

A Distinctive Corporate Address
Along the I-78 Corridor



INDEPENDENCE

BOULEVARD
WARREN, NJ

Partial floor opportunities
within Warren's premier executive
office environment

FOR LEASE



Positioned for Visibility, Connectivity & Growth

25 Independence Boulevard offers a refined suburban office environment strategically positioned within New Jersey's prestigious I-78 Corridor. Located immediately off Exit 33 and minutes from I-287, the property combines exceptional regional accessibility with a highly amenitized corporate setting in the heart of Warren, New Jersey.

Designed to accommodate a wide range of occupancy strategies, the building offers partial-floor opportunities ideal for regional offices, and growth-oriented users seeking identity, efficiency, and long-term flexibility.

Surrounded by executive housing communities, established corporate campuses, and premier lifestyle amenities, 25 Independence Boulevard delivers an elevated workplace experience within one of the region's most affluent and connected business corridors.

PARTIAL FLOOR OPPORTUNITIES ACROSS 3 FLOORS

IMMEDIATE HIGHWAY ACCESS

WALKABLE AMENITIES

LOBBY EXPOSURE FOR STRONG TENANT IDENTITY

RECENTLY RENOVATED INTERIORS

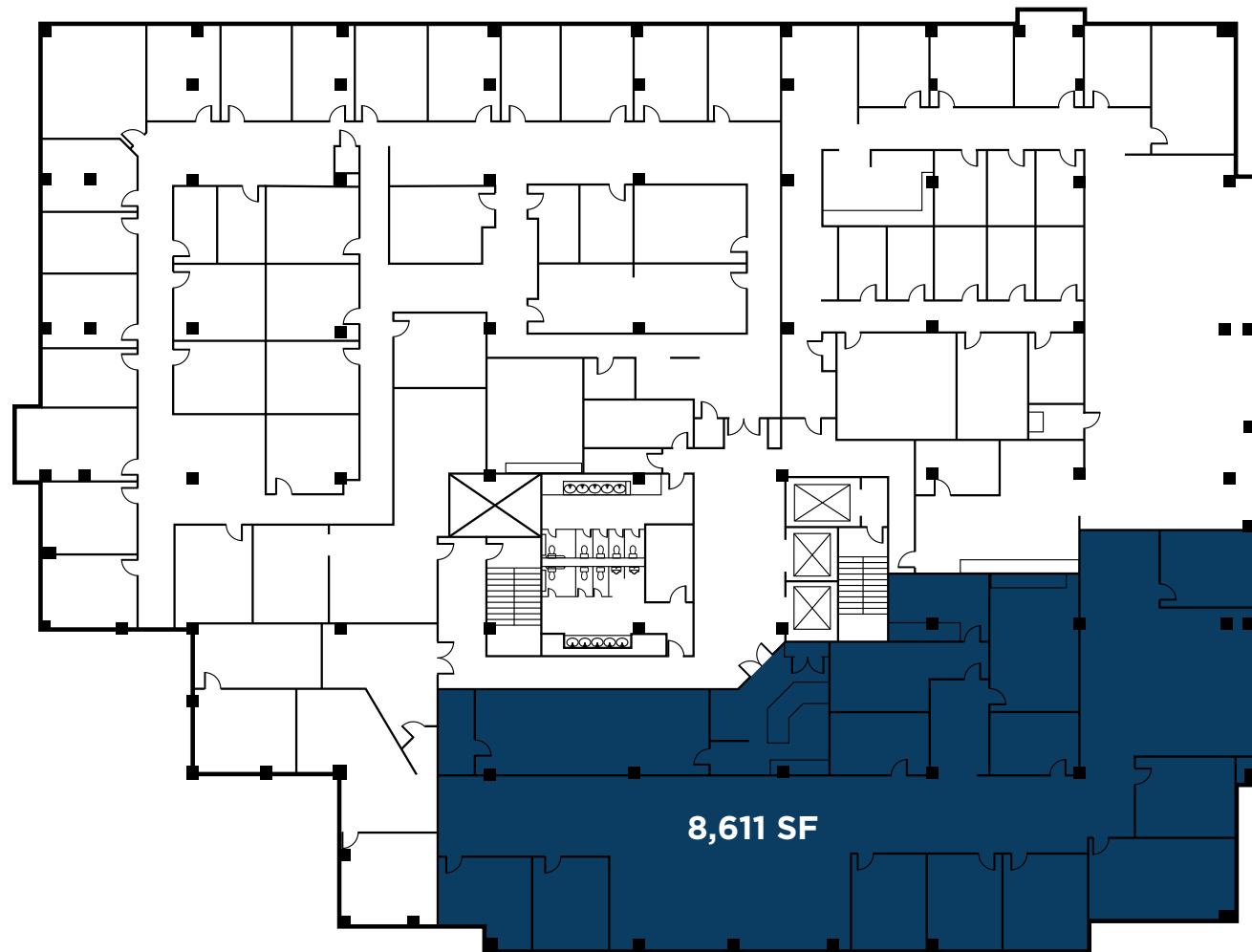
ENERGY STAR RATED BUILDING

ENTREPRENEURIAL OWNERSHIP PRESENCE

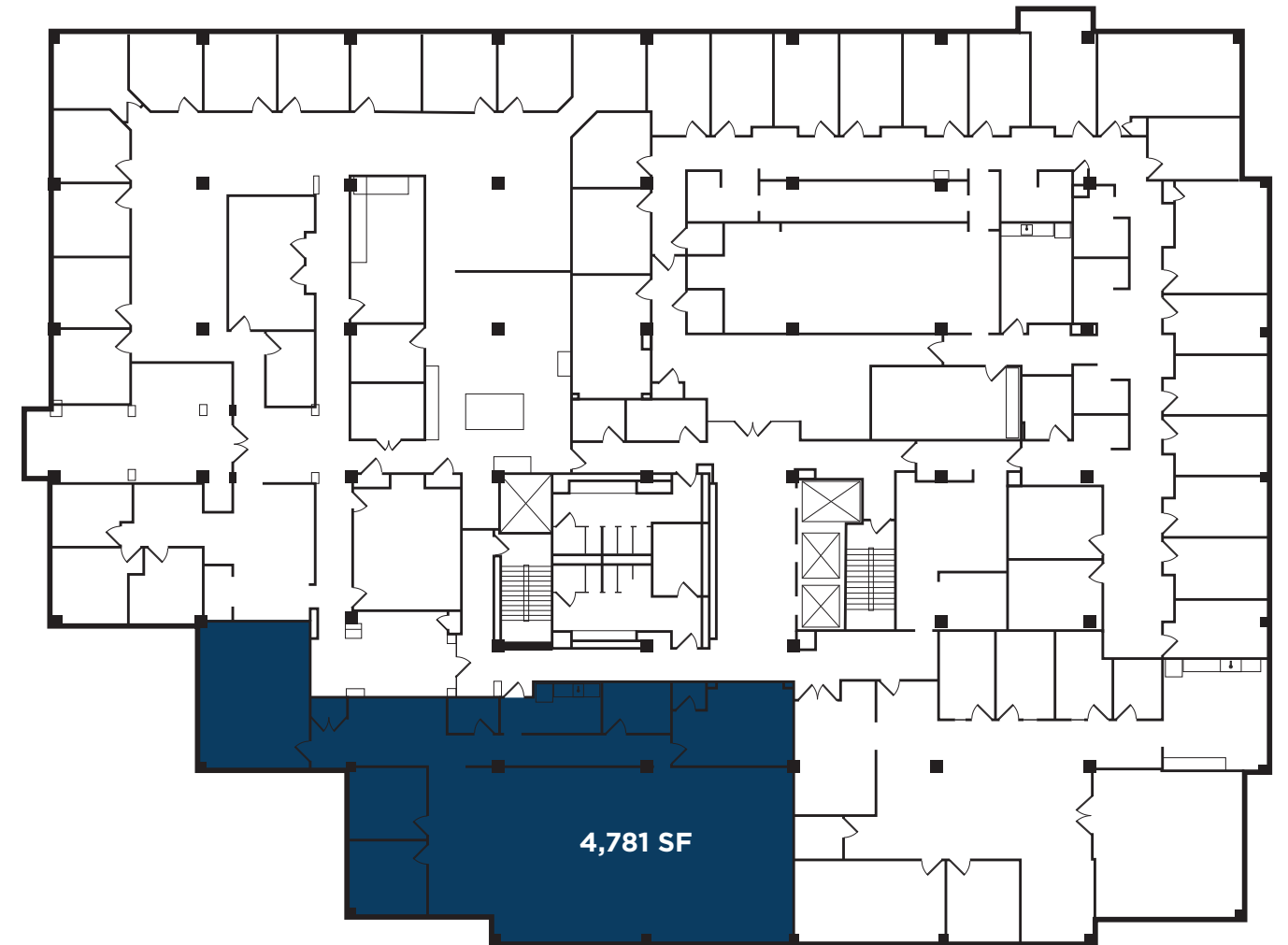
COVERED PARKING



