

Office

CBRE

The Lincoln Building

12,180 RSF Available

86 Summit Avenue
Summit, NJ



Opportunity for Office Lease

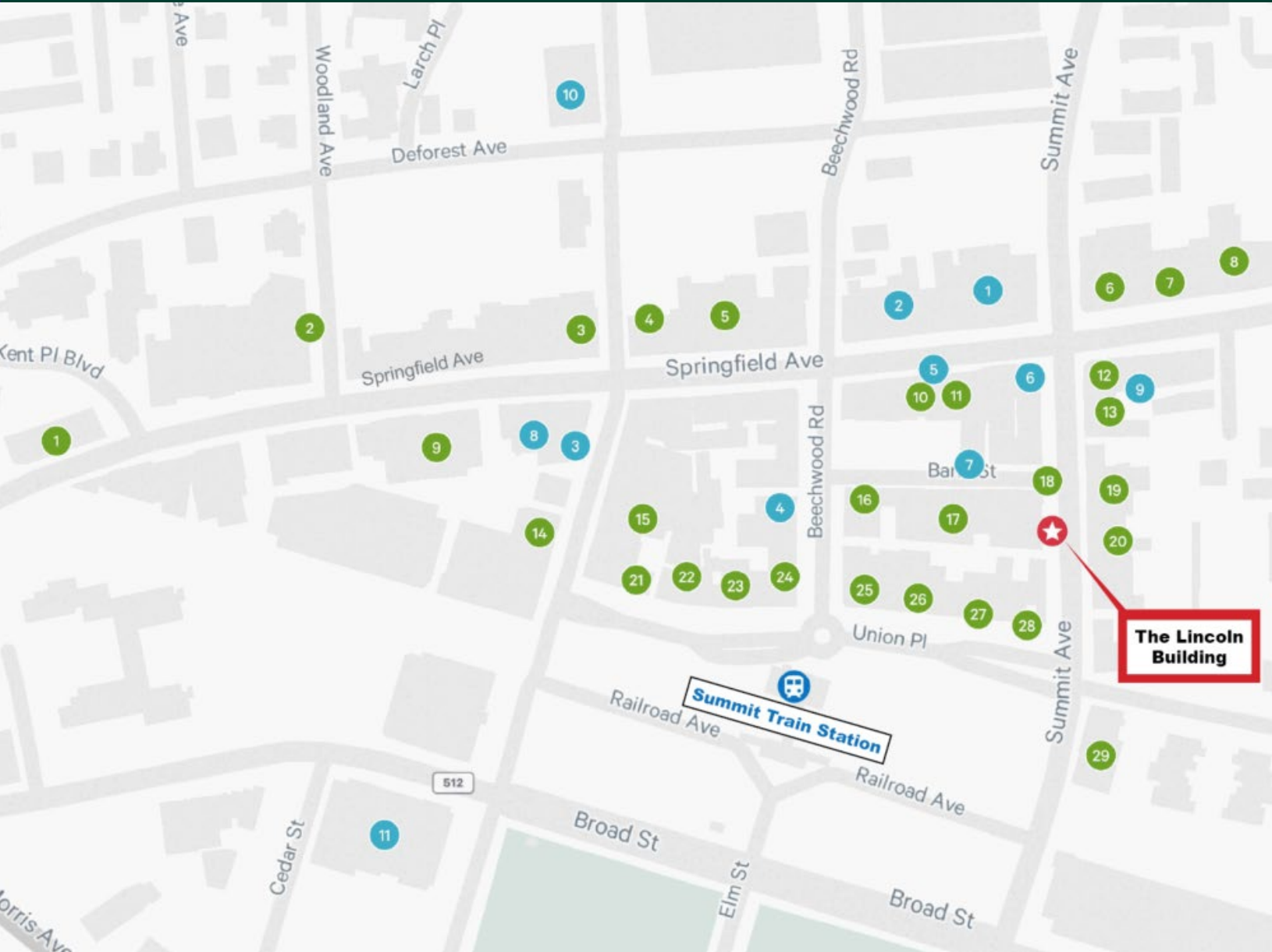
The Lincoln Building is a fully renovated, mixed-use building located at the heart of Downtown Summit's retail corridor. In addition to being within close proximity to Route 24 and I-78, the building is less than a block to NJ Transit Summit Train Station, offering midtown direct access via the Morris and Essex lines. Downtown Summit has abundant dining and retail options within walking distance of the building, which also includes a tenant rooftop deck.

