



140,000 SF Class A Office Building

Property Highlights

- 3-story open atrium with skylights
- On-site, full-service cafeteria with landscaped outdoor patio
- On-site conference center with training tables and flat screen TV
- Complimentary Wi-Fi throughout including outdoor patio
- Visible from I-287 near the interchange of I-78 and Route 22 with building signage available
- Loading/unloading area with direct access to freight elevator
- Basement storage



For more information, please contact:

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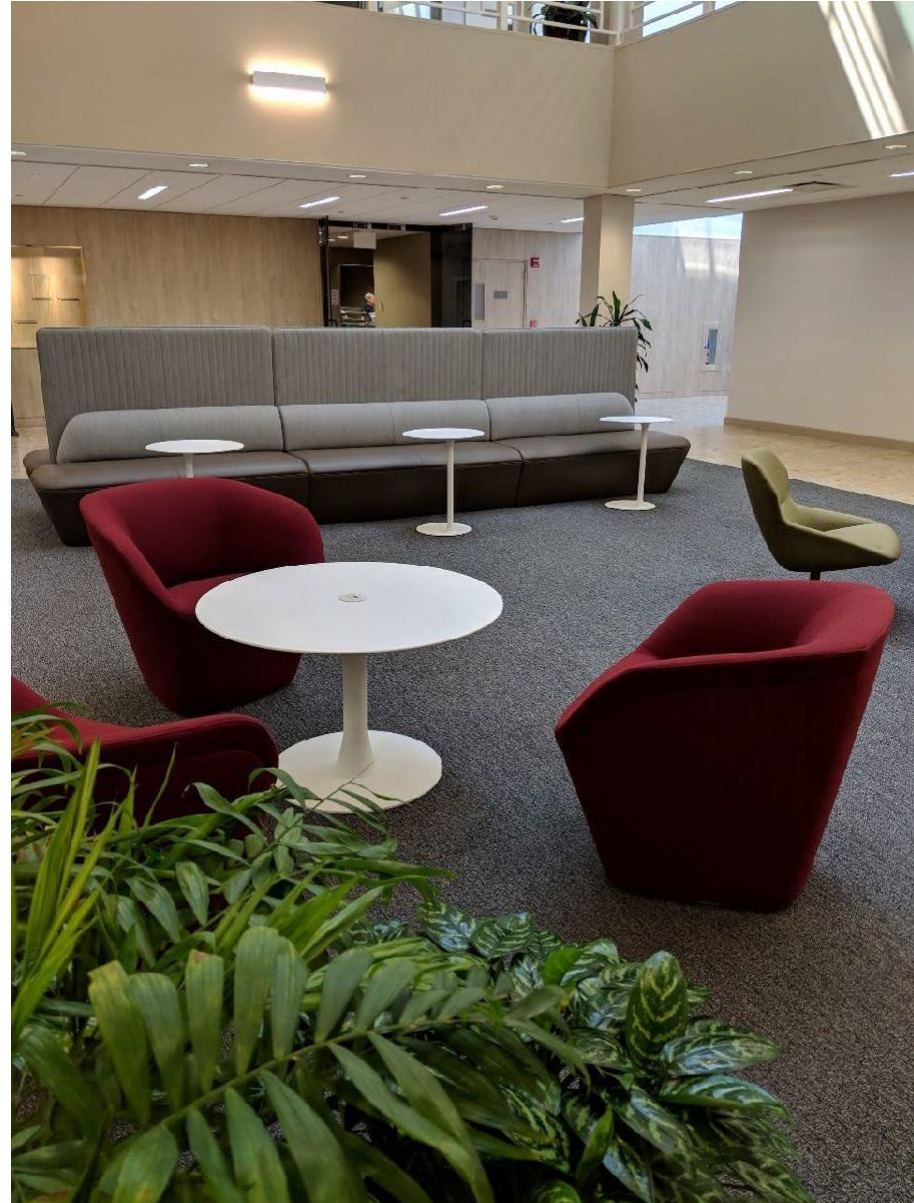
<i>Floor</i>	<i>Size</i>	<i>Available</i>
First Floor	3,982 SF	Immediately
Second Floor	5,997 SF	September 2025
Third Floor	8,386 SF	Immediately



