

FOR LEASE



THE PREMIER DOWNTOWN OFFICE

1 DEFOREST AVENUE



OWNED BY



LEASED BY

**AVISON
YOUNG**



FEATURES

- Rooftop terrace
- Fitness center
- Covered parking
- On-site property management
- 24 hour controlled access
- Glass enclosed offices
- Modern kitchen and dining areas
- NJ Transit Station (5 min walk)
- Walkable to downtown amenities

ONE
DEFOREST

DISCOVER *DOWNTOWN*

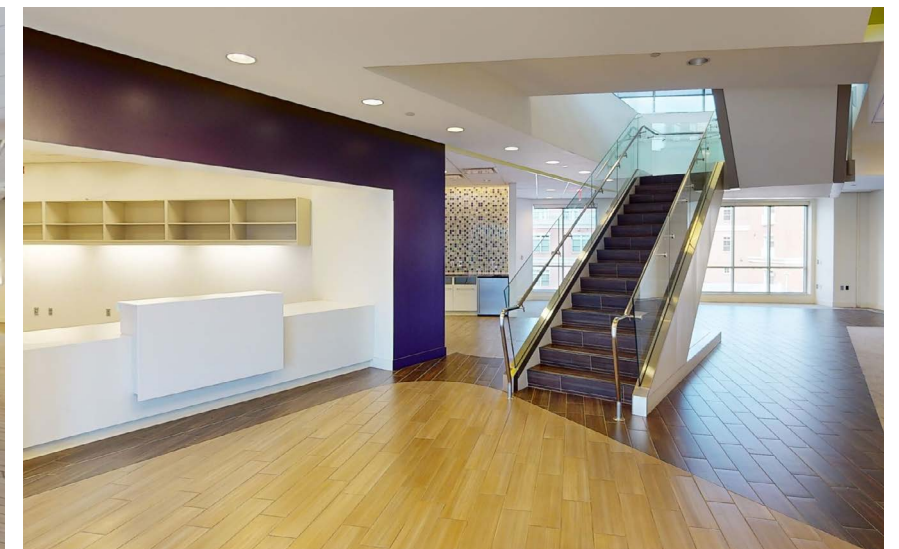
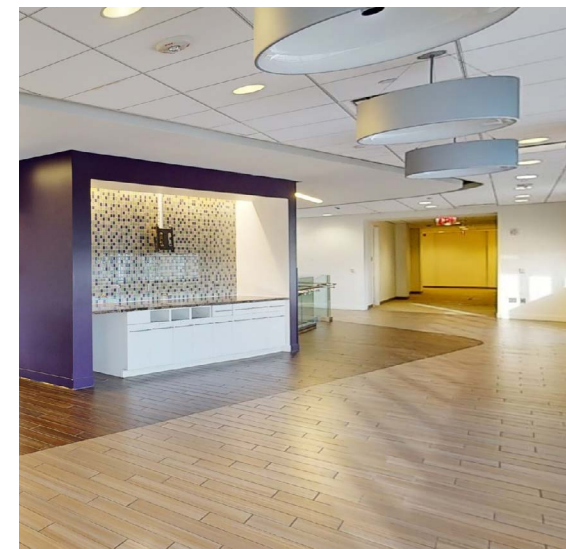
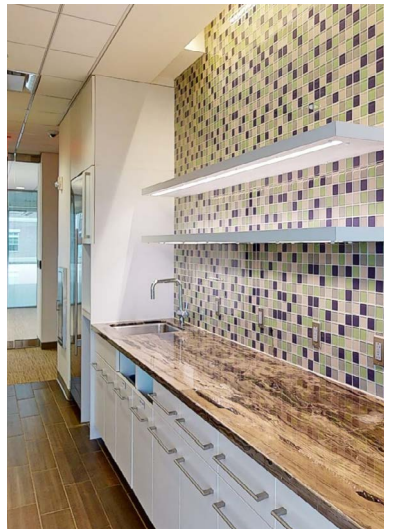
Welcome to One Deforest, the crown jewel of Summit, NJ's business district. Owned and managed by Rockwood Capital, this premier office building offers an exceptional location and a suite of modern amenities designed to inspire productivity and collaboration. Built in 2012, the four-story, 65,037-square-foot property is conveniently situated in downtown Summit — just a short walk from the NJ Transit train station and the town's vibrant retail and dining scene.



THRIVE *DOWNTOWN*

NEW JERSEY'S PREMIER OFFICE LOCATION

One Deforest offers a prime location and amenities that foster a dynamic and inspiring work atmosphere. The ideal environment to collaborate, thrive, and succeed, all in a location that blends convenience with comfort.



CONNECT *DOWNTOWN*

Just steps from downtown Summit, One Deforest is perfectly positioned within walking distance to the New Jersey Transit train station and all the shopping, dining, and entertainment downtown has to offer.



