

# 75 Livingston Avenue

Roseland, New Jersey





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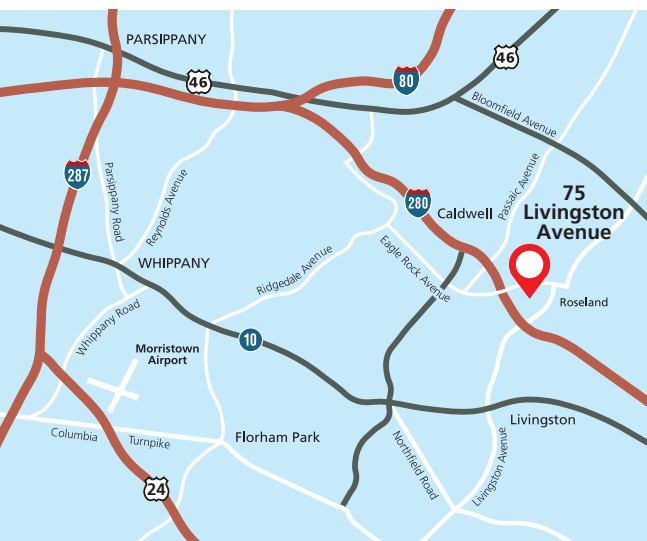


## Building Features

- Three-story 94,000 square foot office building
- Travertine marble building and lobby
- Attractive landscaped grounds on 7.3 acres
- Computer-controlled, variable heating and cooling
- Upgraded air quality/filtration (MERV 13 filters)
- Two high-speed elevators
- On-site property management
- Abundant on-site parking
- Dramatic corner offices
- Fitness Center
- Café

## Location Features

- Conveniently located off Exit 5B of I-280 and Livingston Ave.
- Easy access to Rts 3, 21, the Garden State Parkway and I-80
- Minutes to downtown Livingston
- 10-15 minutes to downtown Newark and 22 miles to downtown Manhattan
- Public bus transportation to Newark, Manhattan and surrounding communities
- Near Essex Fells Country Club, Crestmont Country Club and Montclair Golf Club



For leasing information please contact:

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