PATIO- GARDEN SEATING



SHARED CONFERENCE ROOM



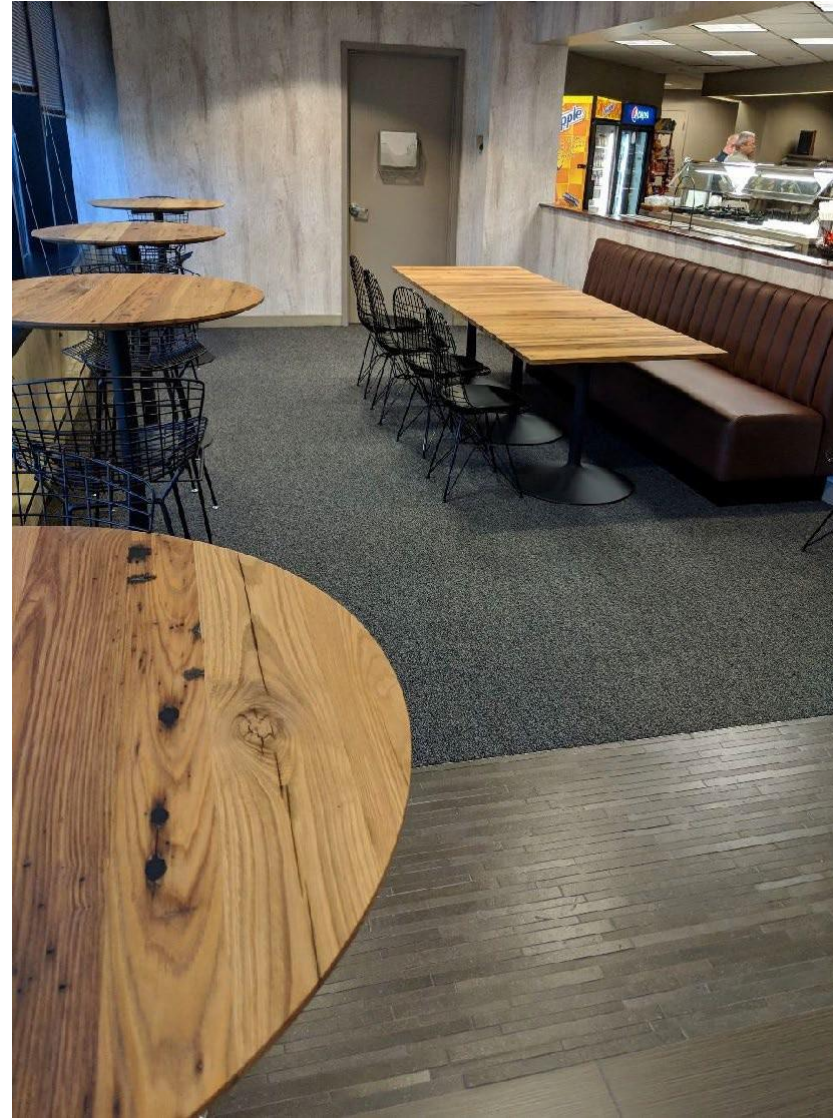
