



EAST HANOVER • NJ

Arena

Playbook.

NOVEMBER 2025

An Arena for everyone.

Connect to the burgeoning development of Arena, the ultimate work, play, learn destination. 625,000 SF of office and R&D space, envisioned as a multi-layered activated campus dedicated to outdoor wellness, community engagement, and tenant benefit to ensure both workdays and daily visits are always an exceptional experience. Arena strives for and fosters a dynamic and enriching environment for professionals, and visitors alike.



Master site plan





Headquarters opportunity.

Discover the possibilities within the two impressive office buildings at Arena, East and West Buildings, available for lease. These exceptional buildings are thoughtfully designed to accommodate headquarters occupancy or multiple tenants, catering to diverse business needs. With a strong emphasis on employee well-being and inclusivity, these buildings foster a thriving and collaborative work environment. Spanning across five floors, the office spaces offer ample room for growth and development. The planned ground plane amenities will add to the overall tenant experience, providing a wellness center, fitness areas, a café with indoor and outdoor seating, a coffee bar, an ice cream shop, and well-equipped conference rooms. Additionally, a versatile event space offers flexibility for hosting a range of events and gatherings.



Innovation Workforce Advantage

Tap into Morris County's dynamic professional community, where a deep pool life sciences professionals are within a **45-minute commute** to The Arena.

The Arena

1,025,347

GenZ population

1,182,604

Millennial population

13,791

Life Sciences Labor
(Resident workers)

Life Science Labor

Life sciences demographic labor statistics include the following occupational categories: Bioengineers/ Biomedical Engineers, Chemical Engineers, Biochemists/Biophysicists, Microbiologists, Biological/Medical Scientists, Epidemiologists, Life Scientists, Chemists, Biological/Chemical Technicians, and Life/Physical/Social Science Technicians.



Discovery ahead.

Situated in East Hanover, one of Morris County's most prominent amenity corridors, Arena enjoys a prime location that seamlessly blends work and play. Just minutes away from Route 10, Route 24, and I-287, Arena offers convenient accessibility from all directions as well as easy access to Morristown's Airport.

10 Minutes

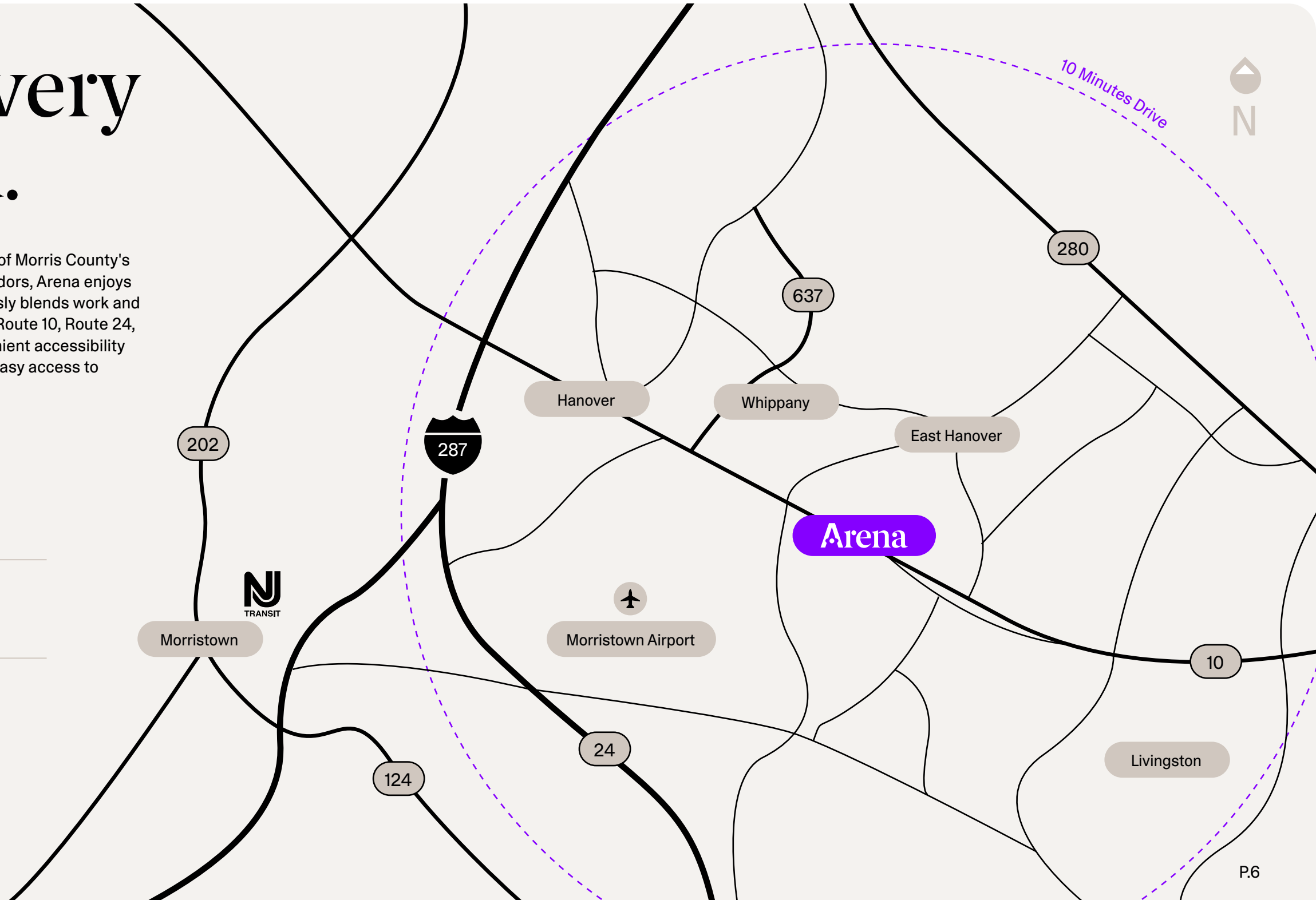
by car to Interstate 287

12 Minutes

by car to Morristown Airport

15 Minutes

by car to NJ Transit Rail



A guide to Morris County.