Availability

- **4th Floor (Penthouse):** 4,040 SF
- **3rd Floor:** 1,654 / 1,927 (3,581 contiguous SF)
- **2nd + 3rd Floors (internal staircase):** 2,252 + 2,307 SF (4,559 contiguous SF)
- **TOTAL contiguous:** 12,180 SF



Downtown Summit Amenities



The Lincoln Building

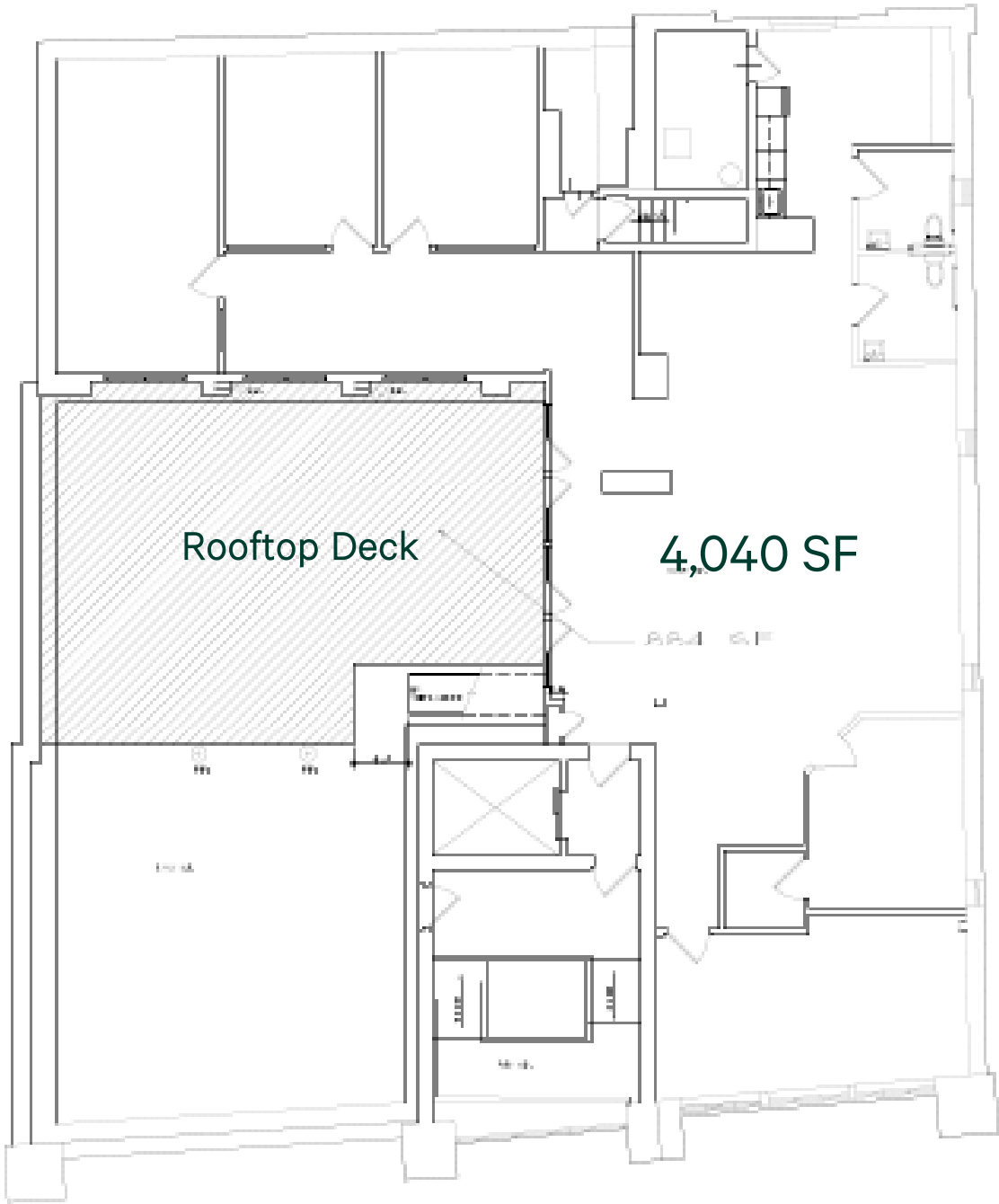
Restaurants

- | | |
|--------------------------------|--------------------------------|
| 1. Winberie's | 17. Farinolio Bakery |
| 2. Fujiyama Sushi & Steakhouse | 18. Greek Grill |
| 3. Roots Steakhouse | 19. Taka Sushi |
| 4. Summit House | 20. Four Monkeys Indian Bistro |
| 5. Peppercorn Diner | 21. Due 306 |
| 6. The Committed Pig | 22. Piattino |
| 7. La Pastaria | 23. The Office Tavern Grill |
| 8. The Meat House | 24. Starbucks |
| 9. Doria's Pizza | 25. Zappia's |
| 10. Tito's Burritos & Wings | 26. Sushi Palace |
| 11. Bastavia Café | 27. Pizza Vita |
| 12. Gregory's Coffee | 28. Summit Diner |
| 13. Village Trattoria | 29. Playa Bowls |
| 14. Fin Raw Bar & Kitchen | |
| 15. Fiorino Ristorante | |
| 16. Boxwood Coffee | |

