon, Fiber service provided by Optimum Lightpath/Altice

#### VOLTAGE / PHASE DELIVERY

1,600 amp, 480/277 volt, 3 phase, four wire

#### LIGHTING POWER WATTS PSF

277 volts/6-8 watts per square foot

#### SPRINKLER

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#### FIRE ALARM

Notifier/Honeywell NFW2-100 multi zoned system



# TAKE A LOOK AROUND

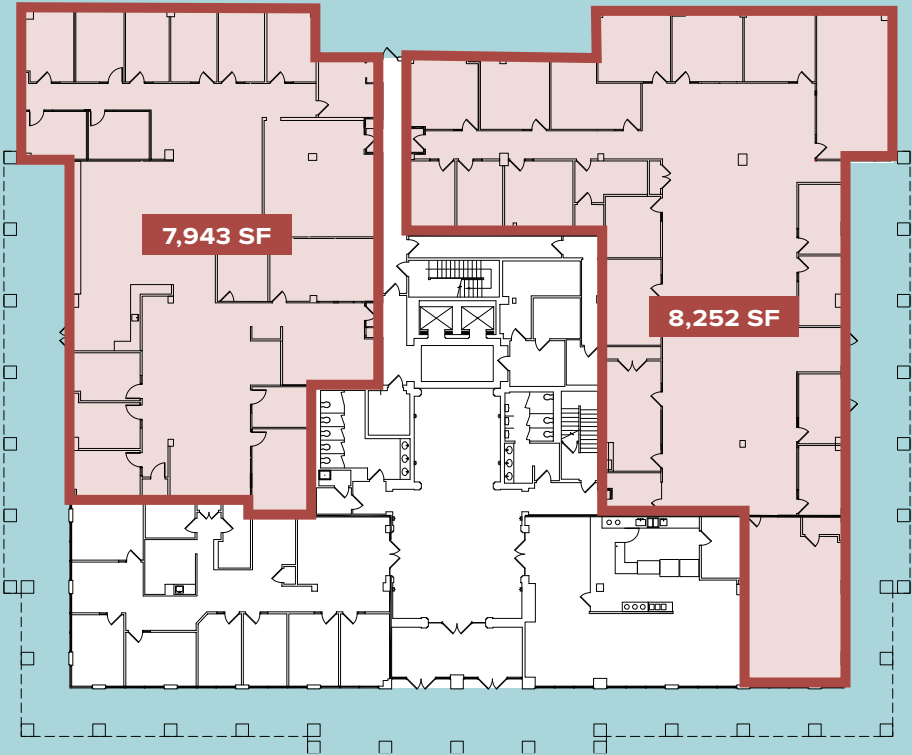




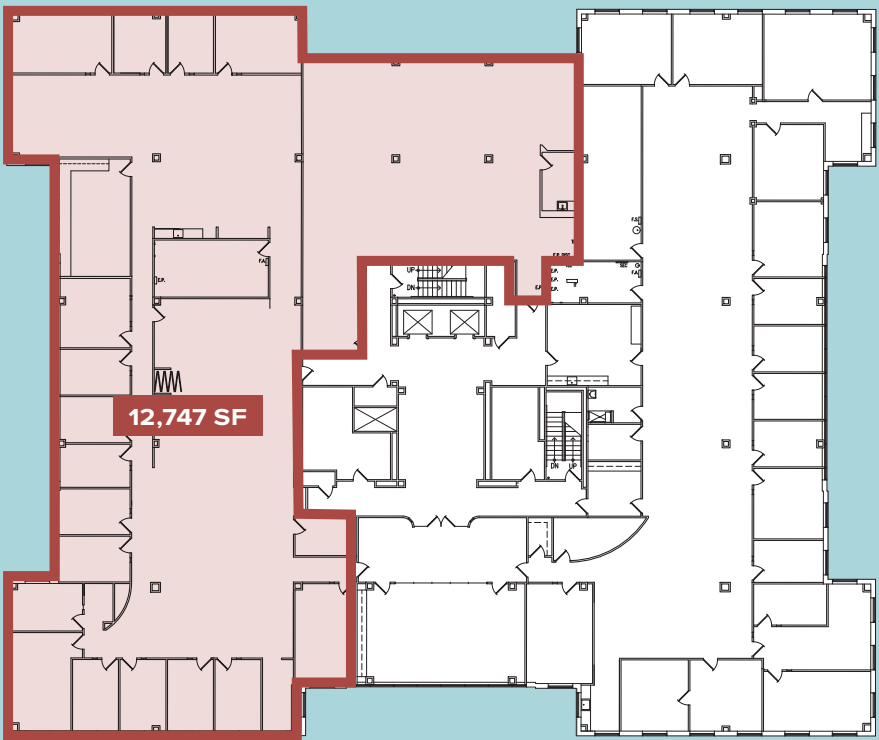
AVAILABLE SPACE

ONE  
CROSSROADS

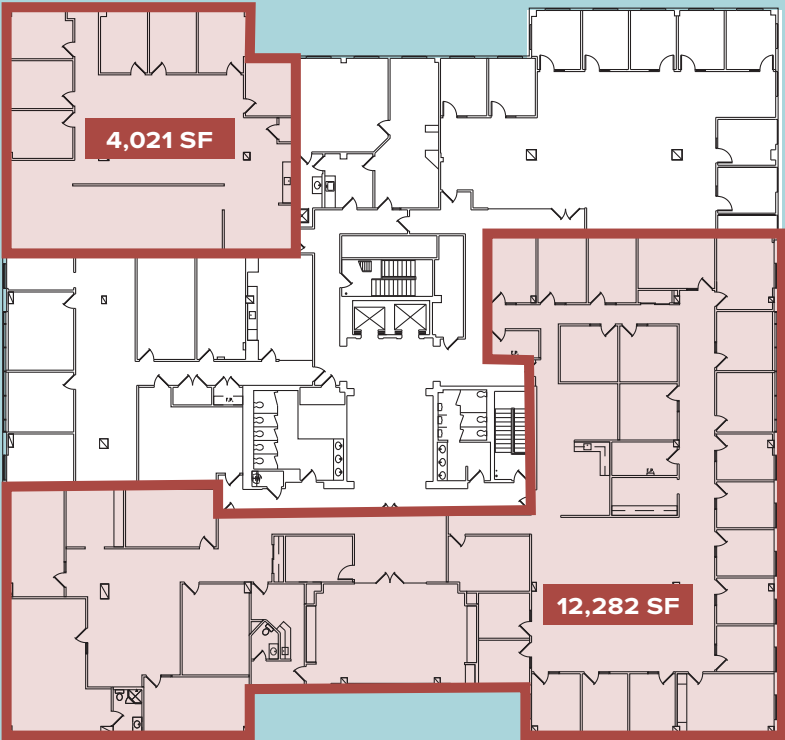
77,214 SF  
TOTAL AVAILABLE



FLOOR 1



FLOOR 2



FLOOR 3