Restaurants and Bars

- 01. Il Capriccio
- 02. Godfather's
- 03. Shake Shack
- 04. Luigi's Italian
- 05. Summit Thai
- 06. Panevino Ristaronte
- 07. Capital Craft
- 08. Seasons 52
- 09. The Capital Grille
- 10. Trattoria Toscana
- 11. The Committed Pig
- 12. The Office Tavern Grill
- 13. Guerriero's
- 14. South+Pine
- 15. Stirling Tavern

Retail

- 01. PGA Superstore
- 02. Whole Foods Market
- 03. REI
- 04. Trader Joes
- 05. Nordstorm Rack
- 06. Livingston Mall

Recreation

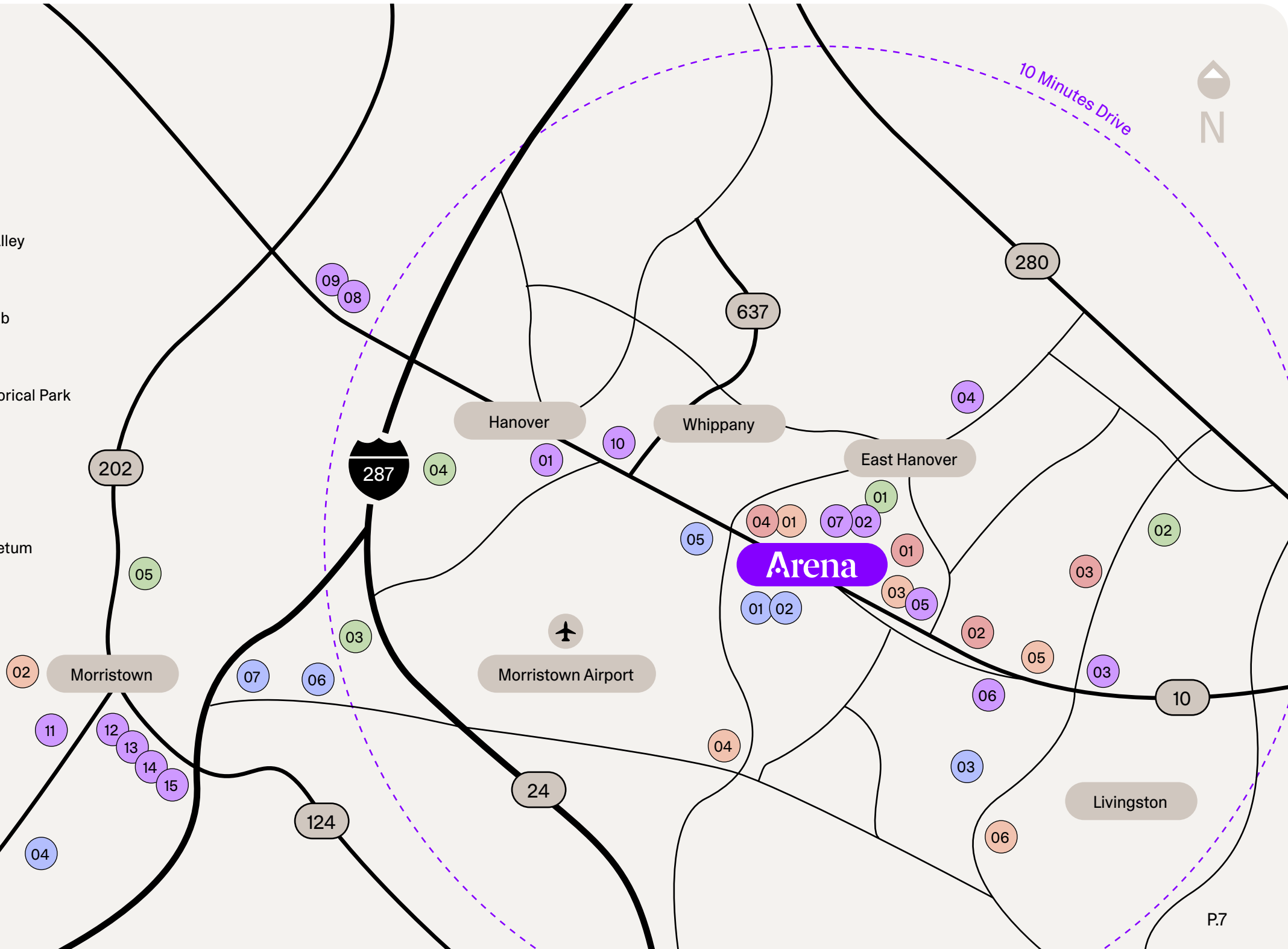
- 01. Hanover Lanes Bowling Alley
- 02. AMC Cinema
- 03. Cedar Hill Country Club
- 04. Spring Brook Country Club
- 05. Anchor Golf Range
- 06. Morris Museum
- 07. Morristown National Historical Park

Parks

- 01. Restland Memorial Park
- 02. Riker Hill Art Park
- 03. The Frelinghuysen Arboretum
- 04. Central Park
- 05. Speedwell Lake Park