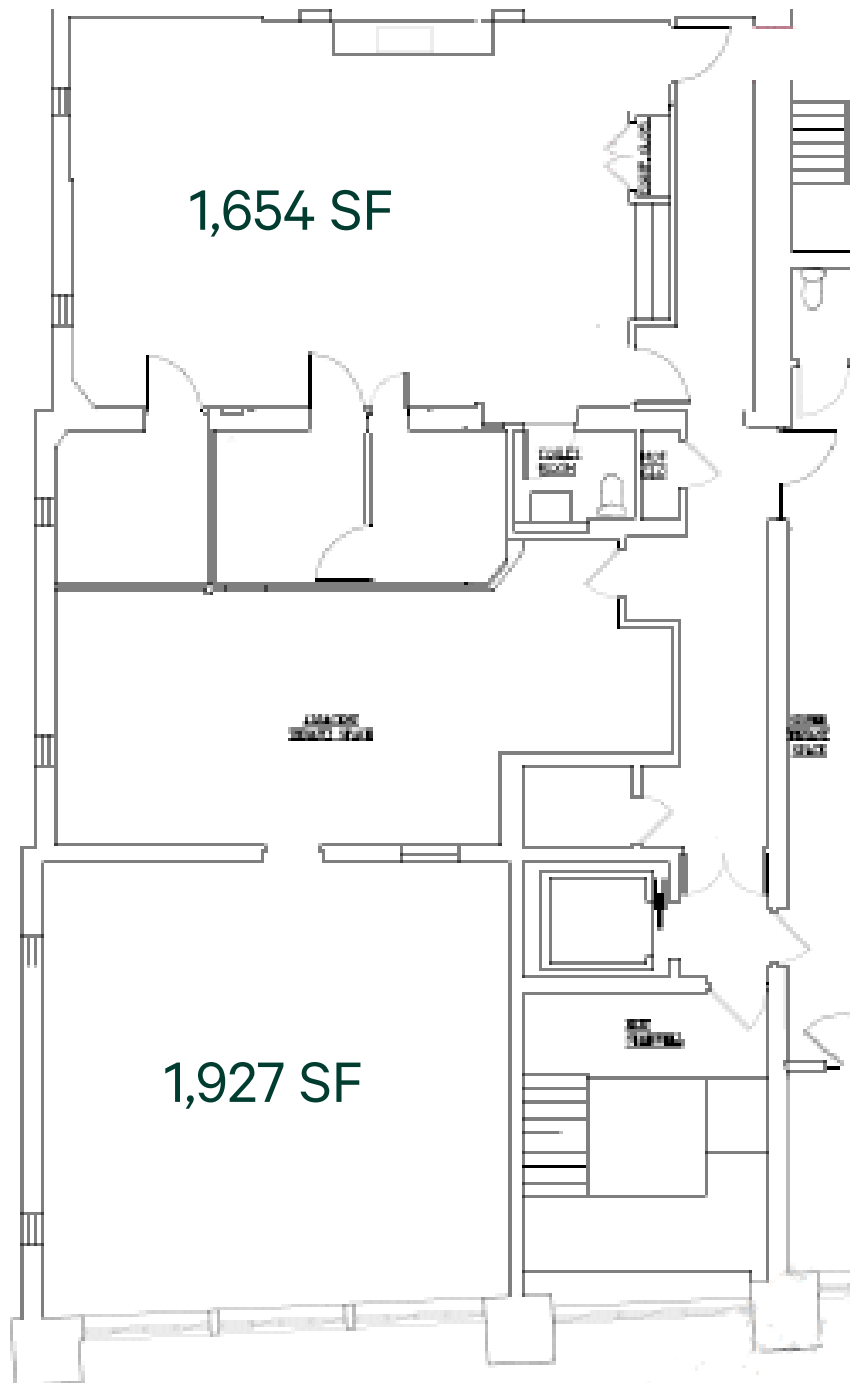
Retail

1. CVS
2. StretchLab
3. lululemon
4. Bluemercury
5. Paper Source
6. west elm
7. DUXIANA
8. HC Deuchler Opticians
9. The Bar Method
10. John Hyatt
11. YMCA

4th Floor Plan - 4,040 RSF



3rd Floor Plans – 5,888 RSF



[View Virtual Tour of 1,654 SF Suite](#)

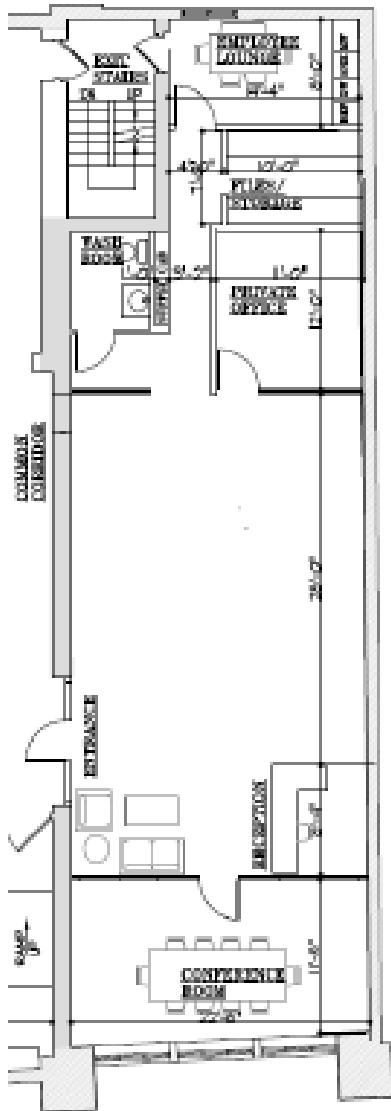
