

BROADACRES



BLOOMFIELD, NJ - P3 PROPERTIES



05 *Property Overview*

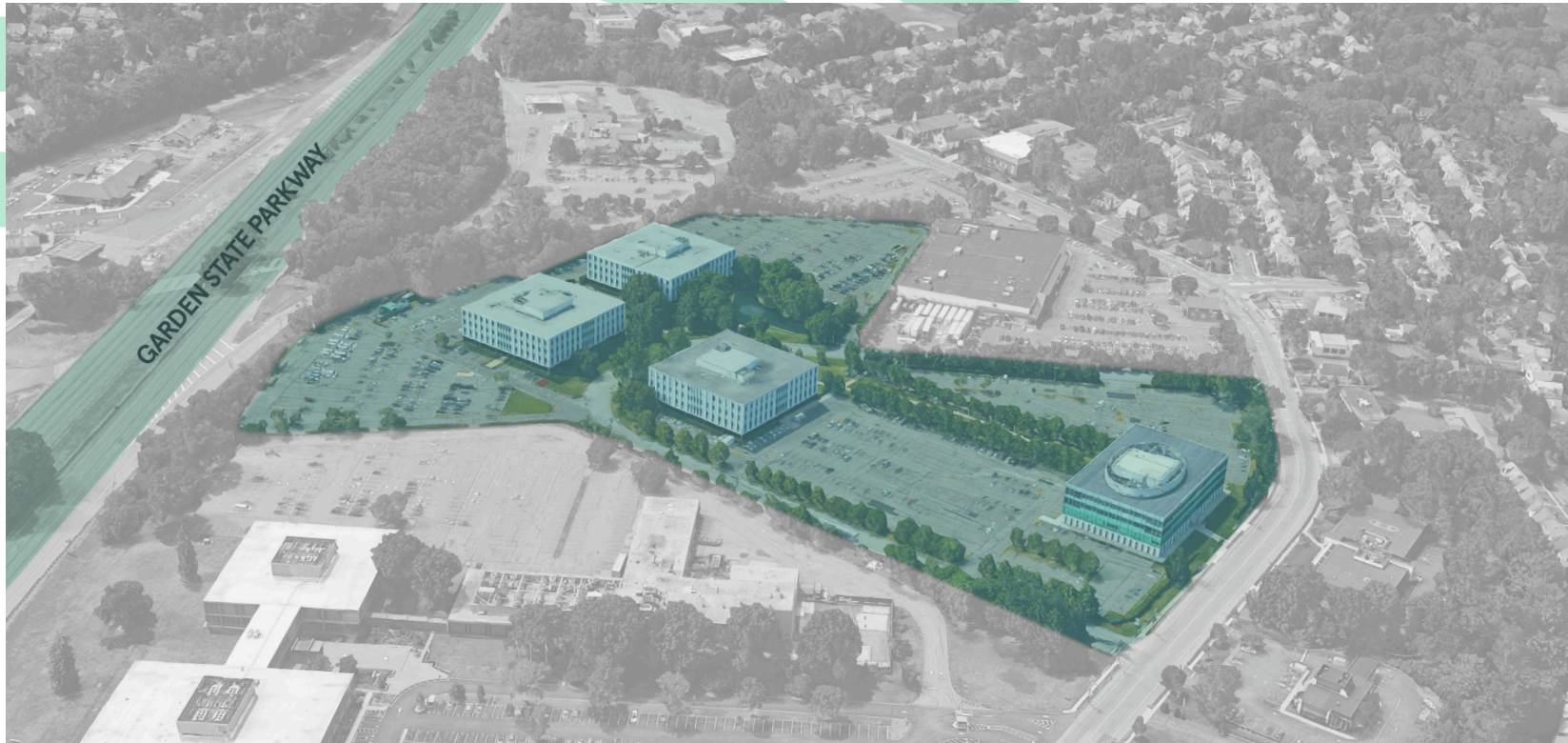
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Property Overview

This four-building, 20-acre property is ideally located along the Garden State Parkway, between exits 151 and 153, near the interchanges of routes 3 and 46.

A program of property enhancements and a focus on service has resulted in a tenant retention rate of over 90 percent.

Each building at BroadAcres Office Park offers approximately 100,000 square feet of space. The property has a distinct identity that sets it apart from other area corporate facilities. The modern, park-like campus setting features striking building facades, a reflecting pool, an outdoor plaza, and beautifully manicured grounds.

The property sits amidst an affluent population via neighboring Montclair and Essex Fells, has numerous walkable amenities and is right near NJ Transit bus and rail service. Its location provides unparalleled access to northern and central New Jersey, with excellent access to Manhattan as well.

