



# CROSSROADS BUSINESS CENTER

1 & 2 CROSSROADS DRIVE, BEDMINSTER, NJ

HQ OFFICE  
OPPORTUNITY

ENTIRE BUILDING  
AVAILABLE  
64,953 SF

ALTERNATE  
USES

Pharma/R&D  
.....  
Medical  
.....  
Retail



**2 Crossroads Drive**  
Entire Building Available



**1 Crossroads Drive**

## EXCELLENT LOCATION

Crossroads Business Center is located at the convergence of I-287, Route 78 and Route 202/206, making Crossroads Business Center highly accessible to all commuters.

Direct access to I-287 and I-78 intersecting Burnt Mills Road & Route 202/206.

The campus has entrances/exits on Route 202/206 & Burnt Mills Road.



## PROMINENT SIGNAGE

Prominent signage available on both buildings. Visible from Interstate 287.



## *Are you ready for your next great opportunity?*

In a world driven by an ever-changing landscape, everyone is looking for a re-imagined office space that will adapt and grow with their needs. To achieve their goals, a company needs a space that will facilitate adaptability, fluidity, and collaboration to bring to fruition all their greatest ideas. You will find your answer here at Crossroads Business Center. We welcome you to a select opportunity to invest in the future and in your success.

### *PARK FEATURES*

- Two building Class A office park
- Entire HQ building available at 2 Crossroads Drive
- Exterior facade signage with I-287 exposure available
- Exceptional location and access to I-287 and I-78

### *AVAILABLE SPACE*

- 2 Crossroads: 64,953 SF (entire building)
- 1 Crossroads: 7,943 SF (1st floor)  
8,252 SF (1st floor)  
13,608 SF (2nd floor)  
4,021 SF (3rd floor)  
12,272 SF (3rd floor)

### *ON SITE & AREA AMENITIES*

- Cafeteria with lounge and collaboration areas
- New conference center planned
- Beautiful outdoor courtyard seating area
- Walking distance to numerous restaurants, banks, retail, fitness facilities, day care and a preschool.



## *SPACE IS A LUXURY*

Think, Plan & Collaborate.

Crossroads offers meeting areas and comfortable seating inside. Step outside into our beautifully landscaped courtyard with seating and umbrellas which offer shade during the summer months. There's space to collaborate, decompress and impress.





**AMENITIES**  
 Newly renovated cafe offers tenants a gathering spot to meet, greet or just have a casual conversation over cup of java or their favorite lunch special. In the warmer weather, enjoy your meals outside.

