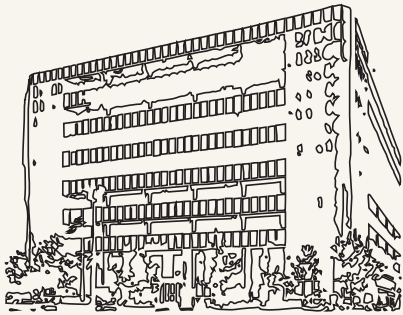




Colliers

229,306 SQUARE FOOT
OFFICE SPACE AVAILABLE
FOR LEASE (MULTIPLE FLOORS)



TOWER270

MICHAEL TESSER

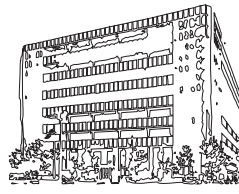
+1 973 299 3004

michael.tesser@colliers.com

Real Estate Salesperson

colliers.com

270 DAVIDSON AVENUE SOMERSET, NEW JERSEY



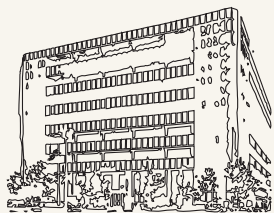
TOWER270

Floor	SF	Comments
Entire 2nd Floor	27,343	-
Partial 3rd Floor	5,598	-
Entire 4th Floor	30,997	-
Partial 5th Floor	4,608	-
Partial 6th Floor	3,721	-
Partial 7th Floor	14,972	Divisible

PROPERTY FEATURES

- New fitness center, conference center, and café
- Newly renovated lobby and common areas
- Capital projects completed: New roof, parking lot, fire alarm system, new front and rear entrance, and elevators
- On-site property management
- Executive covered parking
- 4-way interchange on Route 287 at Exit 10
- Routes 18, 22 and 27 nearby
- Convenient to restaurants, hotels (Double Tree, Courtyard by Marriott & Holiday Inn)
- Parking: 713 free surface spaces are available, 58 free covered spaces, ratio 4.00/1,000 SF