LOBBY- ATRIUM DETAILS



CAFÉ SEATING- MEETING AREA

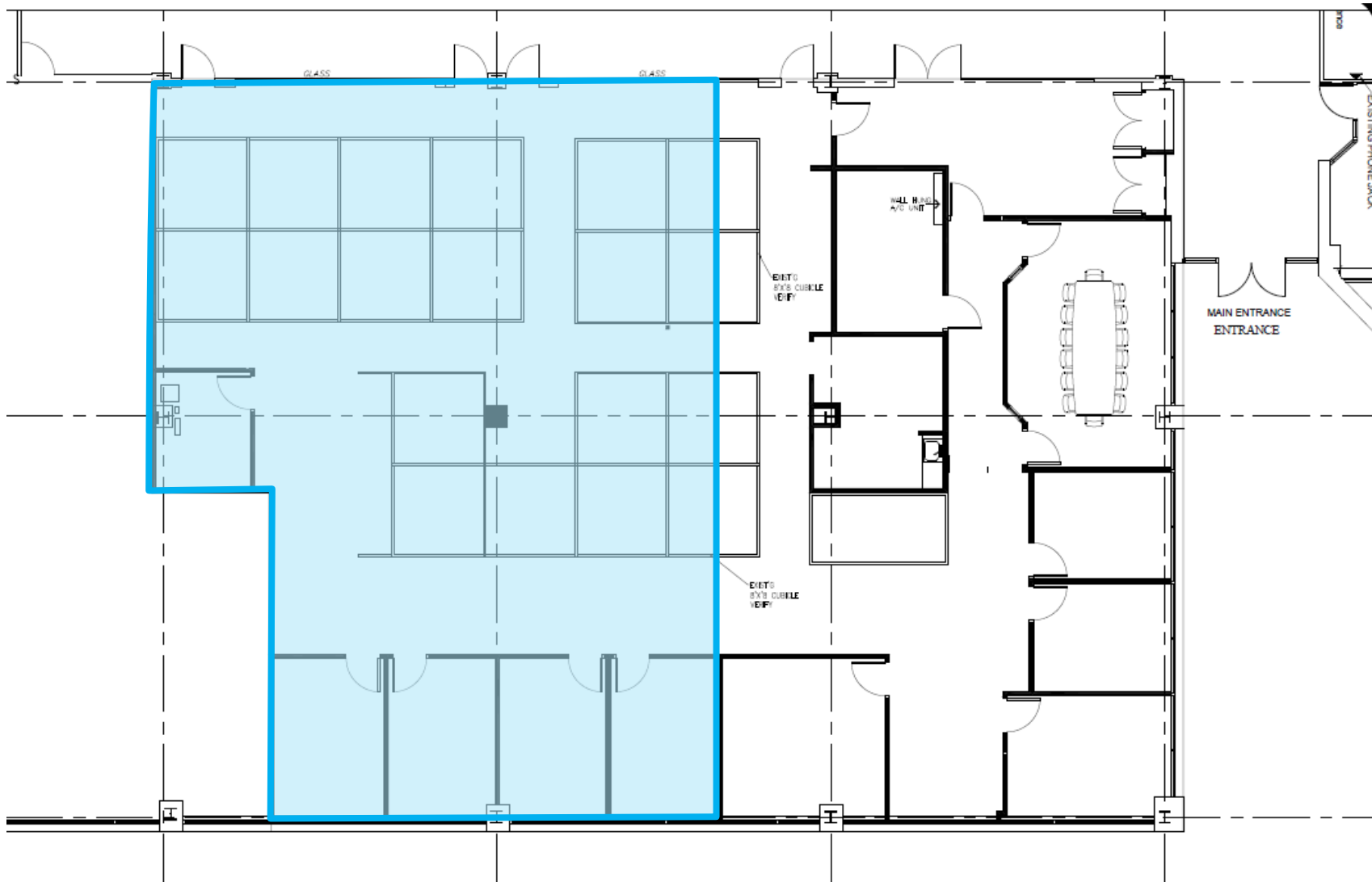