Fitness

- 01. F45 Training
- 02. Planet Fitness
- 03. Zapp Fitness
- 04. The DISTRICT



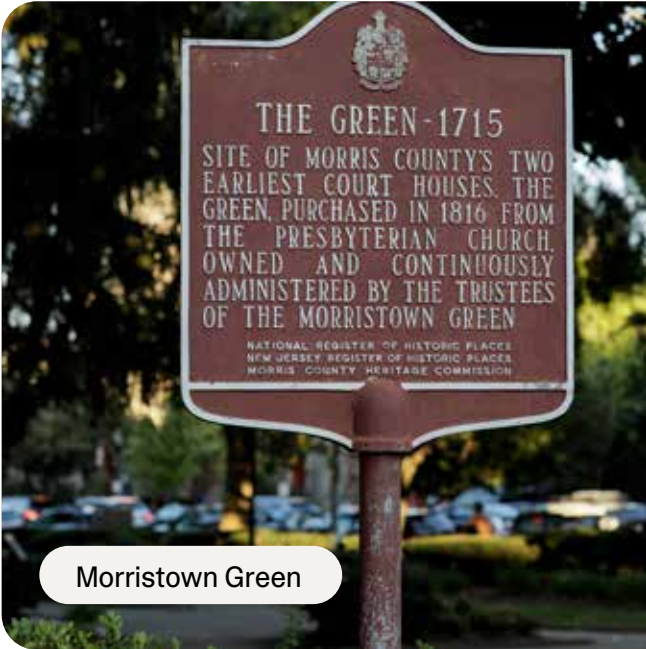
Morristown



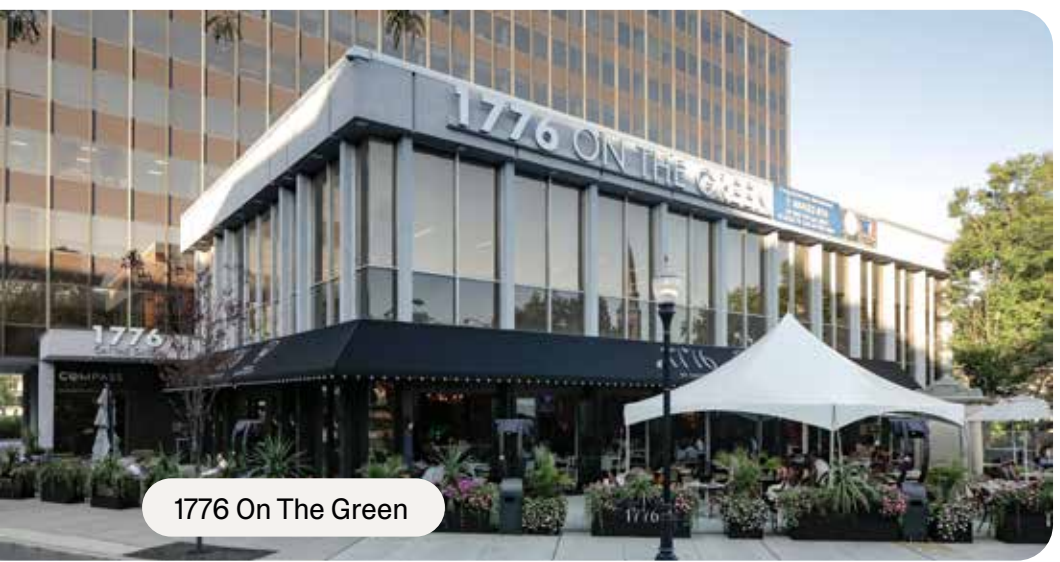
Morristown, NJ, a town rich in history and vibrant activity, offers diverse options to cater to various needs both day and night. Explore charming streets with boutique shops and hidden treasures. Sample exquisite culinary delights at renowned restaurants like 1776 by David Burke, Jockey Hollow, Blue Morel, Stirling Tavern, and Roots Steakhouse. Unwind at local bars, where lively ambiance and refreshing libations await. Immerse yourself in captivating performances at the Mayo Performing Arts Center for cultural entertainment.



Revolution Gastropub



Morristown Green



1776 On The Green



National Historical Park



NJ Transit



Luna Cafe

Adding to its historical significance, Morristown National Historical Park was the site of the 1779-'80 winter encampment of the Continental Army under General George Washington. Morristown truly comes alive, offering a unique day-to-night experience.



Conceptual rendering

Conceptual rendering - Arena ampitheater / Green space



Conceptual rendering

Conceptual rendering - Beergarden



Huddle up or take a time out.

The ground plane is a transient environment that provides tenants with the freedom of seamless access between the two buildings, facilitated by an immersive biophilic corridor. Upon entering either building, occupants are greeted by impressive lobby atrium's flooded with abundant natural light, setting the stage for the robust amenity offering.

Ground plane amenities comprise of a wellness center, fitness areas, a café with both indoor/outdoor seating, a coffee bar, an ice cream shop, as well as large and small conference rooms, and a versatile event space.

40 Arena Lobby





Our dedication to wellness traverses immersive green space, exercise facilities, and meditation areas, promoting physical and mental well-being. Community engagement is encouraged through shared spaces, events, and networking opportunities, facilitating organic interaction.



Work and play between the A's.

Access, Security & Identity

- Full campus and building electronic security
- Building and identity signage
- Dropoff access point
- Expansive lobbies with full height atriums
- Uber and car service drop-off areas

Health & Wellness

- Full-service gym and locker rooms
- Outdoor recreation, including padel and pickleball
- Wellness and meditation rooms
- Walking paths
- Group fitness classes
- Golf simulators

Hospitality & Amenities

- Tenant concierge services
- EV charging stations
- Ample storage options
- Employee mail and package drop-off
- Dry cleaning and laundry
- Elevated coworking options for tenant growth and flexibility

Food & Beverage

- Hot and cold beverage service
- Grab-and-go food and beverage
- Café with elevated coffee and food offerings
- Prepared meals on demand
- Full catering service
- Doordash reception services

Meetings & Collaboration

- 100+ seat auditorium
- 30+ seat boardroom
- Outdoor amphitheater
- Multiple team huddle rooms
- Focus rooms and phone booths
- Event and pre-function space
- Outdoor meeting and collaboration spaces, including fire pits
- 6,000 SF work and dining area, including pool and ping pong tables

Building Specifications.

20 & 40 Arena

Campus

Year Built:

2007

Renovated:

2025

Size

- Two, five-story ~170,000 SF office buildings
- Typical floor ±34,000 RSF

Construction

Full height glass curtain wall façade with steel construction and full height five-story interior atrium

Ceiling Height

9’6” finished ceiling height above an 18” raised floor that circulates HVAC

Column Spacing

30’ lengthwise and 40’-30”-40’ on the width

Loading Dock

Central loading and trash management facility including service elevators in each building and an interconnected basement

