2147 ROUTE 27 SOUTH, EDISON, NJ 08817

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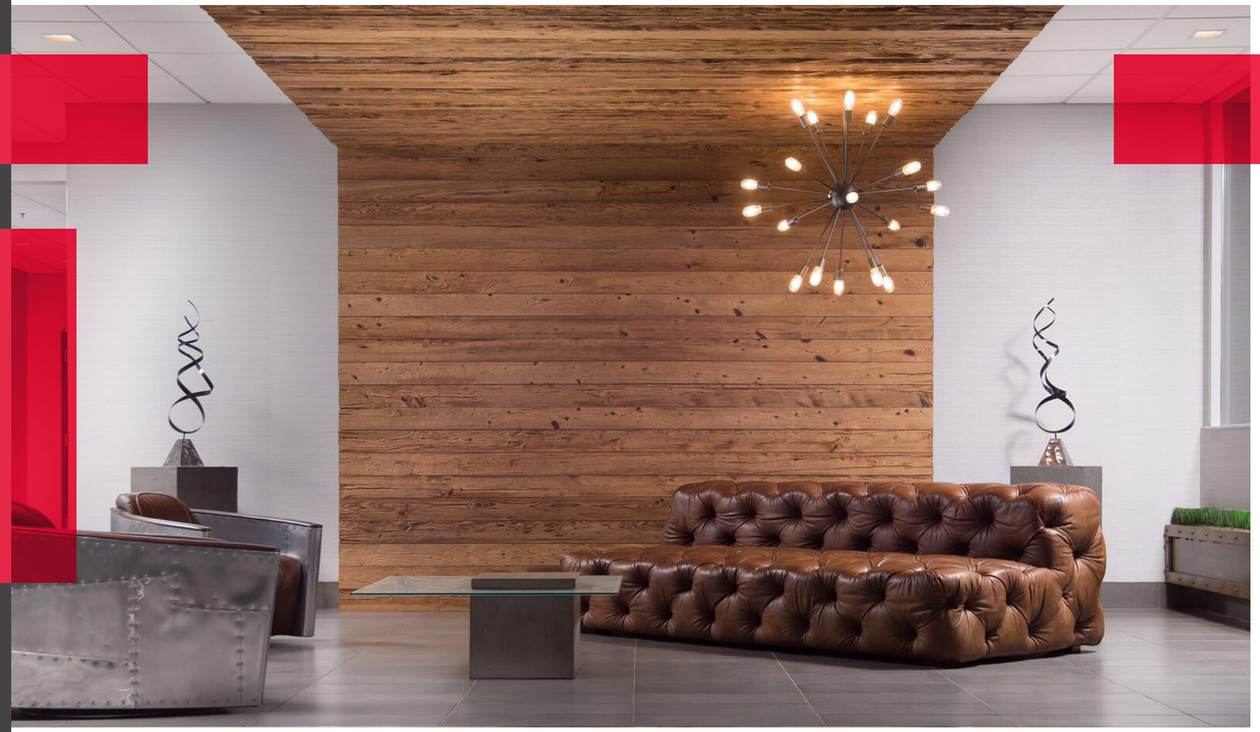

INTRODUCTION

Defined by bold, contemporary style

Lincoln Place offers users the chance to occupy newly renovated space at a convenient Central New Jersey location. Located at 2147 Route 27 South in Edison, the 247,985 SF building has recently undergone an extensive multi-million dollar improvement program, including new amenity spaces and common areas.

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ON-SITE AMENITIES & RECENT RENOVATIONS

The property has recently undergone an extensive capital improvements program

- Brand new lobby
- Renovated common areas
- Renovated bathrooms
- Brand new full service cafeteria
- New fitness center
- New shared conference center
- Resurfaced parking lot

lounge

FITNESS CENTER

CARDIO
WALK
CYCLE
LIFT
YOGA
AEROBIC

LOCATION

Lincoln Place is conveniently located on the southbound side of Route 27, better known as Lincoln Highway. Both the Edison & Metuchen NJ Transit train stations are just 2 miles away. Rutgers New Brunswick campus is located just 6 miles away, and the area boasts ample restaurant, entertainment, and retail options including TopGolf and the Menlo Park Mall.