CAFÉ COUNTER

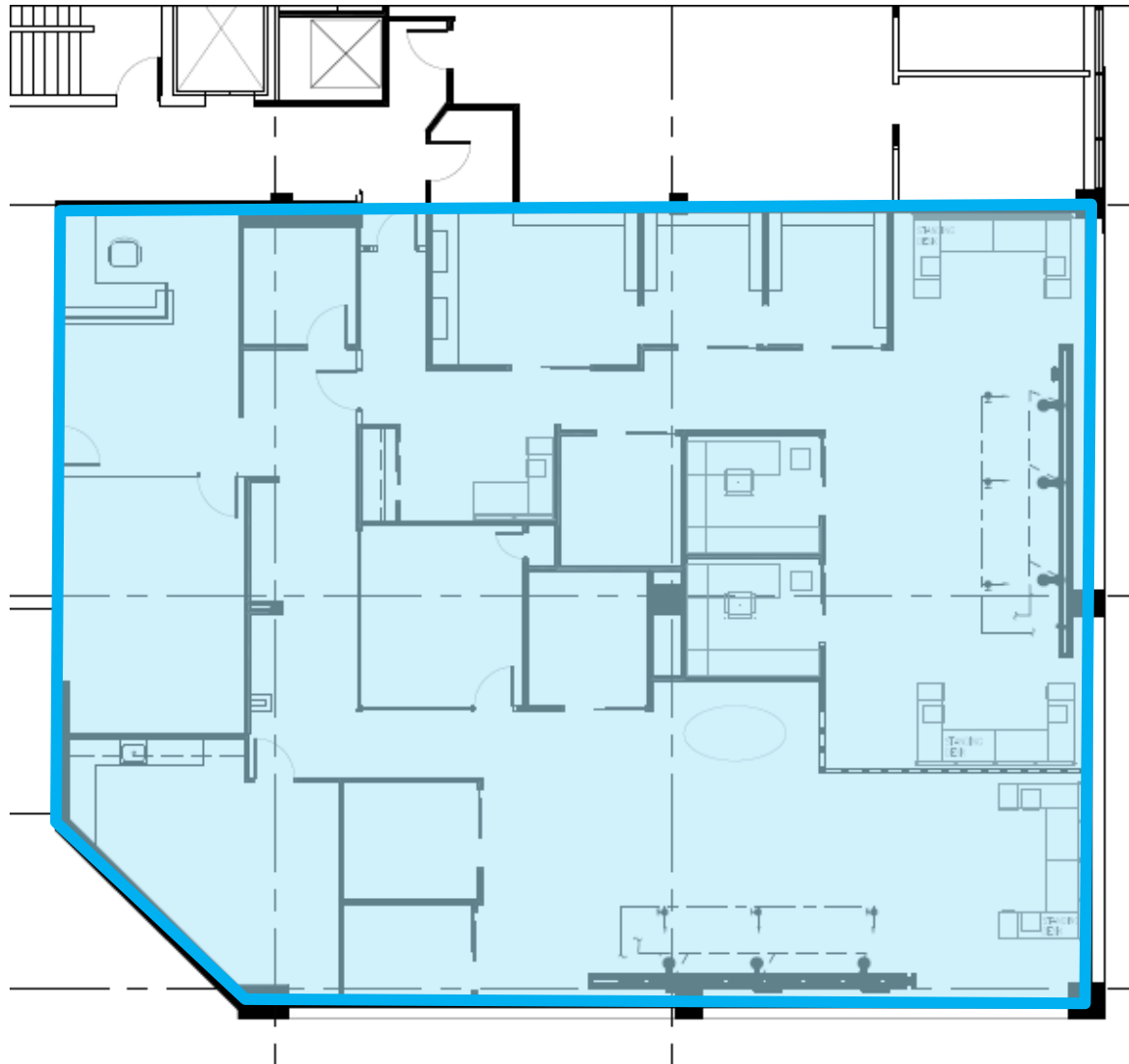


"COFFEE HOUSE"