BUILDING NAME

Broadacres Office Park

CITY

Bloomfield, New Jersey

ADDRESSES

200, 300, 400
Broadacres Drive

1455 Broad Street

BUILDING CLASS

A

FLOORS

4

TOTAL SQ. FOOTAGE

395,000



Capital Improvements

The property has recently undergone a major capital improvement program which included new parking lots, improved wayfinding, and an upgrade to energy efficient LED exterior lighting. Interior improvements included an entirely new Surf Fitness center and Nautilus Lounge, as well as the striking renovation and expansion of the Coral Café and conference center.



Amenities



Nautilus Lounge

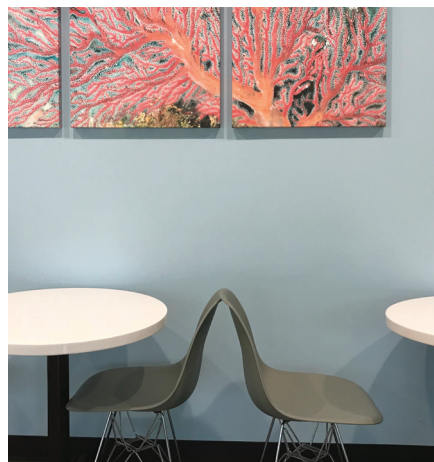
Nautilus Lounge is your offline social outlet, a place to connect with the other members of the Broadacres Community. It is the perfect place for colleagues to collaborate, communicate and most importantly have fun.

Enjoy games like ping-pong or billiards, find a quiet place to work or simply kick up your feet and relax.

You can also use the huddle rooms of this versatile space to conduct sensitive one-on-one conversations, meet with vendors or clients, or even take a deep dive with your whole team.

Coral Café

Coral Cafe has a wide variety of delicious options and is conveniently located within the office park. It is open for breakfast and lunch and provides a host of catering options for every occasion. The cafe offers a loyalty program to earn rewards towards future purchases.