1. US Post Office
2. Crowne Plaza Hotel Edison
3. Edison Train Station
4. Metuchen Train Station
5. Metropark Train Station
6. Menlo Park Mall

ROUTE 287
1 mile / 3 minutes to Exit 2B

ROUTE 95/NJ TURNPIKE
4 miles / 6 minutes to Exit 10

GARDEN STATE PARKWAY
7 miles / 10 minutes to Exit 129

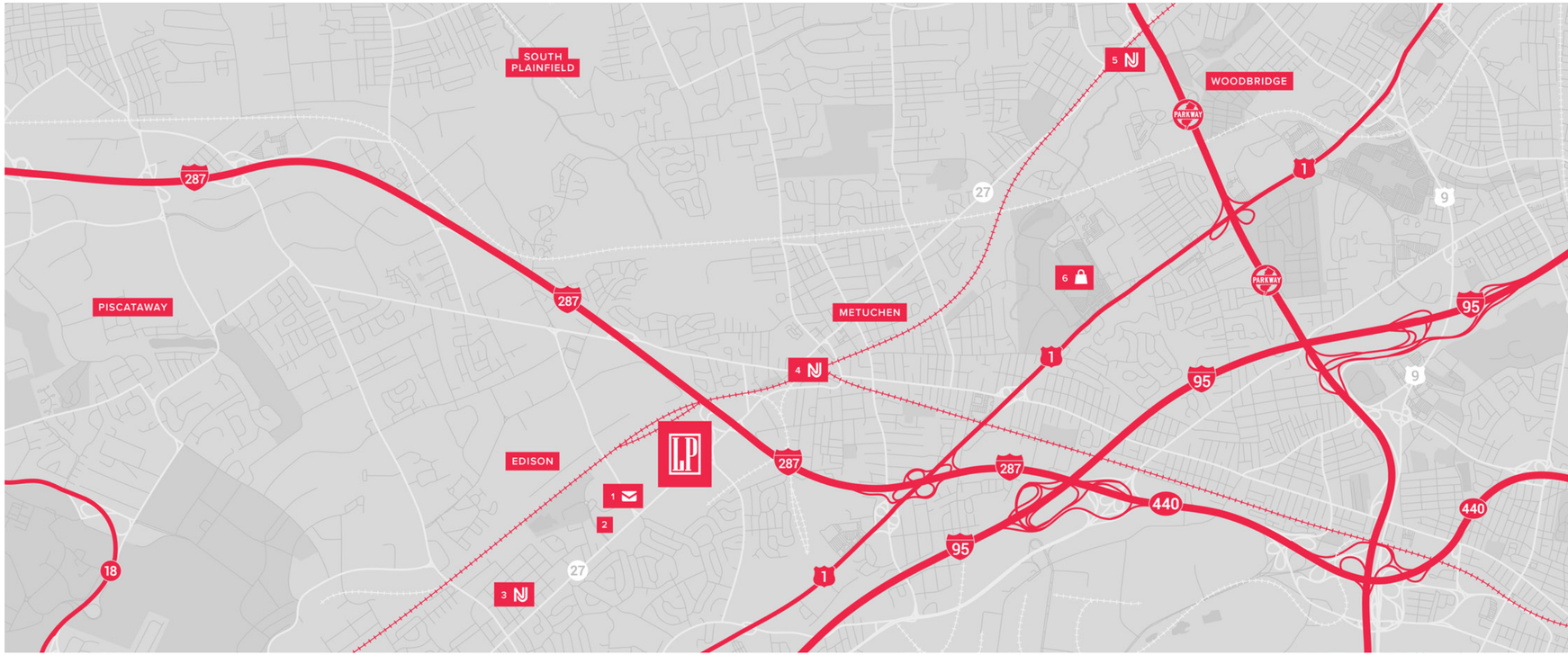
ROUTE 1
2.5 miles / 5 minutes

ROUTE 18
4 miles / 8 minutes

EDISON TRAIN STATION
2 miles / 6 minutes

METUCHEN TRAIN STATION
2 miles / 8 minutes

METROPARK TRAIN STATION
4.5 miles / 13 minutes

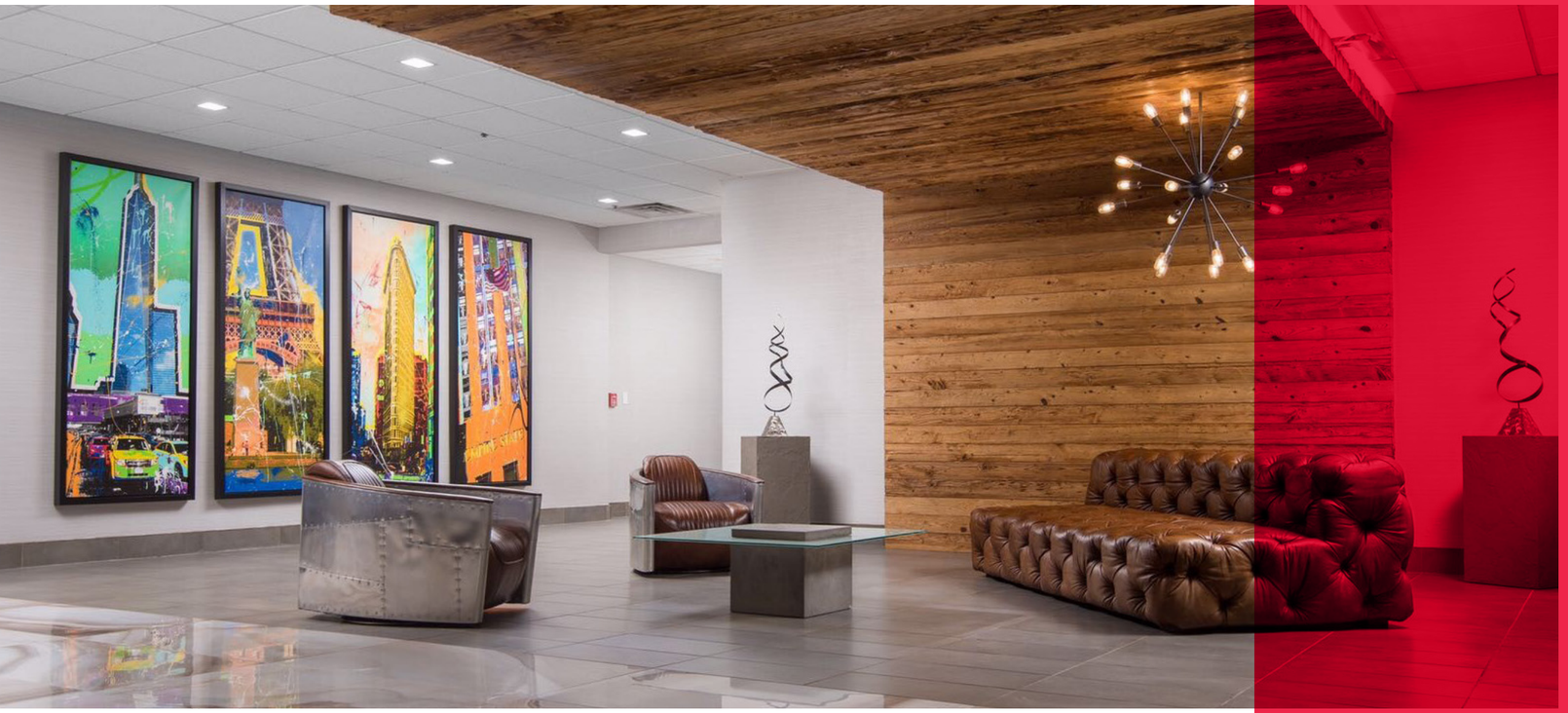


SPECIFICATIONS

ADDRESS	2147 Route 27 Edison, Middlesex County, NJ 08817
TOTAL SF	247,985 SF
HEIGHT	4 Stories
FLOOR SF	1st – 76,967 2nd – 57,006 3rd – 57,006 4th – 57,006
PLOT SIZE	Approximately 11.44 acres
YEAR BUILT	1980/2010/2016
WINDOWS	Fixed, tinted thermopane windows
ROOF	Steel decking with an original single-ply membrane and stone ballast over rigid insulation
FLOOR PLATES	Concrete slab Column Spacing – 28' x 28'
FLOOR LOAD	Approximately 100 lbs. PSF

CEILING HEIGHT	Typical ceiling – 9' finished Slab-to-slab – 1 5'
LOADING DOCK	Two tailboard loading positions
VERTICAL TRANSPORTATION	Four Westinghouse 2,500-pound hydraulic passenger elevators, and one 10,000-pound freight elevator
ENERGY MANAGEMENT SYSTEM	Energy management system with direct digital controls for HVAC
ELECTRIC	4160 volt primary service that is reduced to 440/277 volt, three phase, four wire system
TELECOM	The building has two service providers, Verizon and Lightpath, which service the buildings through one entry point
SECURITY	Card access system for all primary entrances with exterior & interior cameras throughout the premises

HVAC SYSTEM	6 roof-mounted units, with perimeter base heat
COOLING	Cooling supply conditioned air to variable-air-volume boxes throughout the building
HEATING	Morning start up heated air to variable-air-volume boxes throughout the building; Perimeter base heat
TEMPERATURE CONTROL METHOD	Digital control of VAV boxes with digital control of rooftop units by an energy management system
ZONES PER FLOOR	The zoning for control is an average of 800 SF, and tenants are provided with one ceiling supply diffuser per 225 SF of rentable area
UTILITIES	Gas/Electric – PSE&G Water – Middlesex Sewer – Township of Edison



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