



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





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

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

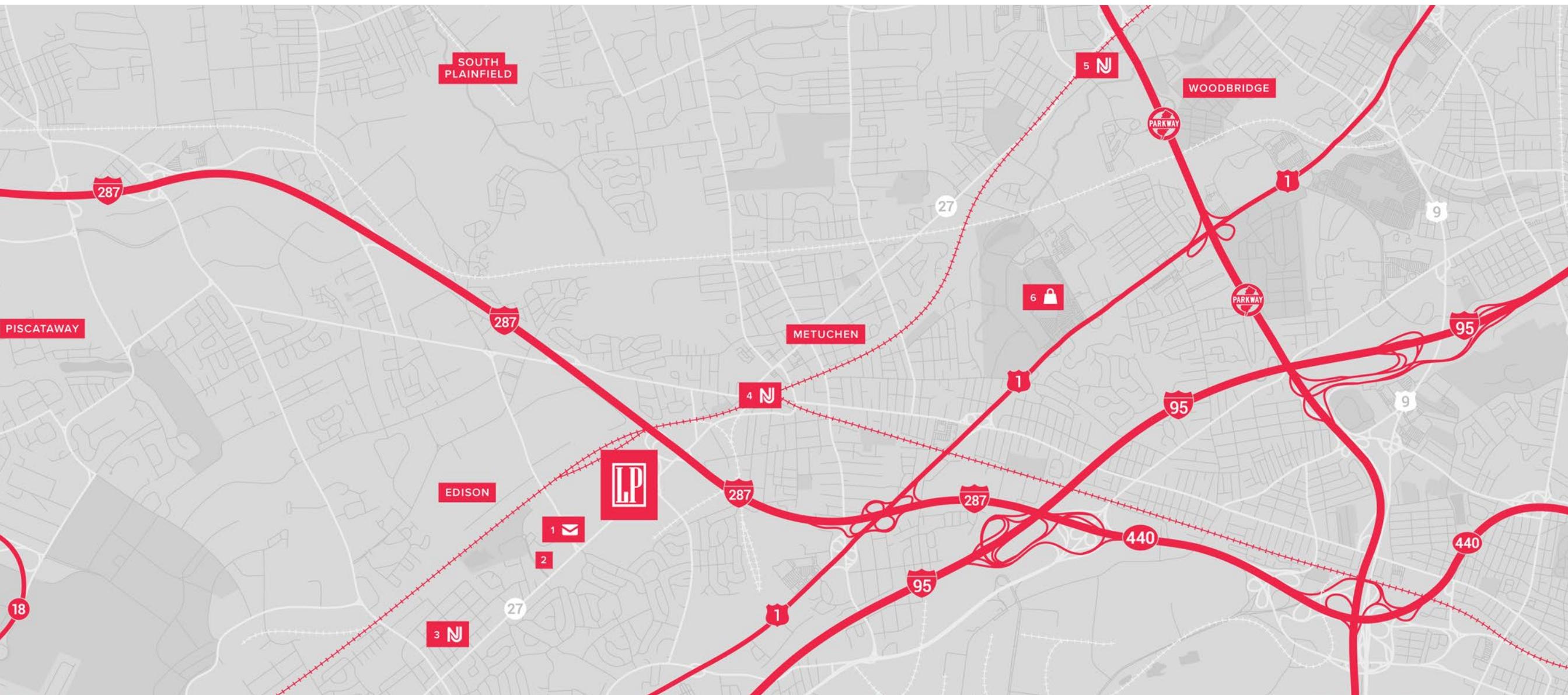
- 4 Metuchen Train Station
- 5 Metropark Train Station
- 6 Menlo Park Mall