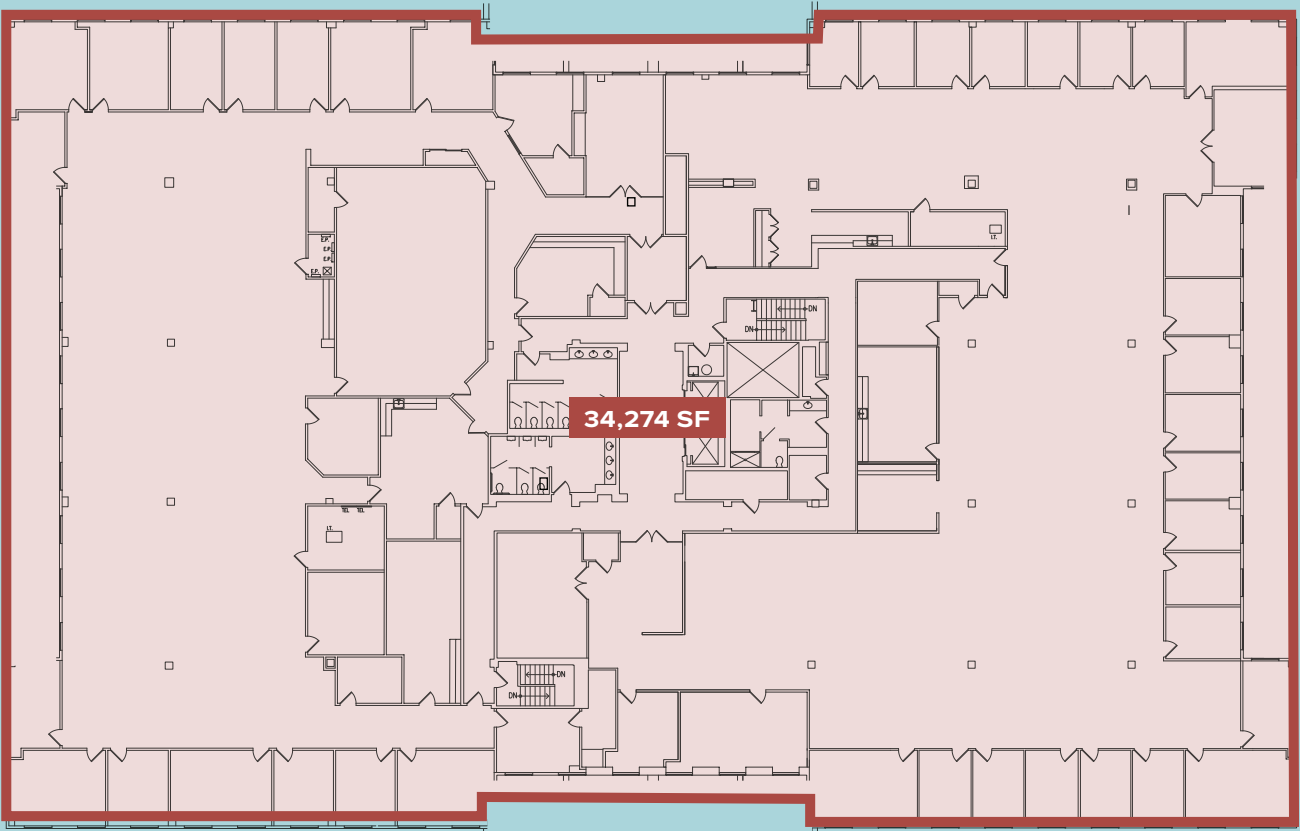
AVAILABLE SPACE

TWO  
CROSSROADS

64,953 SF  
TOTAL AVAILABLE



FLOOR 1



FLOOR 2

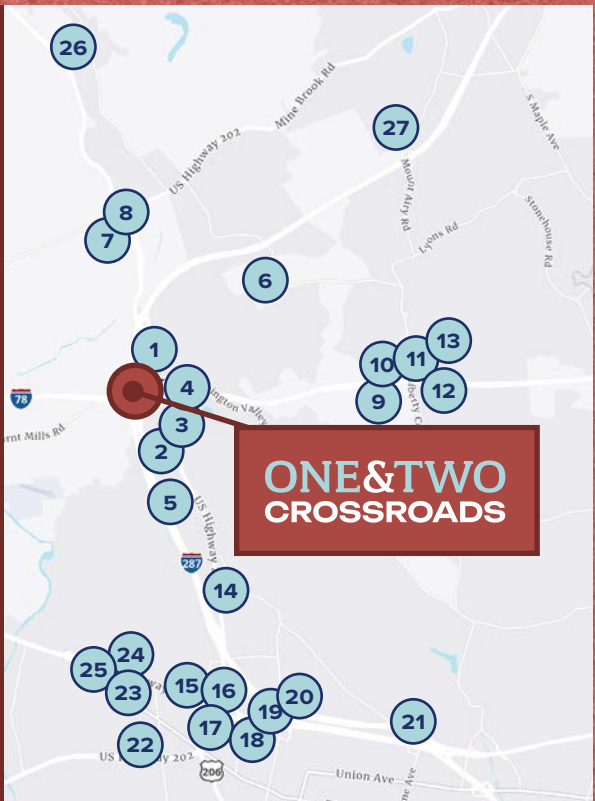


# A *BEDMINSTER* ADDRESS, AT THE CROSSROADS OF



## CORPORATE NEIGHBORS

1	PEAPACK-GLADSTONE BANK	15	BAUSCH HEALTH
2	SANOFI	16	MESSER
3	CELLARES	17	QUALCOMM TECHNOLOGIES
4	VERIZON	18	SUMMIT HEALTH
5	NESTLÉ HEALTH SCIENCE	19	BROTHER INTERNATIONAL
6	USGA	20	NORRIS MCLAUGHLIN, PA
7	AT&T	21	PVH
8	FRESHPET	22	JOHNSON & JOHNSON
9	AFFINITY	23	AMARIN PHARMA
10	COLLABERA	24	METLIFE
11	T-MOBILE	25	MALLINCKRODT
12	HALEON	26	PFIZER
13	BOHLER ENGINEERING	27	DAIICHI SANKYO
14	INSMED, INC.		









# ONE&TWO CROSSROADS

## **JAMES BAILEY**

**Executive Vice President**

**201.615.3170**

**james.bailey@colliers.com**

Licensed Salesperson

## **BRYN CINQUE**

**Vice Chairman**

**973.479.2198**

**bryn.cinque@colliers.com**

Licensed Salesperson

## **STEPHEN GRAZIANO**

**Associate Vice President**

**973.590.9334**

**stephen.graziano@colliers.com**

Licensed Salesperson



**Colliers International NJ LLC**  
**20 Waterview Boulevard, Suite 310**  
**Parsippany, NJ 07054**

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