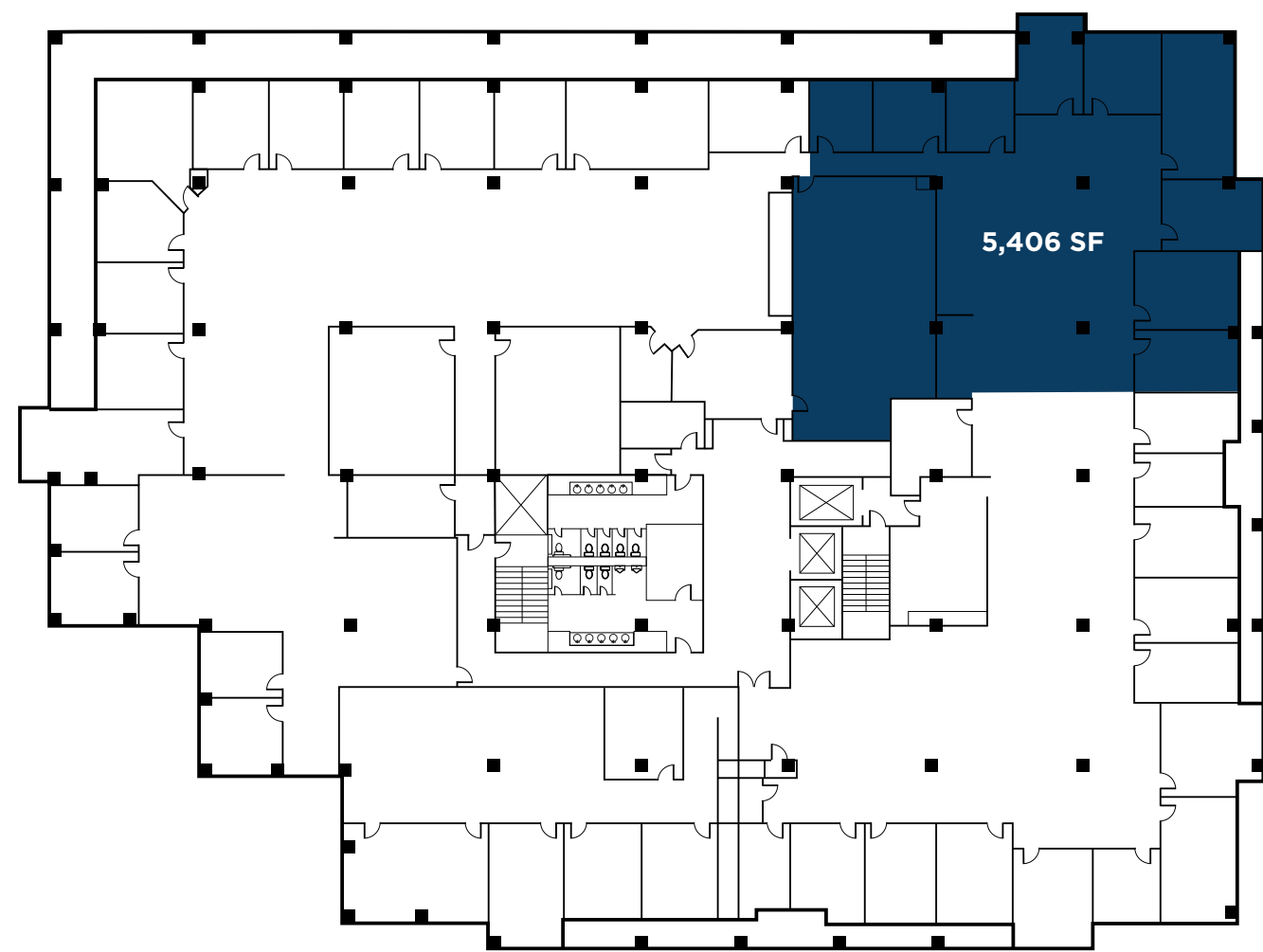
Partial Fourth Floor
8,611 SF



Partial Third Floor
4,781 SF



Partial Second Floor
5,406 SF





MINUTES
TO I-287

IMMEDIATE

BERKELEY HEIGHTS
ACCESS TO I-78 EXIT 33

ACCESSIBLE TO
NEW YORK CITY
& PENNSYLVANIA



25 MINUTES
TO NEWARK LIBERTY
INTERNATIONAL AIRPORT

Walkable Amenities. Executive Convenience.

Tenants benefit from immediate access to a growing collection of dining, hospitality, wellness, and convenience amenities located within walking distance of the property. Nearby retail destinations and hospitality offerings create a highly functional workplace environment that supports both employees and visitors throughout the workday.