ROUTE 18
4 miles / 8 minutes

EDISON TRAIN STATION
2 miles / 6 minutes

METUCHEN TRAIN STATION
2 miles / 8 minutes

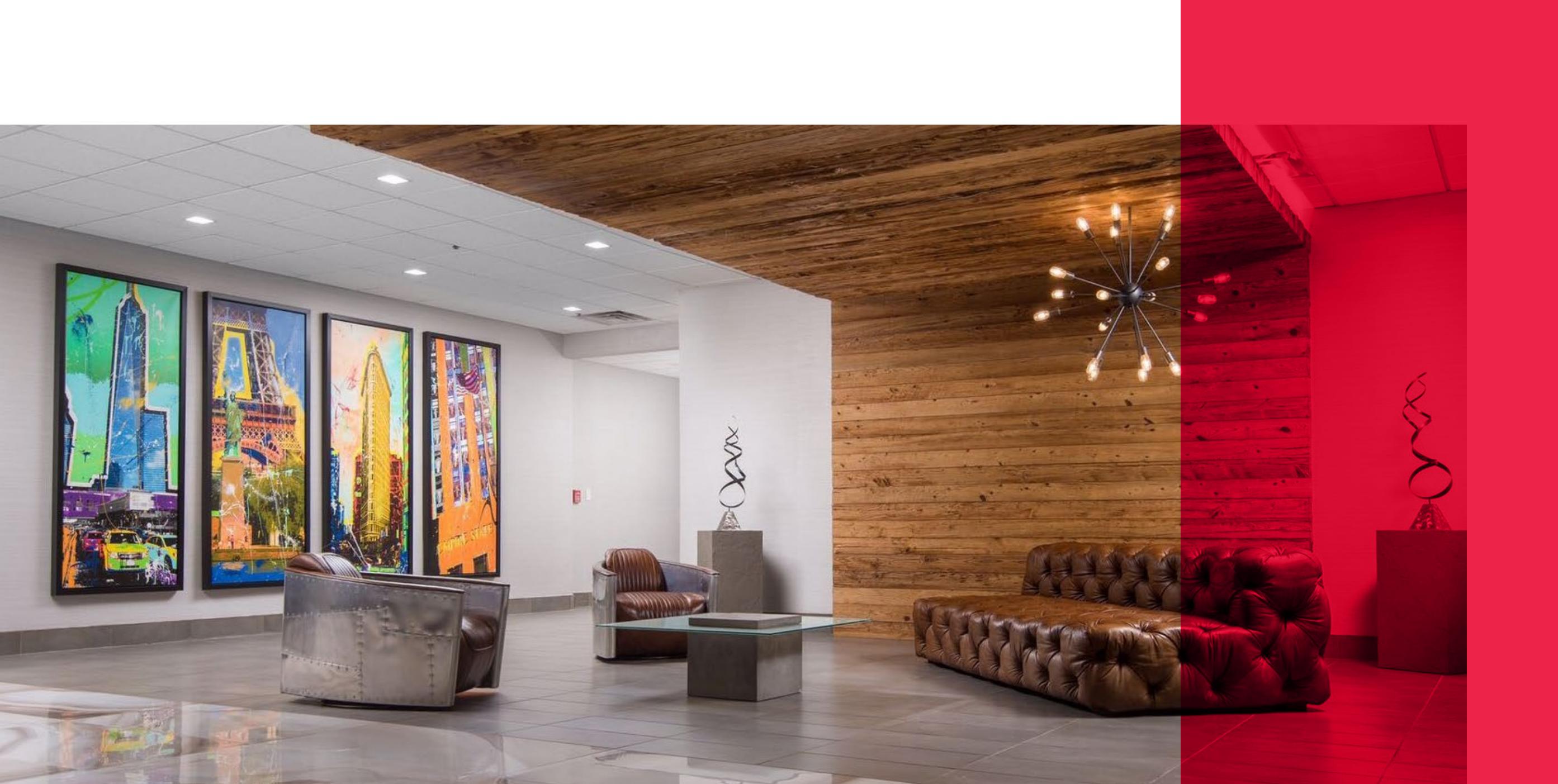
METROPARK TRAIN STATION
4.5 miles / 13 minutes



SPECIFICATIONS

ADDRESS	2147 Route 27 Edison, Middlesex County, NJ 08817	CEILING HEIGHT	Typical ceiling – 9' finished Slab-to-slab – 15'
TOTAL SF	247,985 SF	LOADING DOCK	Two tailboard loading positions
HEIGHT	4 Stories	VERTICAL TRANSPORTATION	Four Westinghouse 2,500-pound hydraulic passenger elevators, and one 10,000-pound freight elevator
FLOOR SF	1st – 76,967 2nd – 57,006 3rd – 57,006 4th – 57,006	ENERGY MANAGEMENT SYSTEM	Energy management system with direct digital controls for HVAC
PLOT SIZE	Approximately 11.44 acres	ELECTRIC	4160 volt primary service that is reduced to 440/277 volt, three phase, four wire system
YEAR BUILT	1980/2010/2016	TELECOM	The building has two service providers, Verizon and Lightpath, which service the buildings through one entry point
WINDOWS	Fixed, tinted thermopane windows	SECURITY	Card access system for all primary entrances with exterior & interior cameras throughout the premises
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		





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