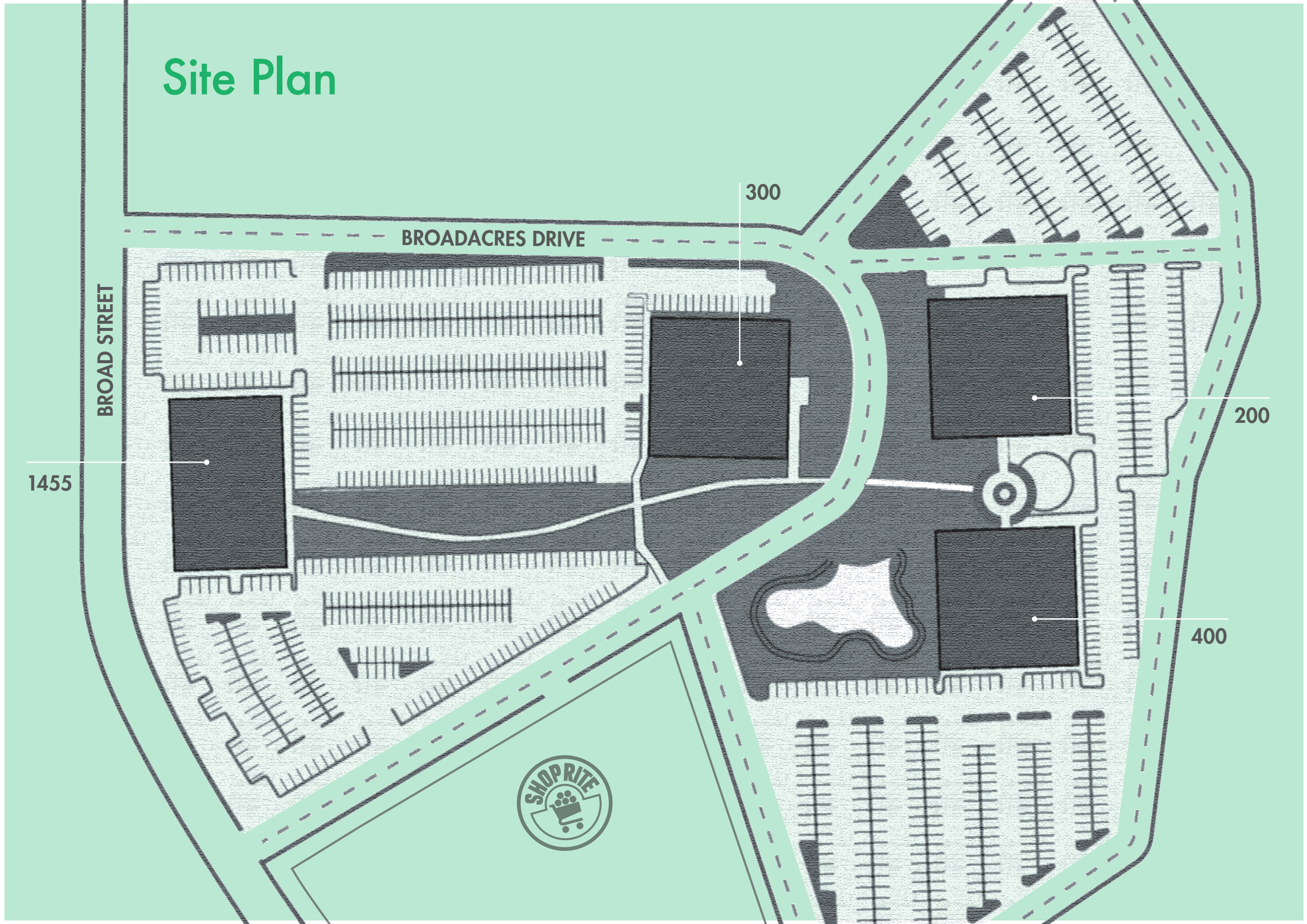
Surf Fitness

Surf Fitness provides you with an expedient venue for all your workout types and needs. The facility was recently renovated with a new and energetic design. In addition to all the standard equipment available, Surf features private lockers and refreshing shower facilities.



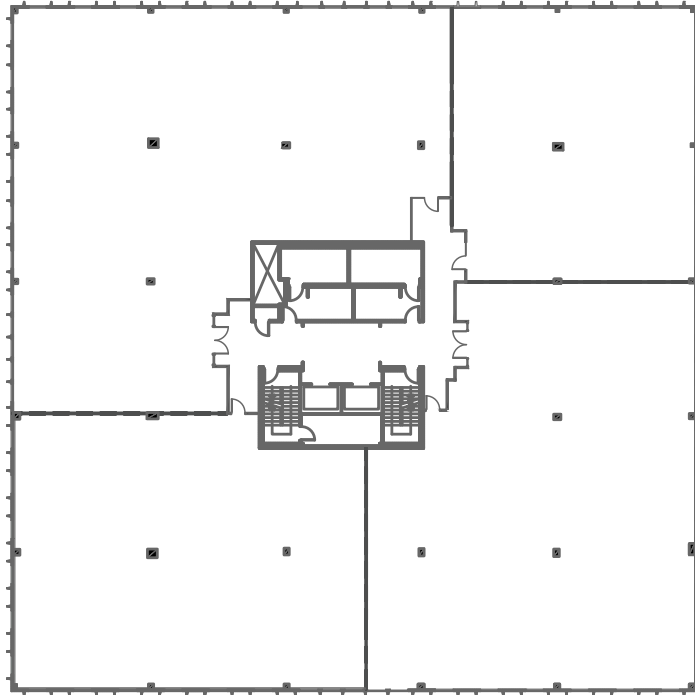
we are always better together

Site Plan



Multi-Tenant

An example of a typical multi-tenant floor plan.