Basement

~15,000 SF of storage space

Services

Coffee bar on each floor

Parking Garage

Size

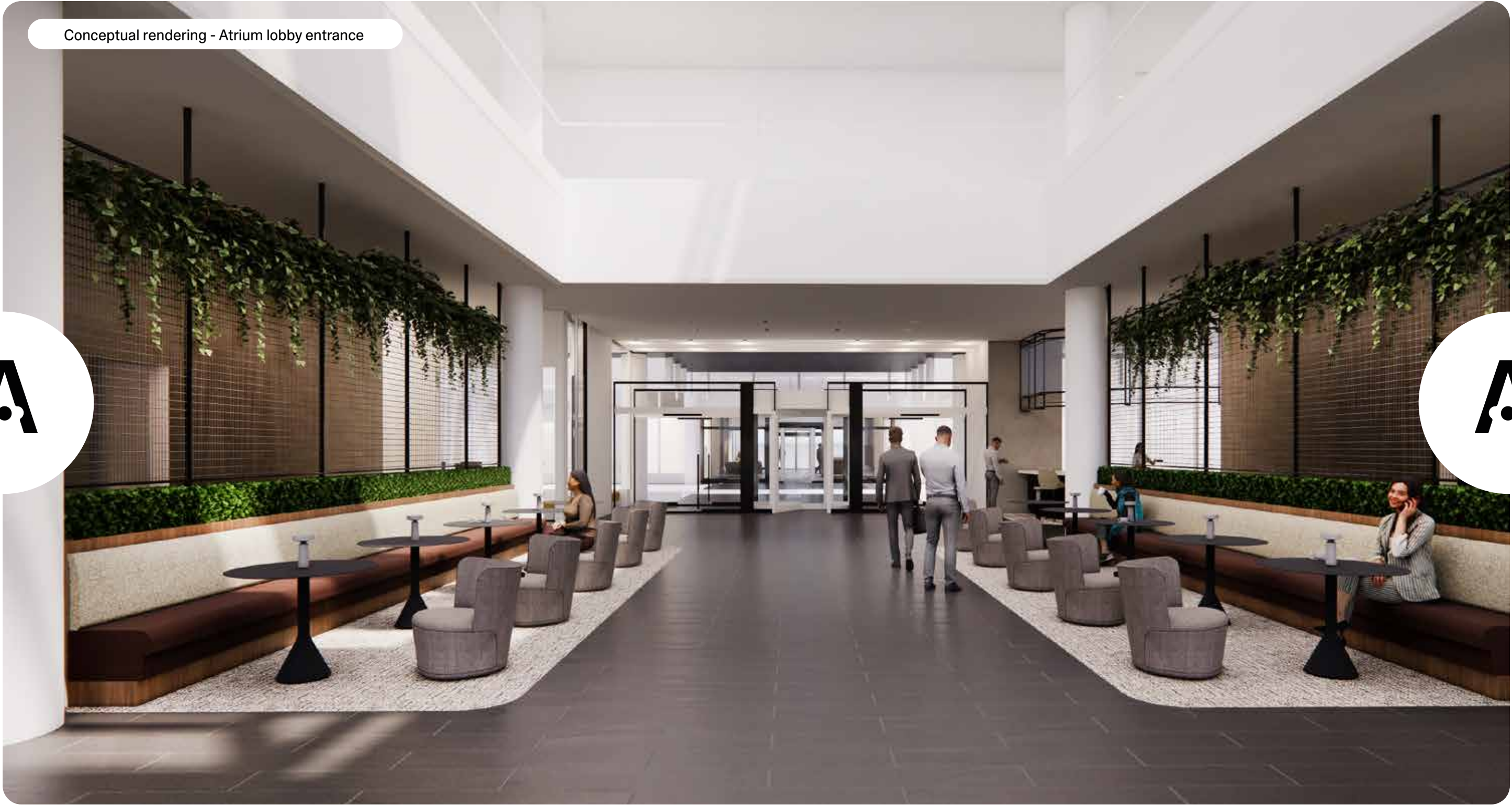
4/1000 parking in surface and garage
1033 parking spaces within the garage
66 visitor parking spaces and a drop off area serving both buildings

Lab/R&D

- Lab Zoning “as of right” Zoned “SED” Special Economic Development. Specifically, for pharmaceutical manufacturing for warehousing, processing, and distribution. Research and product development activities, including laboratories and structures and facilities used in connection therewith and the testing, sale, or lease of articles designed and produced in such laboratories.
- Power Heavy power capacity, 14 Watts PSF.
- Loading 28’ width Loading Dock with two bays within each building with direct freight access to common basement serving both buildings.
- Freight Elevator Capacity 4,500 lbs.
- Storage/Staging 15,000 SF basement space for incoming and outgoing lab/freight staging, as well as common lab infrastructure support rooms.

- Ceiling Heights Floor 1: 17’ structural slab to bottom of Structural slab. Floors 2-5: 13’-6” structural slab to bottom of Structural slab height.
- Floor Loads 100 PSF Ground Floor, 50 PSF floors 2-5.
- Column Spacing 30’ – 33’ column bays, which are ideal for typical lab planning modules.
- Exhausting Available routes for additional exhaust shafts
- Roof Capacity Available space on roof for lab infrastructure.
- Generator 300 kw Generator, with 10% of capacity devoted to life safety, and remaining 90% devoted to tenant needs including laboratory program.

Conceptual rendering - Atrium lobby entrance



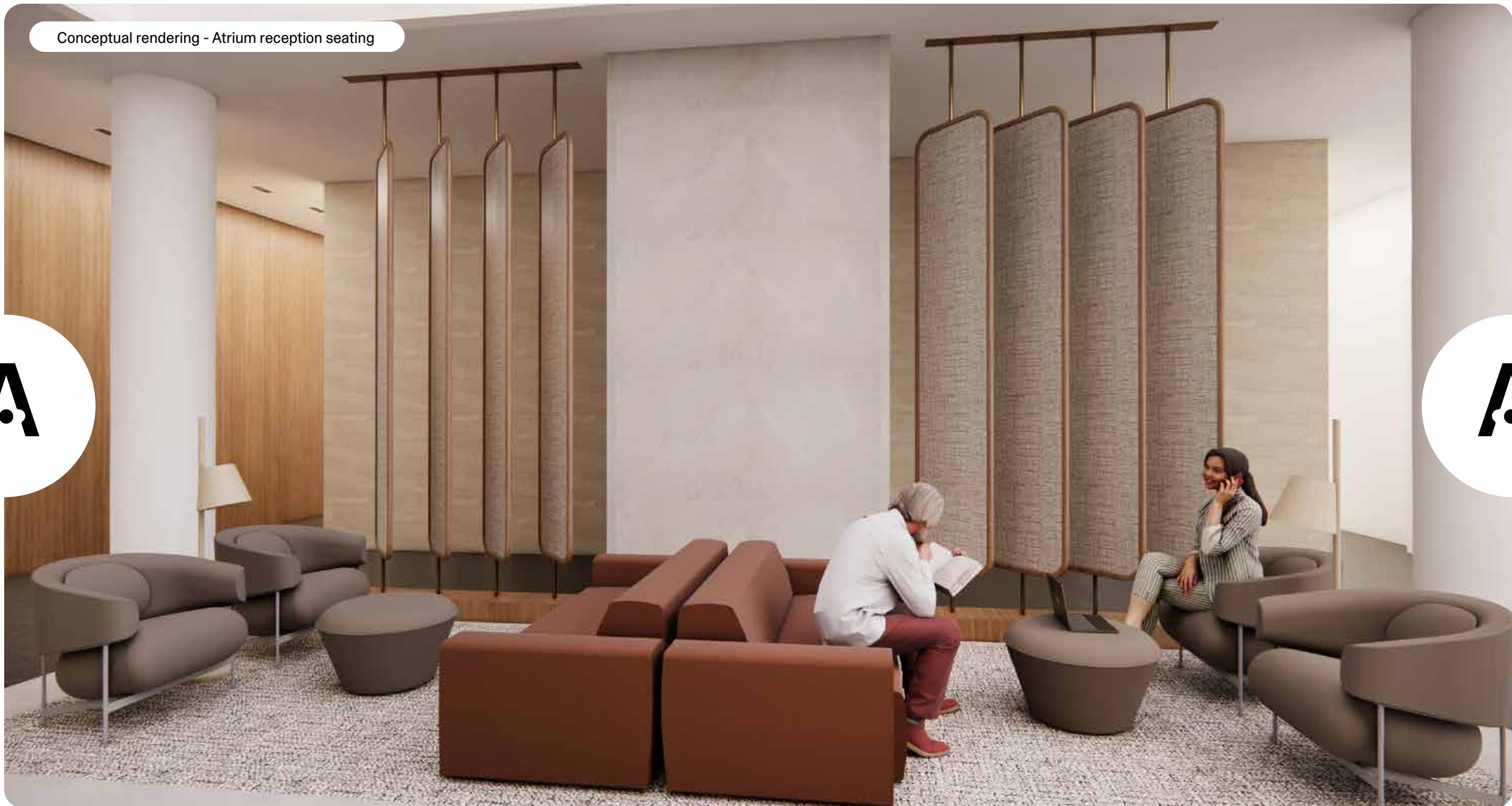
Conceptual rendering - Atrium reception lobby