[View Virtual Tour of 1,927 SF Suite](#)



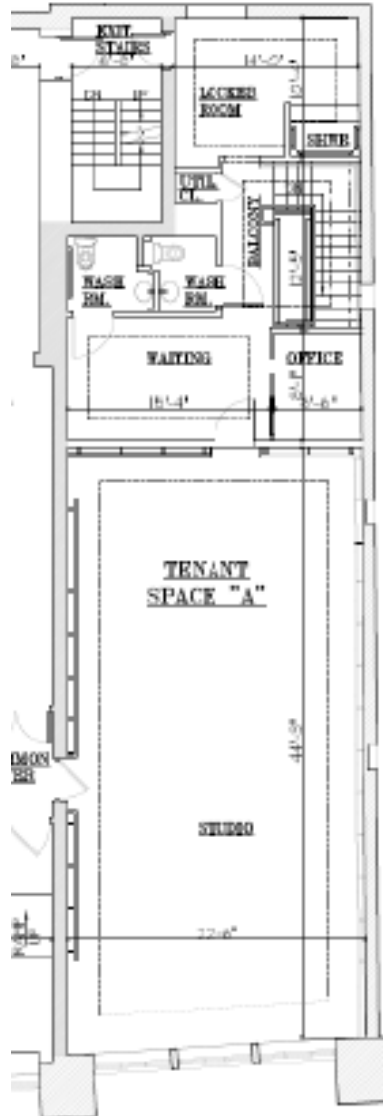
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2nd & 3rd Floor Plans – 4,559 RSF

2nd Floor - 2,252 SF



3rd Floor - 2,307 SF



* Suites are connected by an internal staircase.

For More Information, Please Contact:

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