100+
RESTAURANTS
& CAFES

45+
RETAIL/
GROCERY

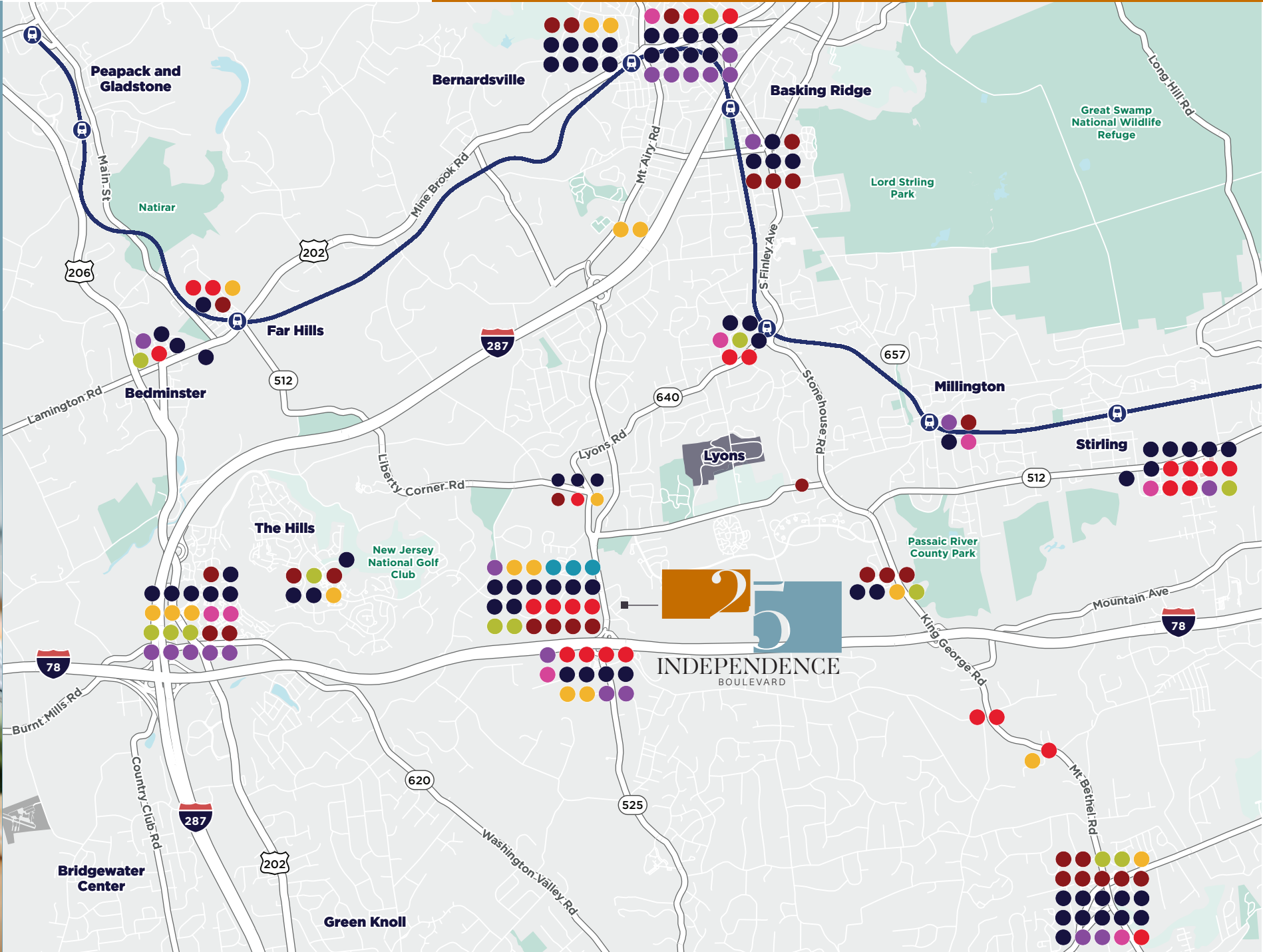
20+
BANKS/
FINANCIAL

17
FITNESS
CENTERS



LEGEND

- RAIL STATIONS / GLADSTONE BRANCH LINE
- BANK
- FITNESS
- CAFE
- GROCERY
- HOTEL
- PHARMACY
- RESTAURANT
- RETAIL



Within New Jersey's Wealth Belt

25 Independence Boulevard is situated within one of New Jersey's most affluent and highly educated suburban markets. Surrounded by executive housing communities including Basking Ridge, Bedminster, Far Hills, and Bernardsville, the property offers access to a premier workforce demographic and an established corporate ecosystem.

The surrounding region continues to attract leading pharmaceutical, technology, financial, and professional services firms seeking strategic suburban locations with exceptional accessibility and lifestyle amenities.



WEALTH
BELT



\$247K+
AVERAGE HOUSEHOLD INCOME
WITHIN 3 MILES

94%+
WHITE COLLAR
WORKFORCE

**HIGHLY
EDUCATED**
LABOR POOL

ESTABLISHED
EXECUTIVE RESIDENTIAL
MARKET

STRONG
CORPORATE PRESENCE
THROUGHOUT THE CORRIDOR



INDEPENDENCE

BOULEVARD



CONTACT US TODAY TO TOUR THIS OPPORTUNITY

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