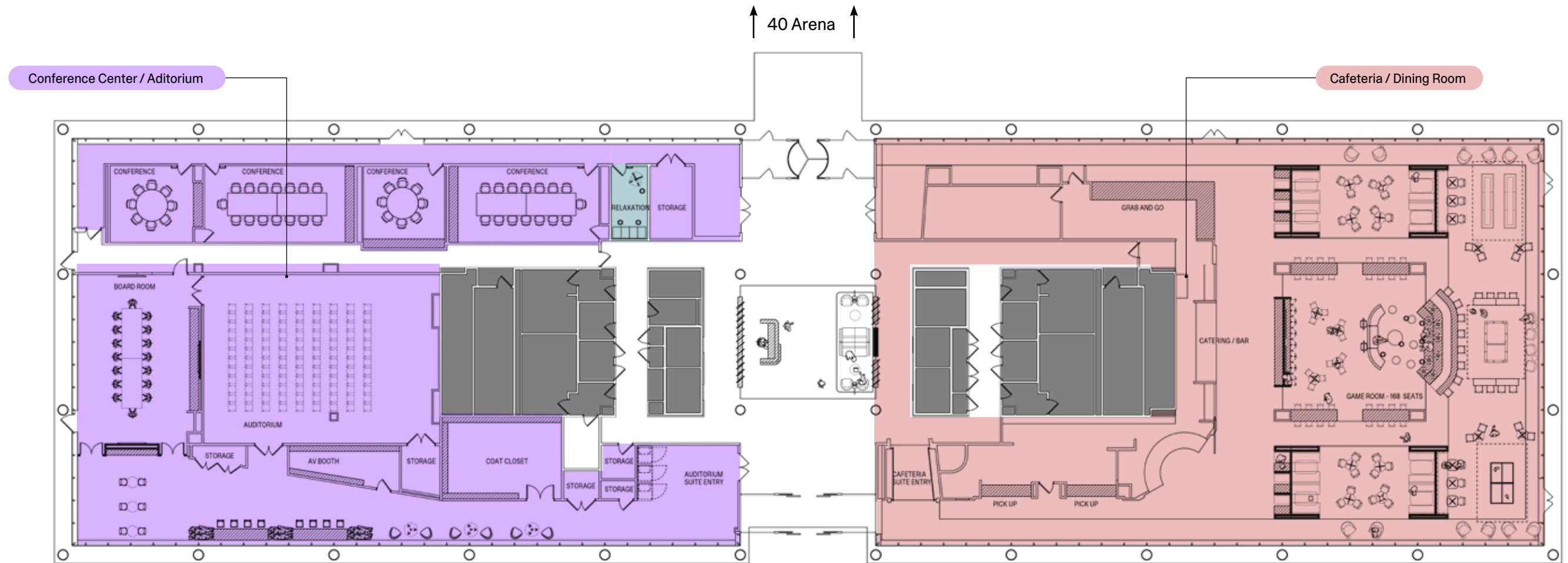
Conceptual rendering - Atrium reception desk



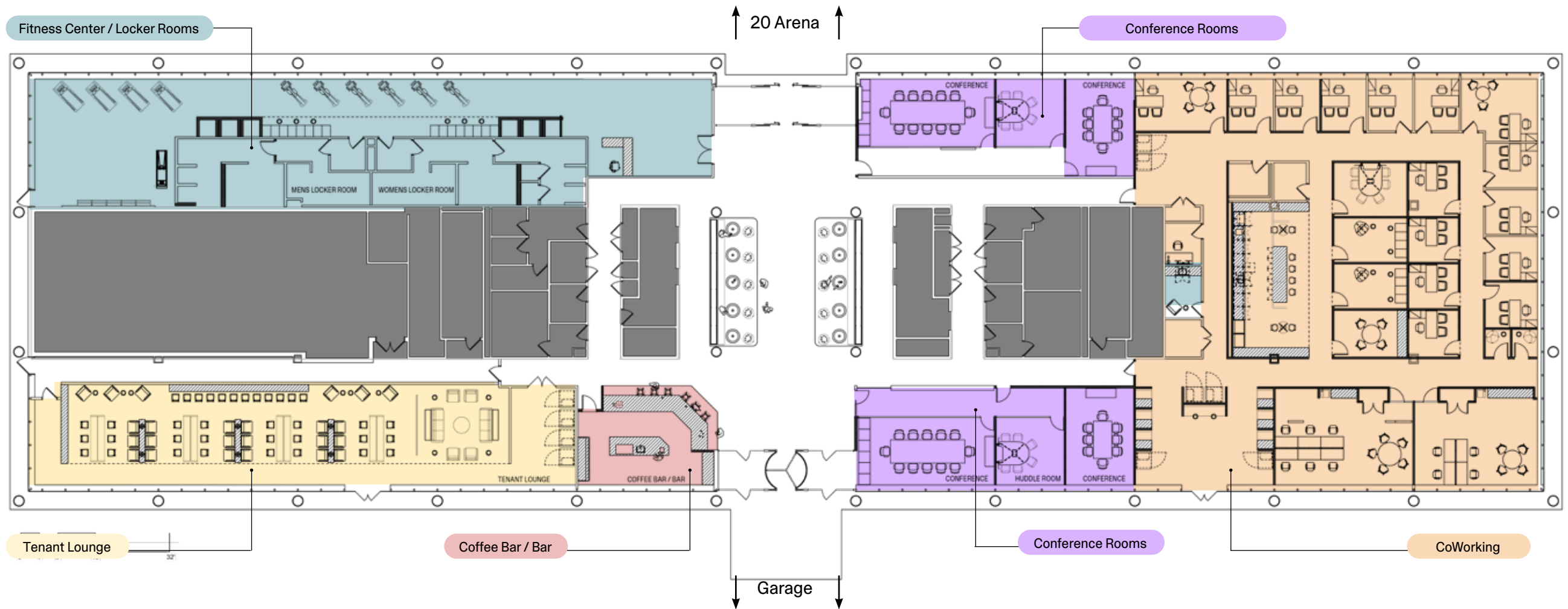
Conceptual rendering - Atrium reception seating