# IT'S ALL ABOUT THE LOCATION - OPTIMAL HIGHWAY ACCESS & ABUNDANT AMENITIES WITHIN MINUTES



## MAP LEGEND

- Restaurants
- Retail
- Parking & Transportation
- Banks
- Day Care



# 2 CROSSROADS DRIVE

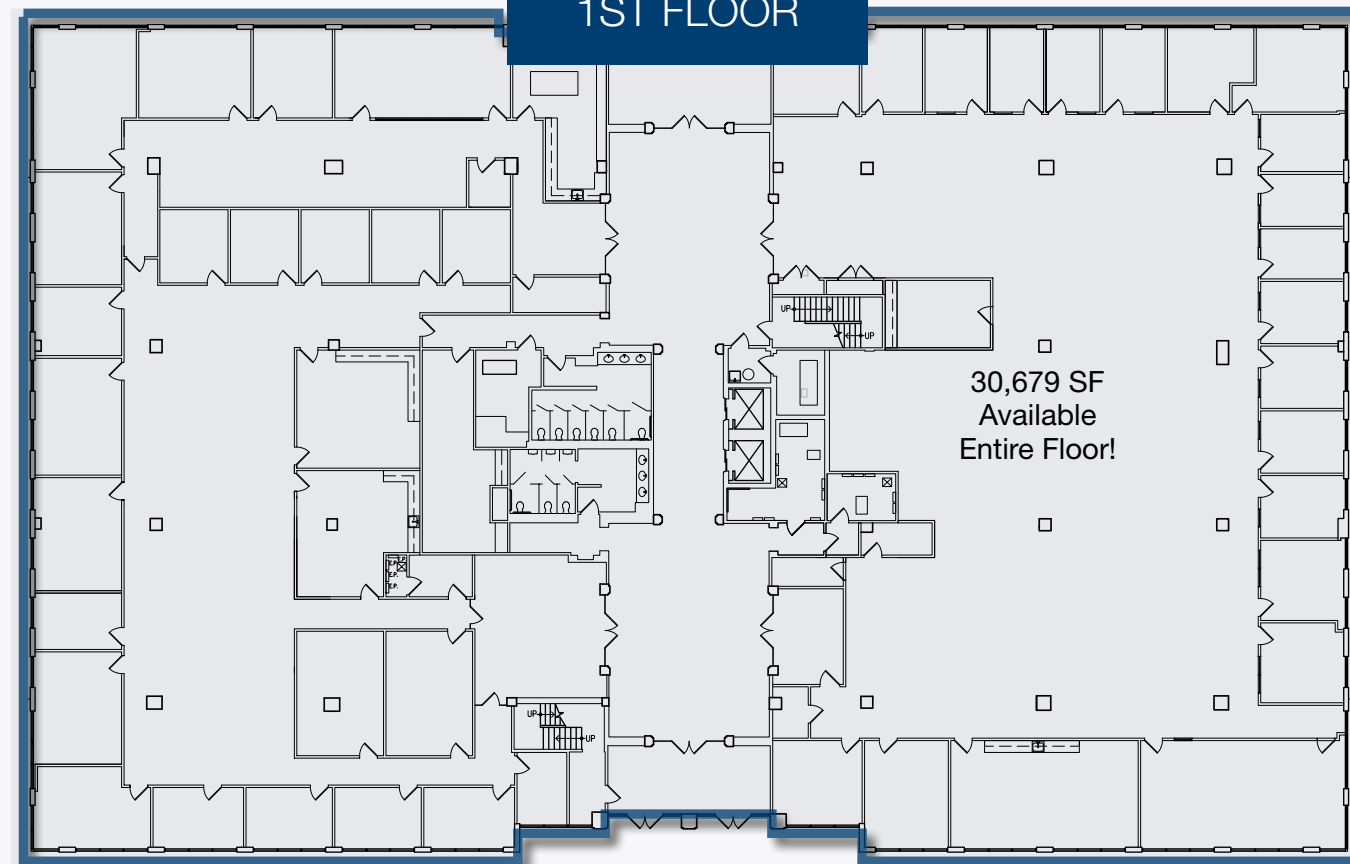
## FLOOR PLANS

*Flexible floor layouts*

First Floor: 30,679 SF  
Second Floor: 34,274 SF



1ST FLOOR



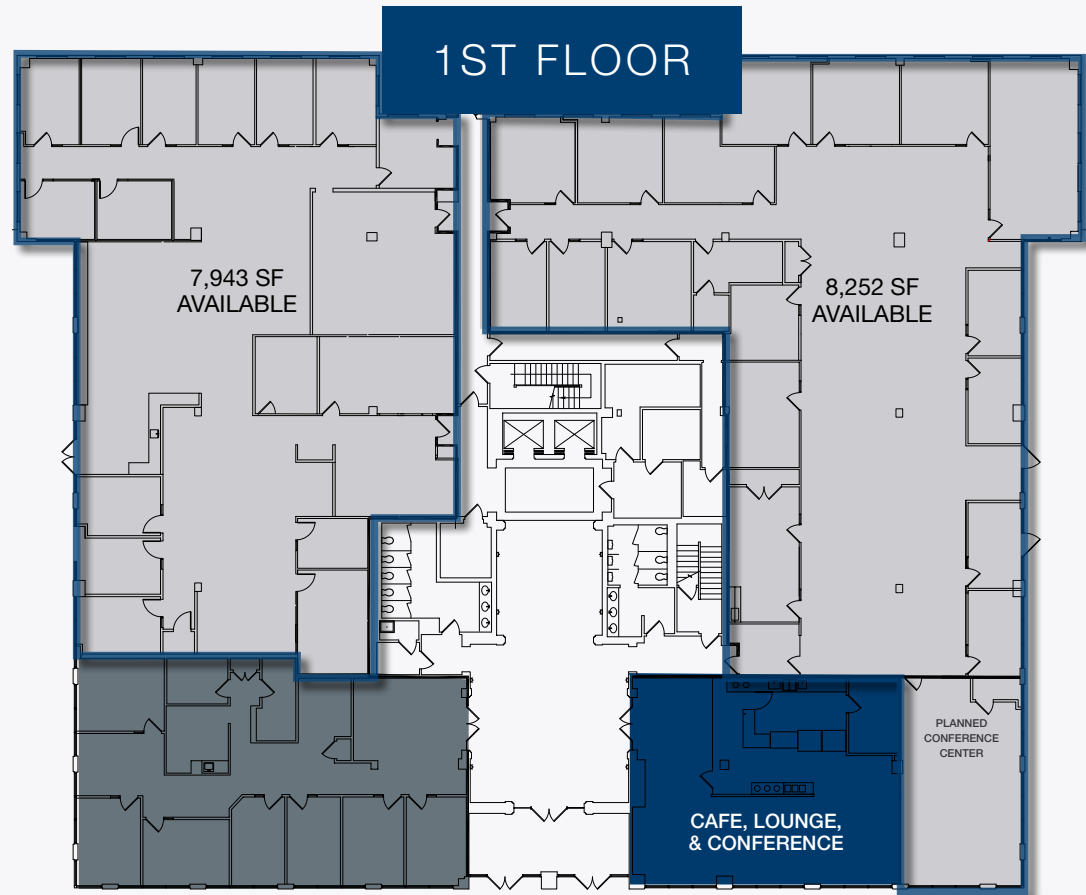
2ND FLOOR



# 1 CROSSROADS DRIVE

## FLOOR PLANS

First Floor: 7,943 SF  
8,252 SF  
Second Floor: 13,608 SF  
Third Floor: 4,021 SF  
12,272 SF





## CONTACT

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Visit our website at  
[crossroadsbedminster.com](http://crossroadsbedminster.com)

The information contained herein has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by NAI James E. Hanson or JLL.



**CROSSROADS**  
BUSINESS CENTER  
1 & 2 Crossroads Drive, Bedminster, New Jersey

