

THE EISENHOWER

290 W. Mount Pleasant Avenue | Livingston, NJ

BUILDING WITHIN A BUILDING OPPORTUNITY

FULL FLOORS
AVAILABLE
32,000 SF+

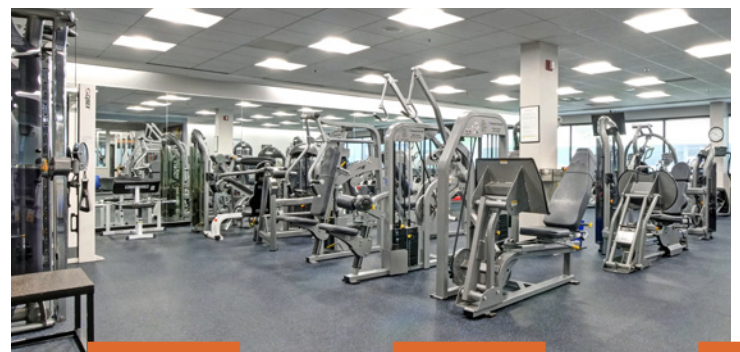
CBRE

OFFERING A MULTITUDE OF ON-SITE AND WALKABLE AMENITIES
TO SERVE THE NEEDS OF TODAY'S CORPORATE USER.

FEATURES



- Powered in part by an on-site solar panel field and is **LEED Silver** and **Energy Star** certified.
- Long-term, local ownership with on-site management & security.
 - Built, owned and managed by **Eastman Companies**.
 - Forty-five year old, third generation Livingston-based landlord with a **1.5 MSF** portfolio and **8 MSF** developed.
- Fitness oasis.
- Lobby recently renovated.
- Extensive conference facilities.
- Adjacent walkable amenities including **Starbucks**, **Shake Shack** and **Blaze Pizza**. Accessible via new **retail walkway**.
- Immediate access to retail including **The Shoppes at Livingston Circle** featuring **Aldi**, **Blu Alehouse**, **Ike's Bagels** and **Paris Baguette**.

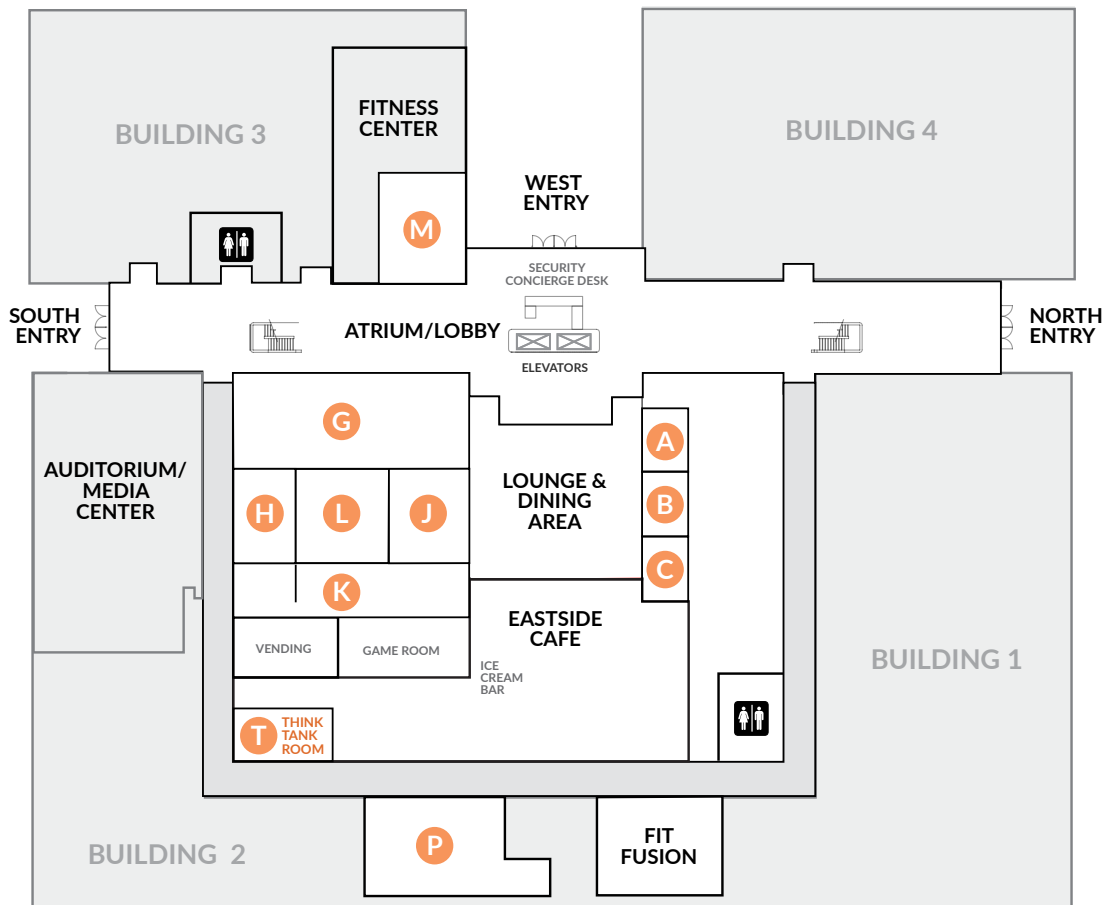


AMENITIES

UNPARALLELED ON-SITE AMENITIES:

- **Extensive conference facilities** including state-of-the-art 220 person auditorium, 10-60 person conference rooms, and breakout rooms (total of 10 rooms)
- **Full-service cafeteria** with on-site catering
- 4 new **electric car charging** stations with an additional 8 coming soon
- **Fitness oasis** with on-site gym, personal training, spin room, Dink Pad for pickleball and boot camp classes
- 4+ per 1,000 SF parking ratio including parking deck and covered executive parking
- **Game room**
- Outdoor dining areas
- New furnished **co-working suites** available. Immediate occupancy and flexible short terms
- Rotating program of tenant appreciation events
- **Golf simulator** coming soon

1ST FLOOR & AMENITIES PLAN



AVAILABLE SPACE

TYPICAL FLOORPLAN



BUILDING 1		BUILDING 2		BUILDING 3		BUILDING 4	
Partial 1 st Floor	5,000 SF	Partial 4 th Floor	13,558 SF	Partial 3 rd Floor	17,000 SF	Entire 1 st Floor	31,813 SF
Entire 2 nd Floor	31,000 SF					Entire 2 nd Floor	31,750 SF
Entire 3 rd Floor	31,000 SF						
Entire 4 th Floor	30,856 SF						

\$29.50 PER SF

AREA AMENITIES



Onsite Amenities

- Eastside Café
- Personal Training with *It's Beyond Fitness*
- Full Service Gym
- Conference Center with Multiple Conference Rooms
- 200 Seat Auditorium
- Game Room
- Electric Car Chargers
- Covered Parking
- Generator Capacity Available

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