First Level Amenity Plan



First Level Amenity Plan



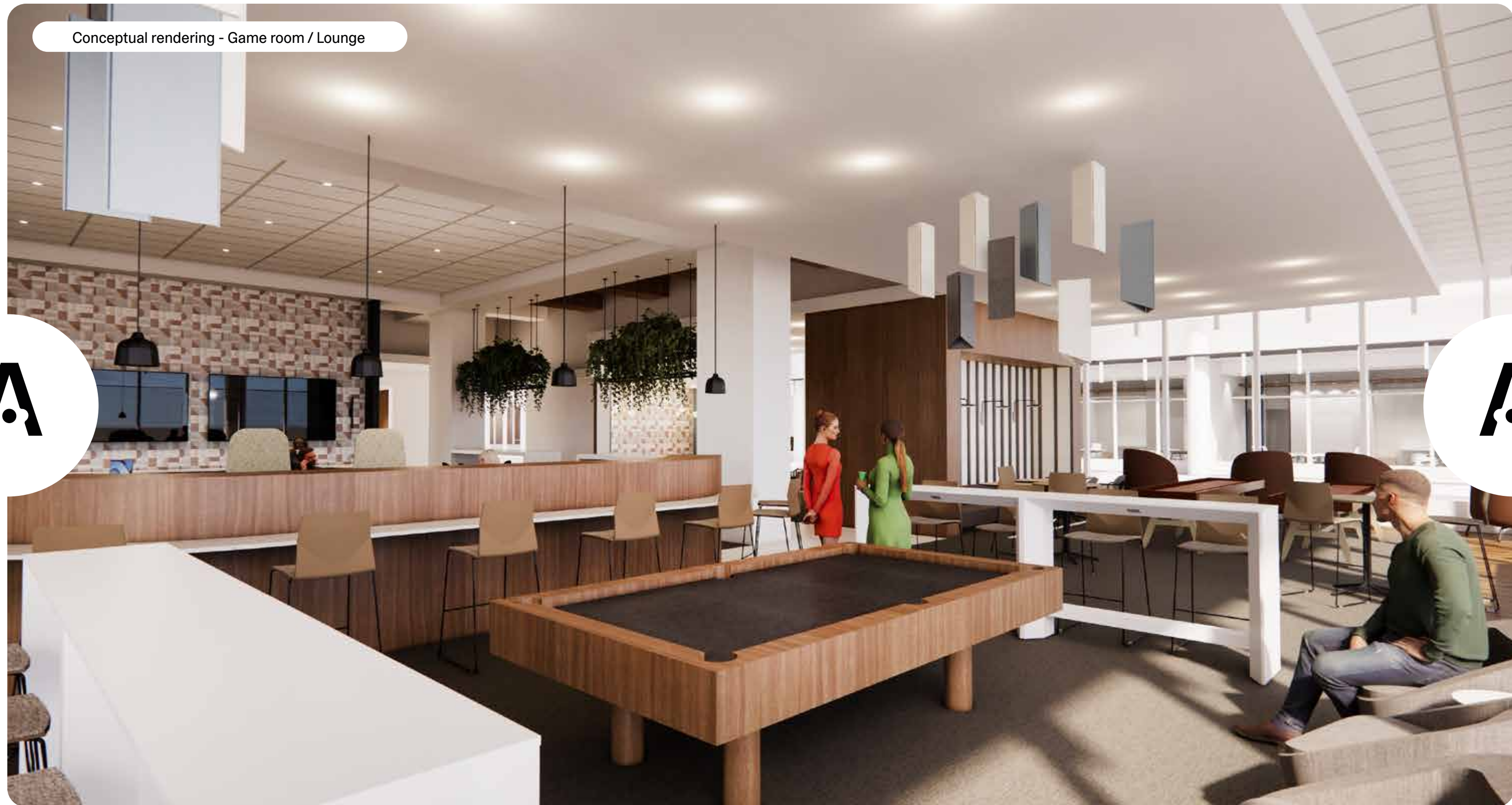
Conceptual rendering - Atrium built-in seating