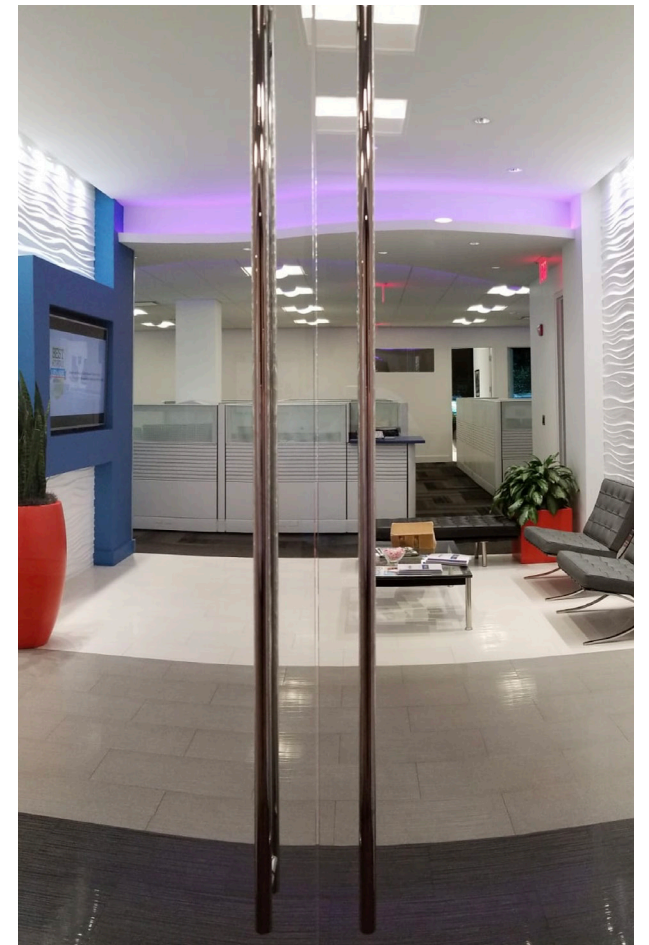
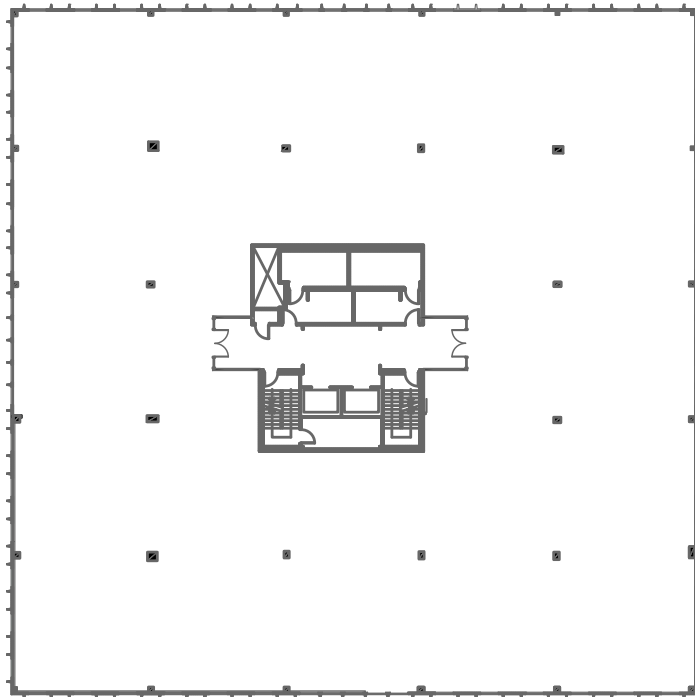


Tenant Upgrades



Single-Tenant

An example of a single tenant floor plan.





Know the Area

HOSPITALITY

- Brookside Banquets
- Howard Johnson

EDUCATION

- Montclair State University

ENTERTAINMENT

- AMC Theater

MEDICAL

- Hackensack Medical Center

SHOPPING

- Shoprite
- Styertowne Shopping Center
- The Shops at Bloomfield
- Willowbrook Mall

TRANSIT

- Garden State Parkway
- NJ Route 3
- New Jersey Transit

Blue Environment

Blue Property Management, serves as the onsite managing agent on behalf of P3 Properties.

At Blue, we define ourselves very differently from the typical management company. We believe that our responsibility extends a lot further than the maintenance and repairs of a property; we aim to provide a tenant experience that will engage, delight and energize your day.

Your employees play an influential role in your workplace. Our mission is to empower your team to be their best and together create the ultimate work environment.

Our logo is a simple drop of water. In our vision each of you is that singular drop, but together every company and every office complex is a roaring ocean.





Technical Specs

BUILDING NAME

Broadacres Office Park

BUILDING ADDRESS

1455 Broad Street
300 Broadacres Drive
200 Broadacres Drive
400 Broadacres Drive

BUILDING CLASS

A

YEAR CONSTRUCTED

1975

NUMBER OF FLOORS

4

COLUMN SPACING

30' on Center

PARKING

Broadacres Office Park

TOTAL SQ. FOOTAGE

1455 Broad Street.....100,345
300 Broadacres Drive...98,729
200 Broadacres Drive...97,555
400 Broadacres Drive...99,122

EXTERIOR CONSTRUCTION

Cement and Glass

BUILDING STRUCTURE

Steel and Concrete

TELECOMMUNICATIONS CABLE

Comcast Cable
Verizon FIOS

UTILITIES

Electric...PSE&G
Gas.....New Jersey Gas
Water.....Bloomfield Water Department

FLOOR TO FINISHED CEILING HEIGHT

10'

HEIGHT OF THE PLENUM

2'

FLOOR LOAD

1455 Broad Street live.....100 lb/sf
300 Broadacres Drive live...100 lb/sf
200 Broadacres Drive live...100 lb/sf
400 Broadacres Drive live...100 lb/sf

ELECTRICAL SPECIFICATIONS

Main Service...13000v
Building Feed...265/460v

FIRE PROTECTION

Fire alarm panel in 1st floor electric closet.

Duct smoke detectors in the HVAC system.

Smoke detectors in elevator shafts.

Common areas protected by a wet sprinkler system.

RESTROOM

One men's and one women's room on each floor in the center of the elevator lobby.

ELEVATORS

Two elevators per building.



FOR QUESTIONS ABOUT AVAILABLE
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