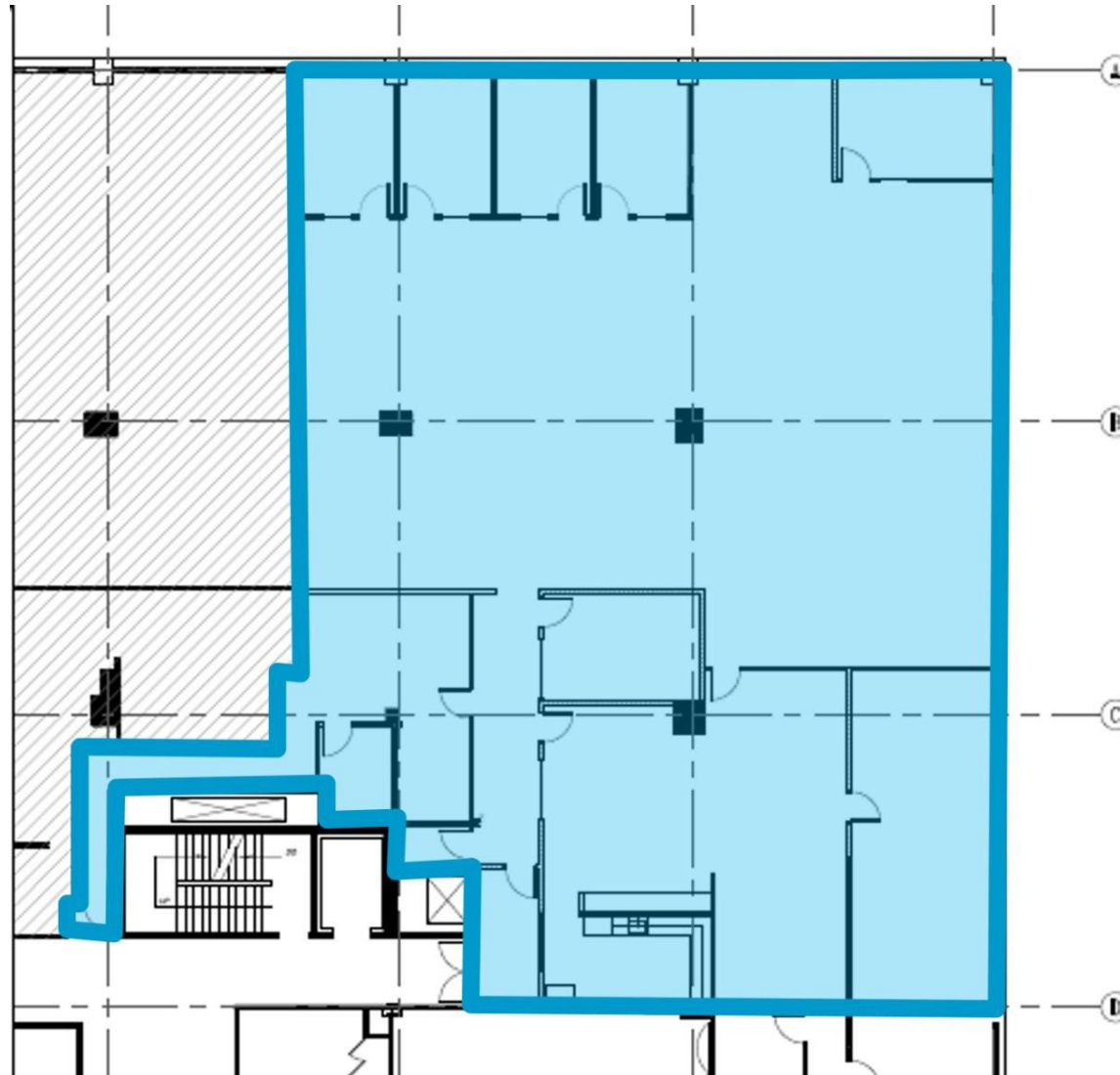
First Floor – Floor Plan | Available Space: 3,982 SF