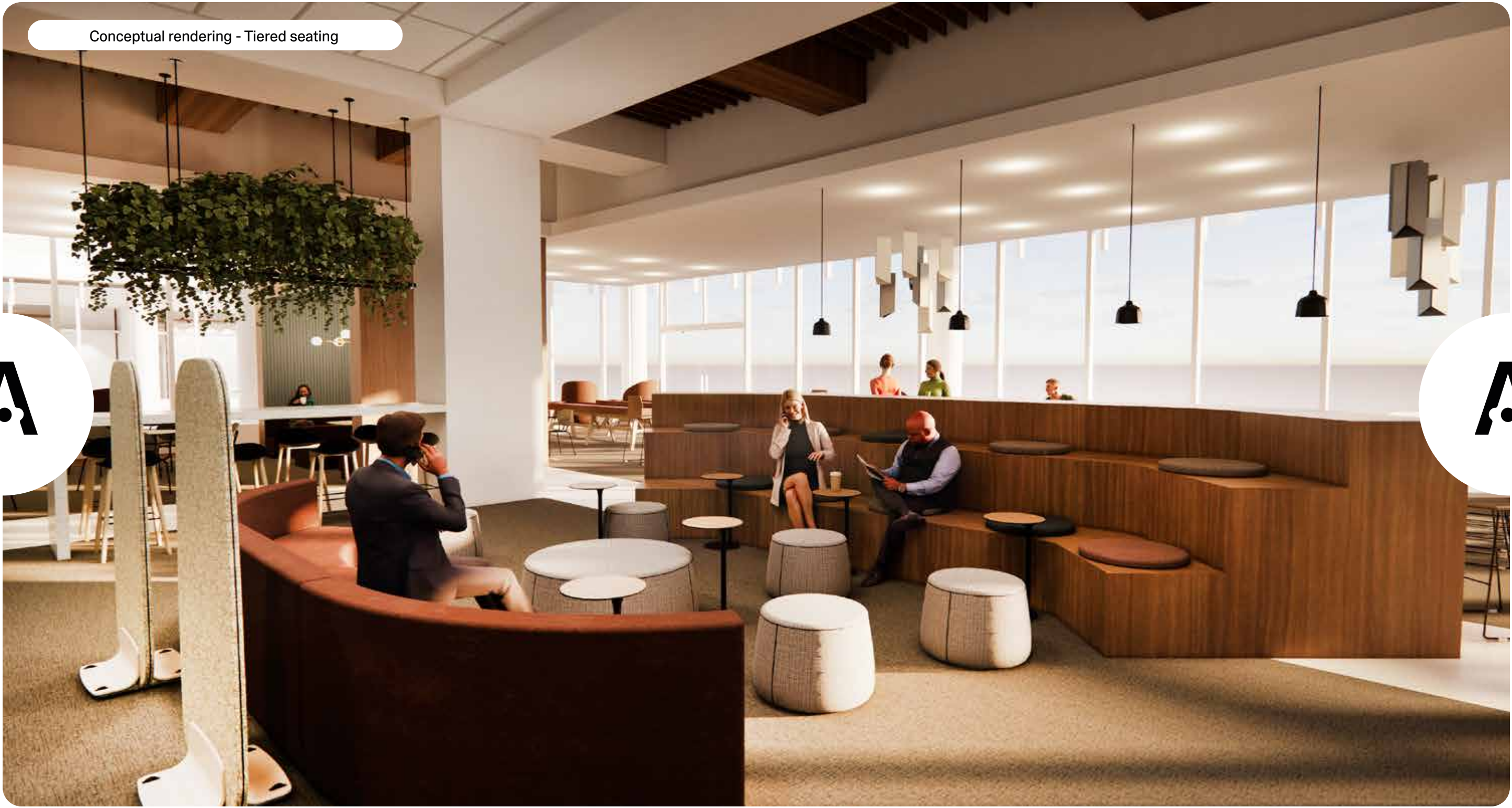
Conceptual rendering - Coffee bar / Bar



Conceptual rendering - Game room / Lounge



Conceptual rendering - Tiered seating



Conceptual rendering - Perimeter seating



Conceptual rendering - Counter seating



Conceptual rendering - Single booth seating

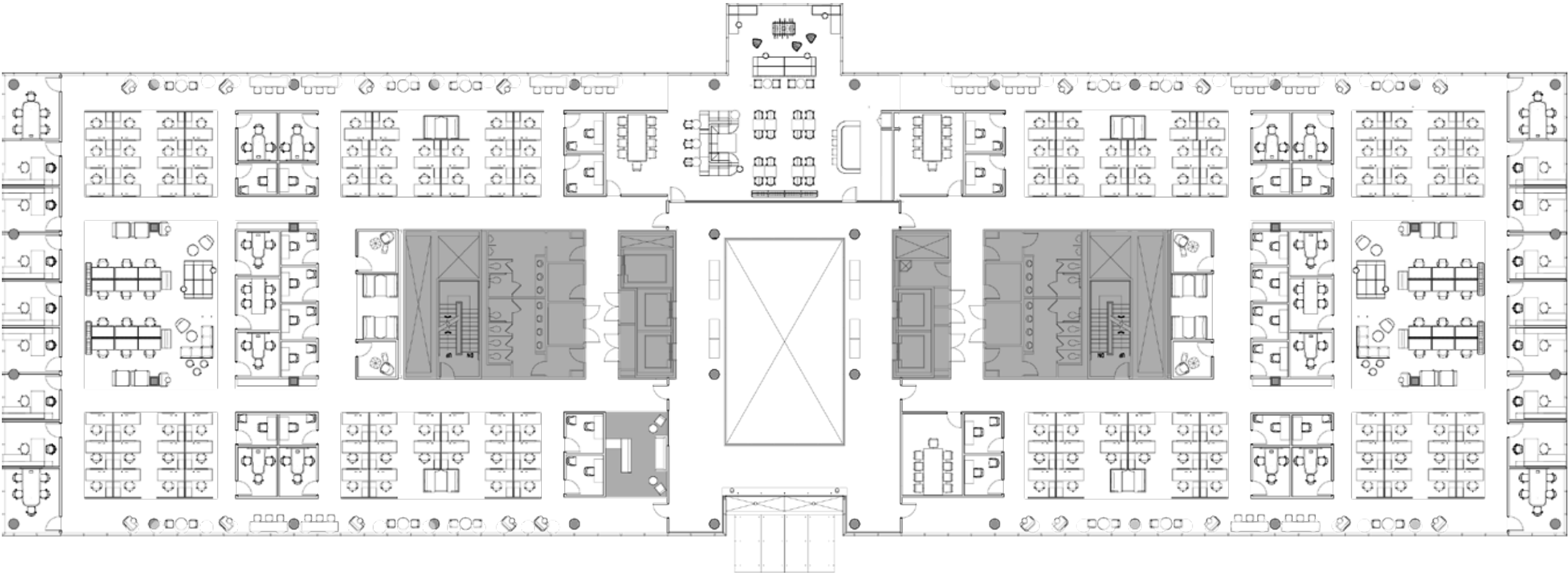


Testfit

Traditional

Level 1
Typical Floor ±34,000 SF

Dashboard	Private office	14	Open collaboration	40
	Focus seats/workstation	136	Copy/print/coffee	4
	Reception	1	Wellness	2
	Focus room	24	Pantry	1
	Huddle room	12	Prayer/serenity	2
	Meeting room	9	Vistas	78
	Flex meeting	0	Phone booth	8

