



440 F O U R F O R T Y

440 ROUTE 22 EAST, BRIDGEWATER NJ

# TABLE OF CONTENTS

- Features & Amenities
- Regional Access
- Local Amenities
- Corporate Neighbors
- Specifications
- Renovations
- Contact





## FEATURES & AMENITIES

440 Route 22 is a 200,000 SF, Class A, headquarters-quality building located at 440 Route 22 East in Bridgewater, NJ. The building features a striking curved glass façade, full-height atrium lobby, courtyard, fountain, and an outdoor patio and seating area.

The amenity-rich area is minutes from walkable downtowns and the Bridgewater Commons Mall, and serves as a headquarters location for a number of household name companies. The building's location

also provides prominent frontage along Route 22. Its central NJ location provides easy access to the Morristown, New Brunswick, and Princeton areas.

The building has undergone a full renovation and capital improvements program. Completed improvements include a renovated atrium lobby, common areas, a brand new cafe, an updated fitness center, and new restrooms.

# REGIONAL ACCESS

440 Route 22 is located just minutes from the interchange of I-78 and I-287, one of the most significant crossroads in the tri-state area, as well as Routes 202, 206 and 22.

DOWNTOWN SOMERVILLE	10 minutes
NEWARK AIRPORT	33 minutes
MORRISTOWN	22 minutes
NEW BRUNSWICK	23 minutes
PRINCETON	40 minutes
PENNSYLVANIA	35 minutes

**440** FOUR FORTY ★

DOWNTOWN SOMERVILLE

← PENNSYLVANIA

PRINCETON ▼

MORRISTOWN

NEWARK AIRPORT

BRANCHBURG

BRIDGETON

KINGWOOD

EAST AMWELL

MONTGOMERY

SOUTH AMBOY

NEW BRUNSWICK

STATEN ISLAND

BROOKLYN

QUEENS

MANHATTAN

HOBOKEN

JERSEY CITY

SECAUCUS

NEWARK

ELIZABETH

WOODBIDGE

PLAINFIELD

PISCATAWAY

WARREN

FRANKLIN

EDISON

CHESTER

BERNARDSVILLE

BERNARDS

BEDMINSTER

CLINTON

FLEMINGTON

31

57

31

12

202

206

287

95

95

22

78

78

22

287

206

24

78

280

3

95

278

278

HACKETTSTOWN

WASHINGTON

RANDOLPH

MONTCLAIR

LIVINGSTON

SUMMERFIELD

CALIFON

MADISON

SUMMIT

BERNARDSVILLE

UNION

NEWARK

HOBOKEN

MANHATTAN

LO

POHAT

BRIDGETON

# LOCAL AMENITIES

## 1 DOWNTOWN SOMERVILLE

- Walkable, transit-oriented downtown
- Somerville Train Station
- Starbucks and independent café-bakeries
- Fine dining, retail, banks, and services

## 2 RESIDENCE INN BY MARRIOTT

## 3 BRANCHBURG SHOPPING CENTER

- Starbucks
- SNAP Fitness
- Stoney Brook Grille
- Moe's Southwest Grill
- Wells Fargo
- ShopRite