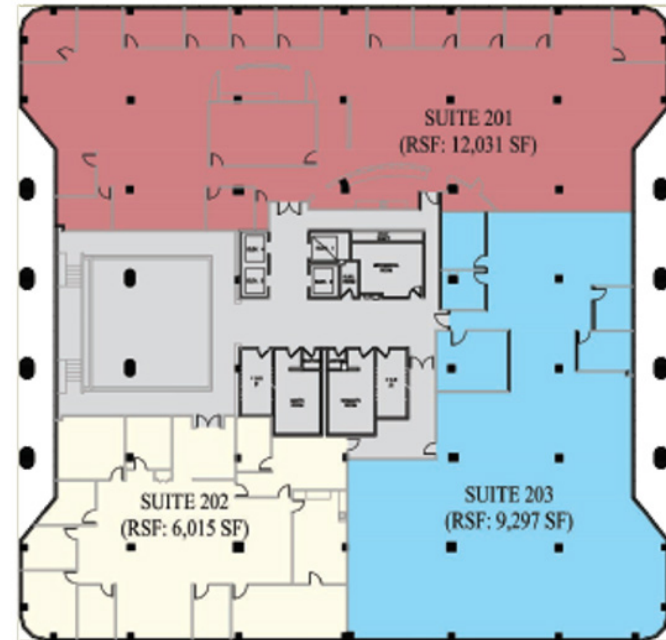
TOWER270

PROPERTY AMENITIES

Floorplans

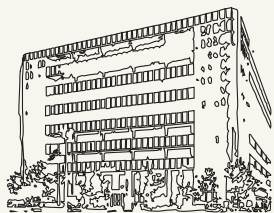
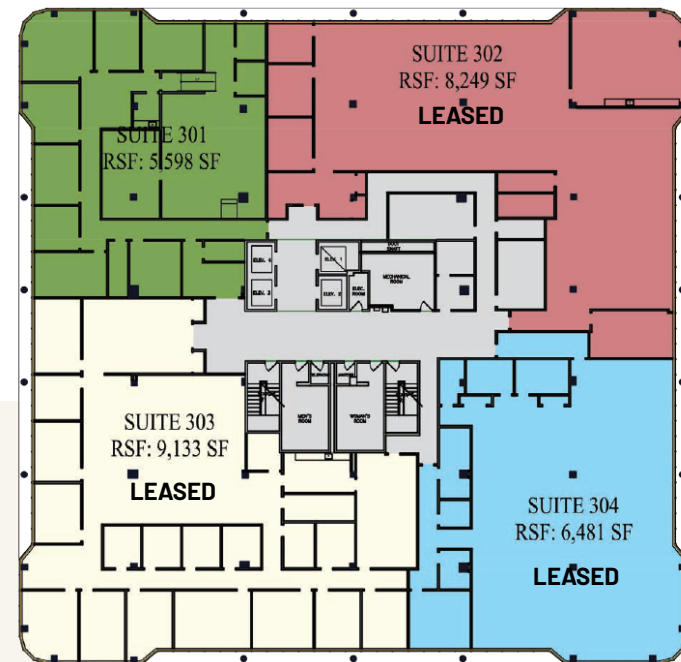
ENTIRE SECOND FLOOR

27,343 RSF



PARTIAL THIRD FLOOR

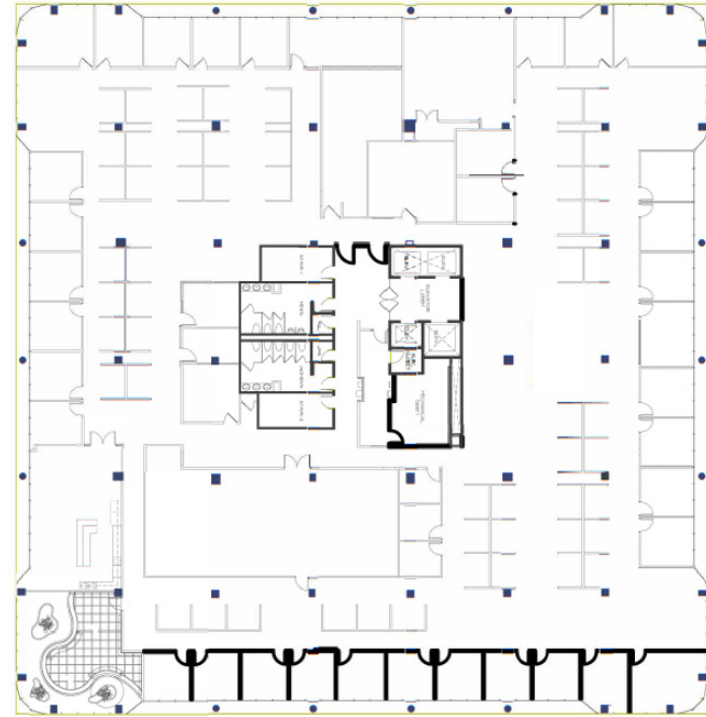
5,598 RSF



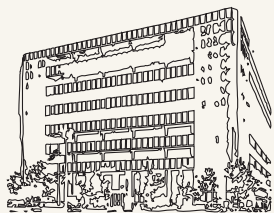
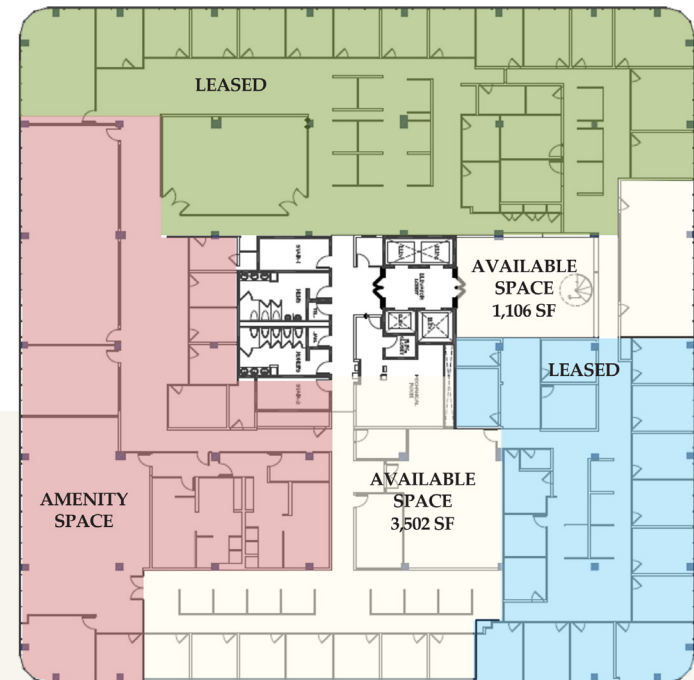
TOWER 270