RESTAURANTS

Ani Ramen
Barbacoa
Batavia Cafe
Birch Bark Confections
Blossom
Bull 'N Bear Brewery
Doria's Pizza
Due 360
El Gordo
Fin Raw Bar & Kitchen
Fiorino Ristorante
Four Monkey's Bistro
Hill City Deli
Jenny's Japanese Cuisine
Kung Fu Tea
La Pastaria

Marigold's Cafe
Nakorn Thai
Negeen Persian Grill
Piatino
Pita Grill
Pizza Vita
Playa Bowls
Roots Steakhouse
Serra Doce
SQR Artisan Pizza
Summit Diner
Summit Greek Grill
Summit House
Sushi Palace
Taka Sushi
The Committed Pig
The Meat House

The Office Tavern Grill
Tito's Burritos
Village Trattoria
What a Dish
Wineberry's
Zappia's Brick Oven

CAFE/CONFECTION

Starbucks
Dunkin Donuts
Gregory's Coffee
Boxwood Coffee
Cafe Mavi Express
Bake Bakery
McCool's Ice Cream

HOTELS

The Short Hills Hilton
The Albion

BANKS

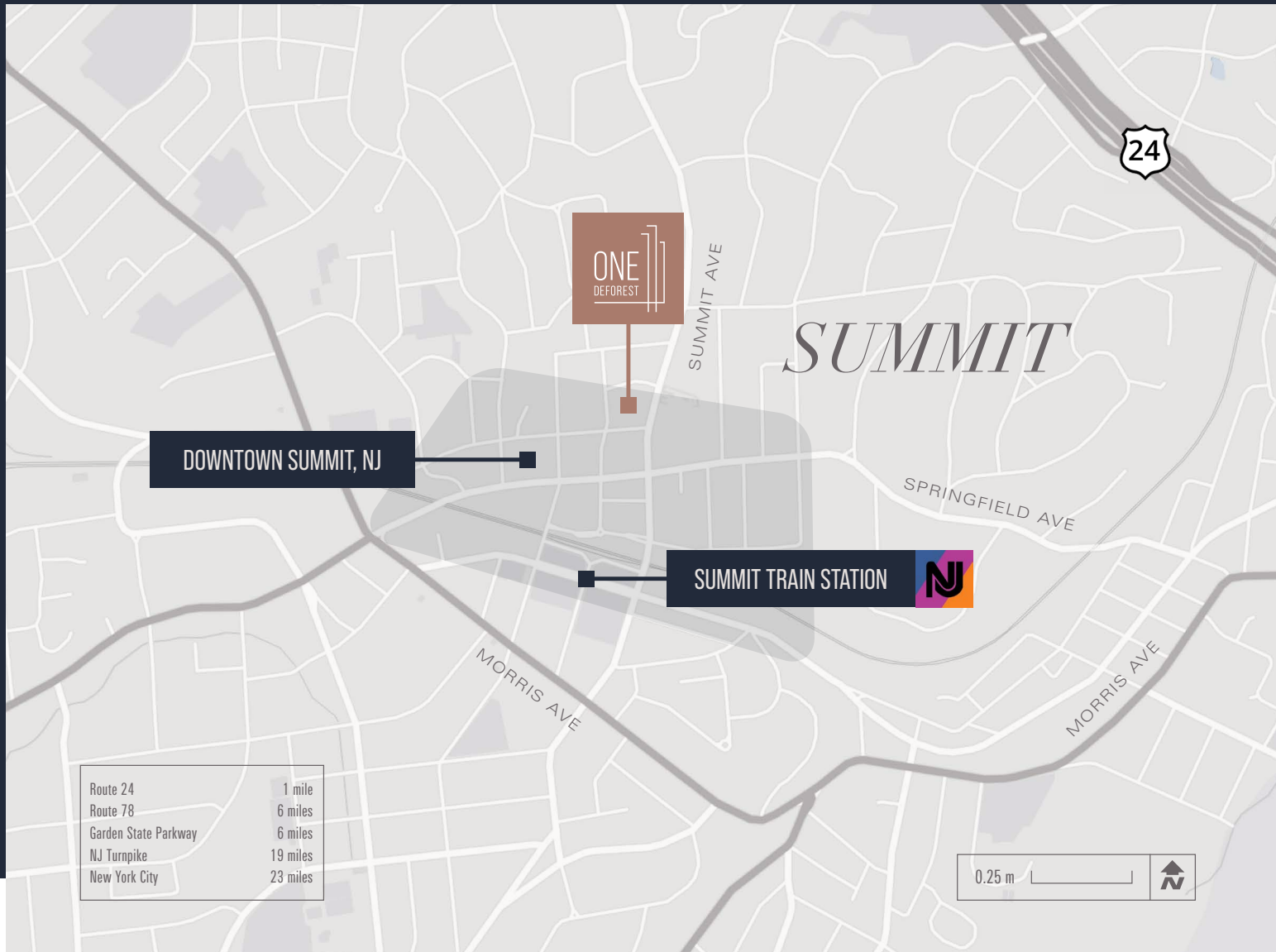
Chase
Bank of America
PNC
TD
Peapack-Gladstone
M&T Bank
Wells Fargo





FOR MORE INFORMATION

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Route 24	1 mile
Route 78	6 miles
Garden State Parkway	6 miles
NJ Turnpike	19 miles
New York City	23 miles

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