## 4 HYATT HOUSE

## 5 BRIDGEWATER TOWNE CENTER

- Wegman's
- Home Depot
- Olive Garden
- Party City
- UPS Store
- Verizon

## 6 SOMERSET SHOPPING CENTER

- Barnes & Noble
- Panera Bread
- TGI Friday's
- Bank of America
- Buy Buy Baby

## 7 BRIDGEWATER COMMONS MALL

- Macy's
- Seasons 52
- Starbucks
- Pottery Barn
- California Pizza Kitchen

## 8 BRIDGEWATER MARRIOTT

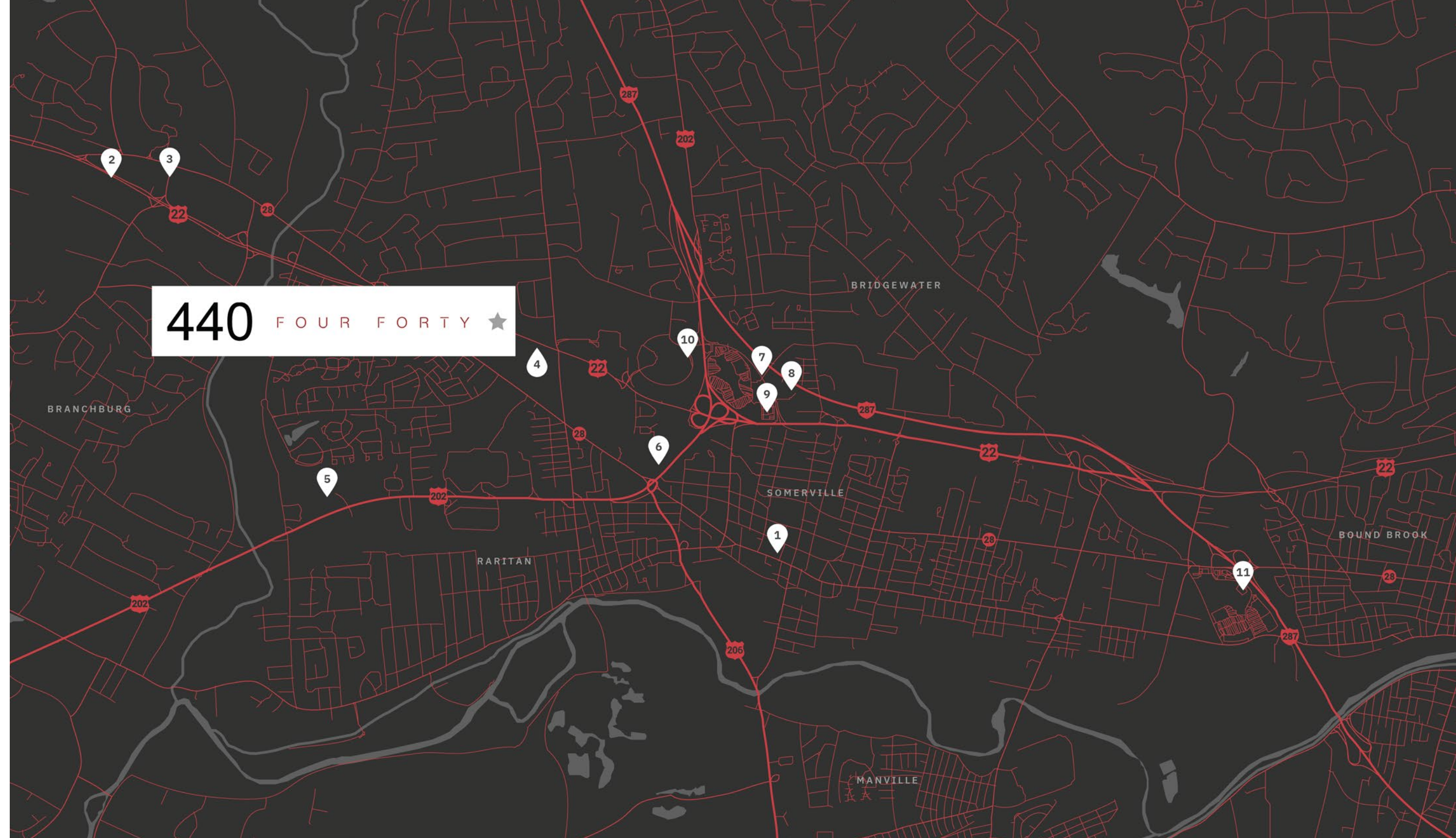
## 9 THE VILLAGE AT BRIDGEWATER COMMONS

- Chipotle
- Maggiano's Little Italy
- Shake Shack
- CAVA

## 10 SOMERSET CORPORATE BOULEVARD

- Life Time Athletic Bridgewater
- AC Hotel by Marriott

## 11 HILTON GARDEN INN





# CORPORATE NEIGHBORS

Bridgewater provides a high concentration of major corporations and businesses across various industries, including pharmaceutical, technology, financial services, and telecommunications.

- 1 Verizon
- 2 Pfizer
- 3 Daiichi Sankyo
- 4 AT&T
- 5 Verizon Lab
- 6 Sanofi Aventis
- 7 Nestle
- 8 Ashland, Inc.
- 9 Affinity Federal Credit Union
- 10 Memorial Sloan-Kettering
- 11 Everest Reinsurance Inc.
- 12 GlaxoSmithKline
- 13 Citigroup, Inc.
- 14 Celgene
- 15 L'Oreal
- 16 Summit Medical Group
- 17 Alcatel-Lucent
- 18 Lifecell Corporation
- 19 MetLife, Inc.
- 20 Valeant Pharmaceuticals  
Linde North America, Inc.  
Qualcomm
- 21 Brother International
- 22 Philips Van Heusen
- 23 Johnson & Johnson

# SPECIFICATIONS

ADDRESS	440 Route 22 E, Bridgewater NJ 08807	EXTERIOR	Granite (1'0" thick)
BUILDING SIZE	199,279 SF	ROOF	6 ply roll / 3' ridged insulation
STORIES	Three	CEILING HEIGHT	12'8" slab-slab / 8'6" finished
FLOOR SIZE	67,000 +/- SF	ELEVATORS	3 passenger, 1 freight
YEAR BUILT	1990	HVAC	Gas fired boilers – base board hot water, 2 sMammoth RTUs
LOT SIZE	14.68 acres	ELECTRIC	9 watts PSF (available for tenant use)
PARKING	4 / 1,000	BACK-UP POWER	200 KW backup generator for tenant tie-in
AMENITIES	Café Service, UPS, FEDEX	FIRE PROTECTION /LIFE SAFETY	Fully sprinklered
STRUCTURE	Concrete foundation, I-beam	SECURITY	Card-access, cameras at entrances
COLUMN SPACES (BAY SIZE)	24' x 28'		





## RENOVATIONS

### COMMON AREAS

- New atrium lobby & hallways
- New restrooms

### AMENITIES

- New full-service café
- New fitness center
- On-site management
- New conference center

### BUILDING SYSTEMS

- Installation of roof solar panels
- New LED lighting throughout
- Heavy power at 9 watts PSF
- Backup generator

*For additional images, visit [440rt22.com](http://440rt22.com)*











## CONTACT

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**NEWMARK**

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EQUITY PARTNERS