Floorplans

ENTIRE FOURTH FLOOR
30,997 RSF



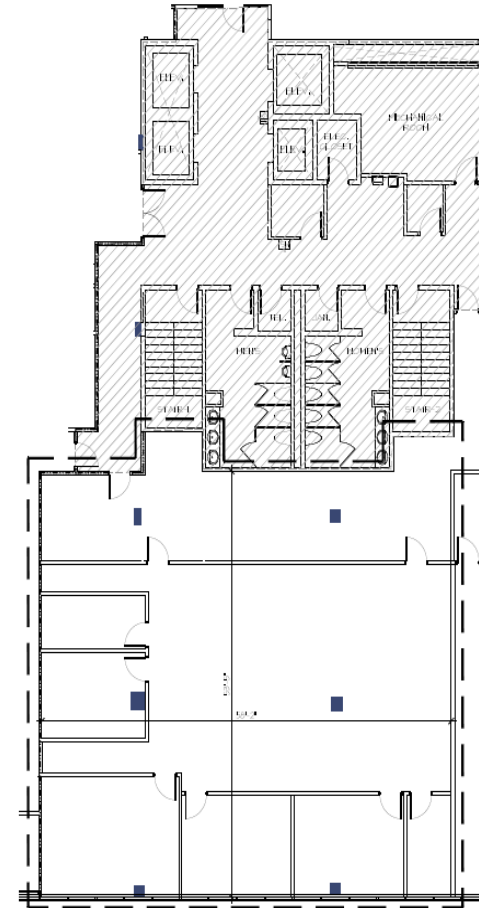
PARTIAL FIFTH FLOOR
4,608 RSF



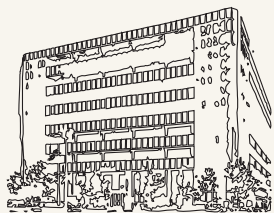
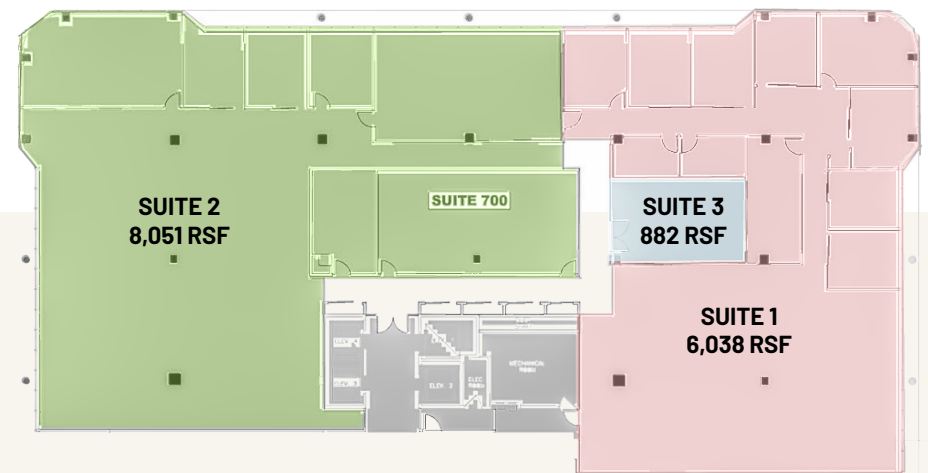
TOWER 270