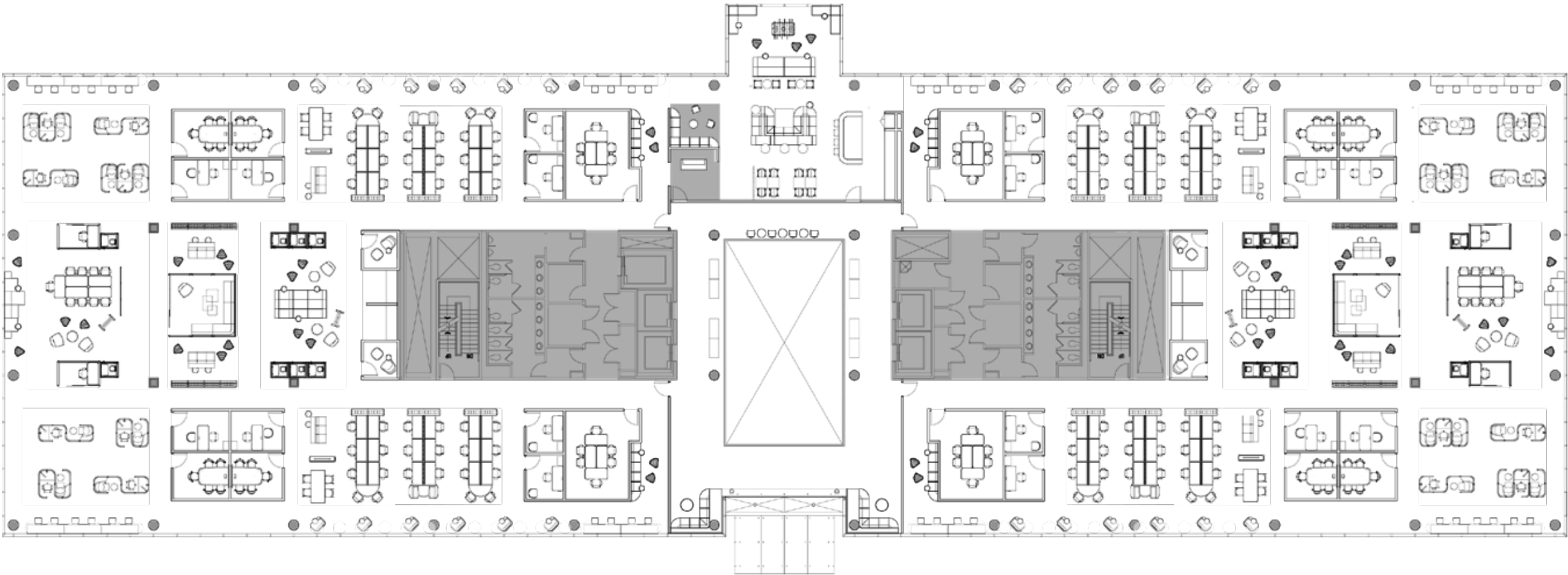


Testfit

Agile

Level 1
Typical Floor ±34,000 SF

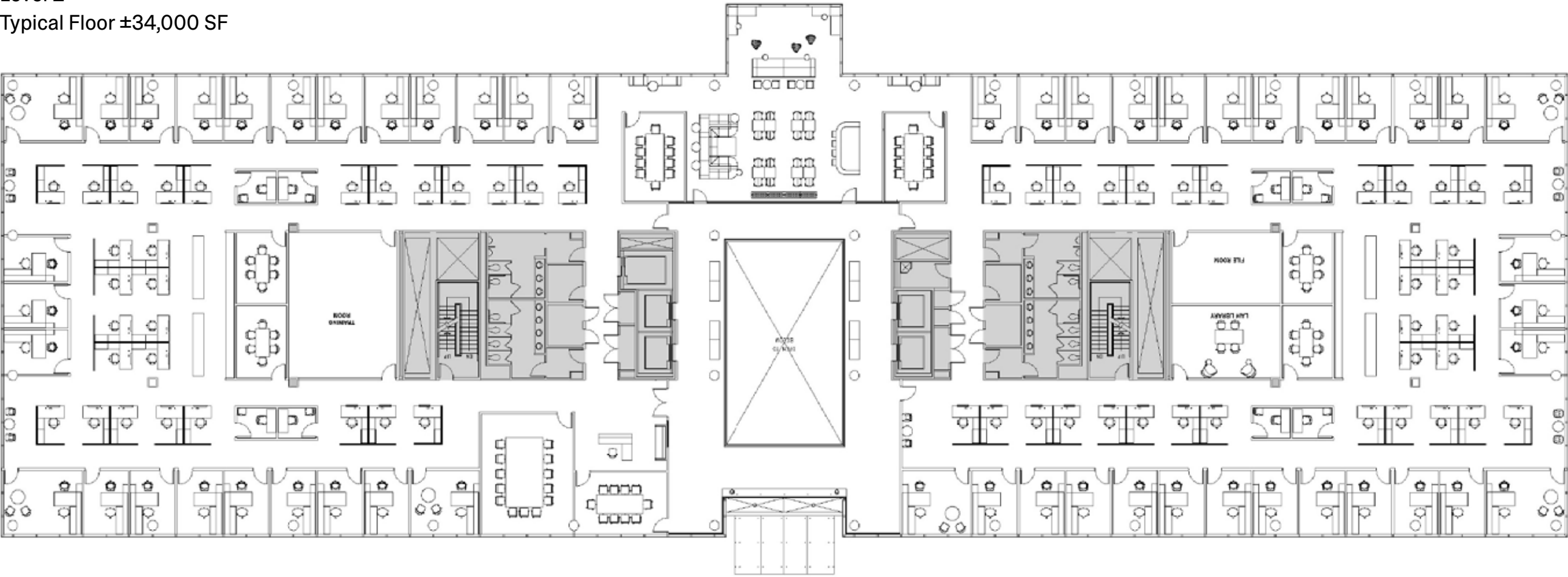
Dashboard	Private office	8	Open collaboration	110
	Focus seats/workstation	112	Copy/print/coffee	2
	Reception	1	Wellness	2
	Focus room	10	Pantry	1
	Huddle room	8	Prayer/serenity	2
	Meeting room	2	Vistas	64
	Flex meeting	1	Phone booth	16



Professional Services

Dashboard	Partner office	6	Copy/print/coffee	2
	Associate office	46	Law Library	1
	Work stations (6×8)	61	Filling Room	1
	Reception	1	Pantry	1
	Focus room	8	Training Room	1
	Meeting room	8		

Level 2
Typical Floor ±34,000 SF



Thank you.

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