Floorplans

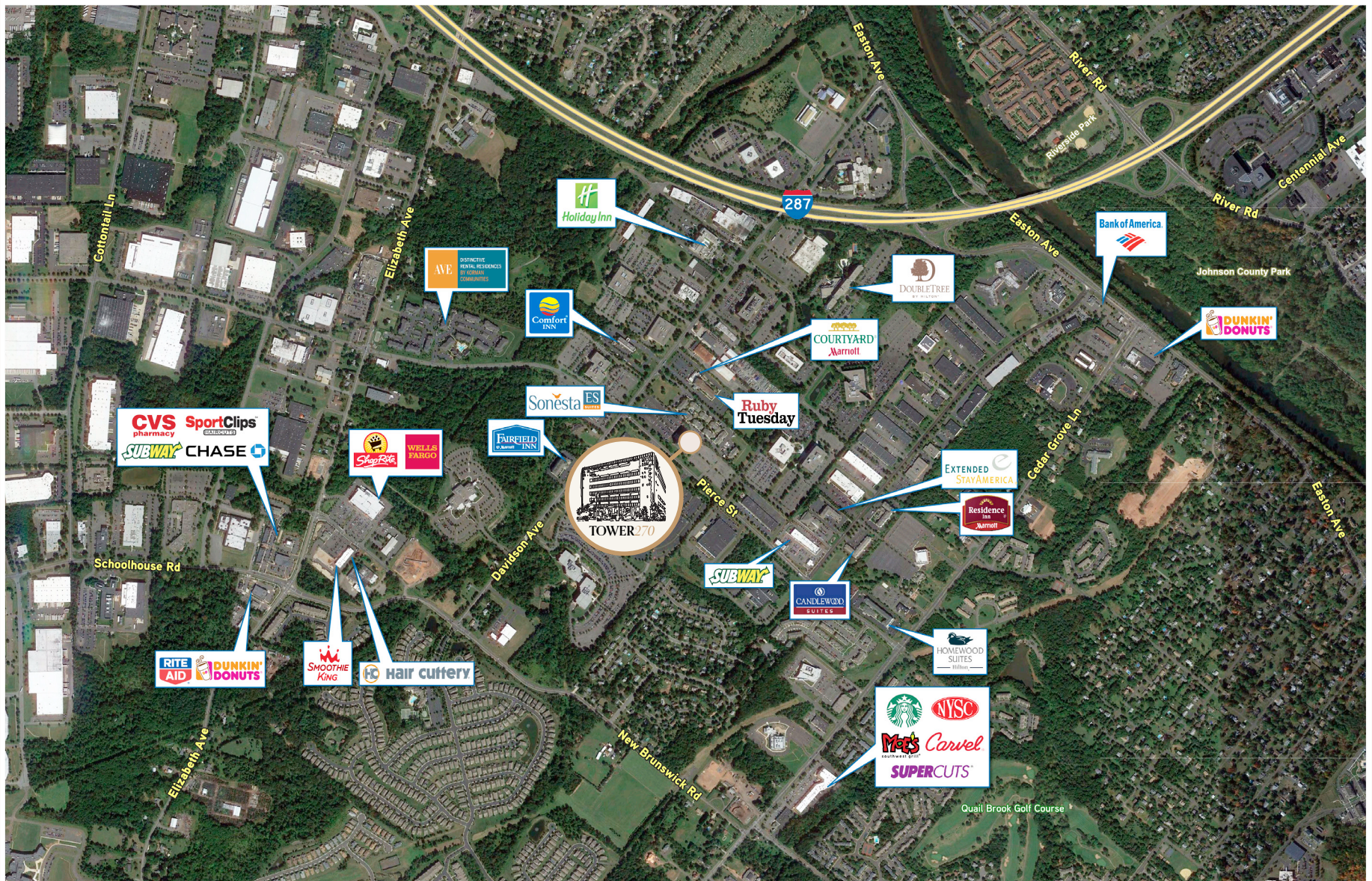
PARTIAL SIXTH FLOOR
3,721 RSF



PARTIAL SEVENTH FLOOR
14,972 RSF (Divisible)



TOWER 270



No representation is made as to the accuracy of the information furnished herein and same is submitted subject to errors, omissions, change of prices, rental, or other conditions, prior sale, lease, sublease, and/or withdrawal without notice. While every attempt is made to ensure accuracy, the floor plan(s) is for guidance only. The measurements, dimensions, specifications, and other data shown are approximate and may not be to scale. We assume no responsibility for the accuracy of the floor plan(s) or for any action taken in reliance thereon. The floor plan(s) do not create any representation, warranty or contract. All parties should consult a professional, such as an architect, to verify the information contained herein. The furnishing of this information shall not be deemed a hiring. A commission in accordance with our principal's schedule of rates and conditions will be paid to the procuring Broker who executes our or our principal's brokerage agreement, subject to a fully consummated transaction upon terms and conditions acceptable to our principal. Colliers International NJ LLC