Second Floor – Floor Plan | Available Space: 5,997 SF



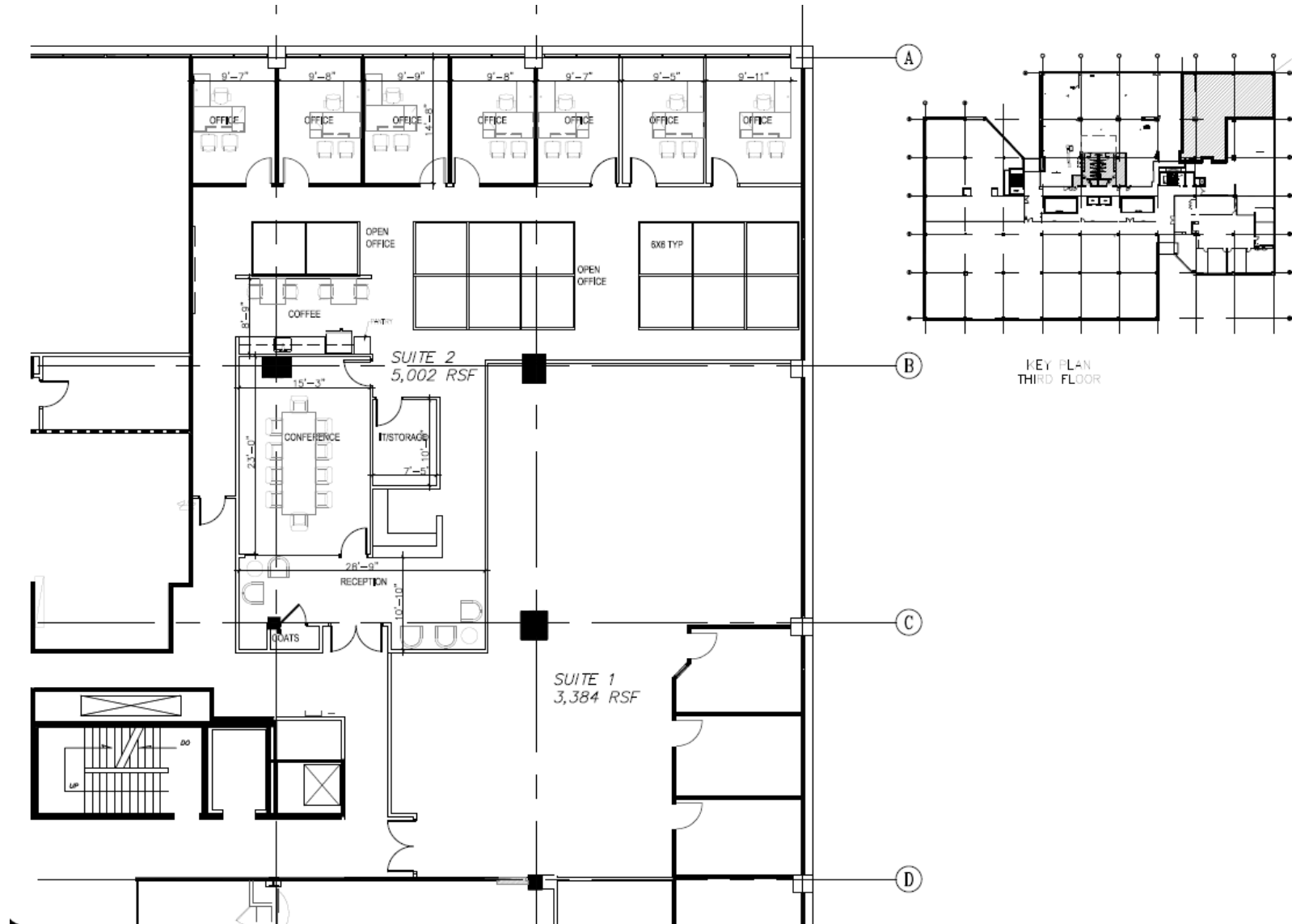
Third Floor – Floor Plan | Available Space: 8,386 SF



Third Floor – Floor Plan / Conceptual Plan: Test Fit



Third Floor – Floor Plan / Conceptual Subdivision Plan: Test Fit



HVAC SYSTEMS

Two McQuay roof top units providing nominally 222 tons of cooling to Variable Air Volume boxes throughout the building. The VAVs are controlled via Direct Digital Controls and an Energy Management System that is monitored off-site 24/7/365.

ELECTRICAL

4000 amps; distributed 480/277. Nominal 20 watts per square foot.

UTILITIES

City sewer and water, by Township of Bridgewater and NJ American Water, respectively. Gas and electric provided by PSE&G.

COMMUNICATIONS

Free WiFi is available throughout the common areas, including the outdoor patio. Multiple carriers provide phone and data service to the building including Verizon FiOS & Cablevision.

GLAZING

One inch insulated "low-E" tinted glass "ribbon" windows with 5-foot mullion spacing typical.

COLUMN SPACING

30' x 30' typical

FLOOR LOAD

First floor and basement: 100 PSF live load; Second and third floors: 80 PSF live load.

EXTERIOR

Fully insulated granite panels with aluminum panels and insulated glass.

CEILING HEIGHT

Finished height: +/- 9'. Slab-to-slab clear height: +/- 13'

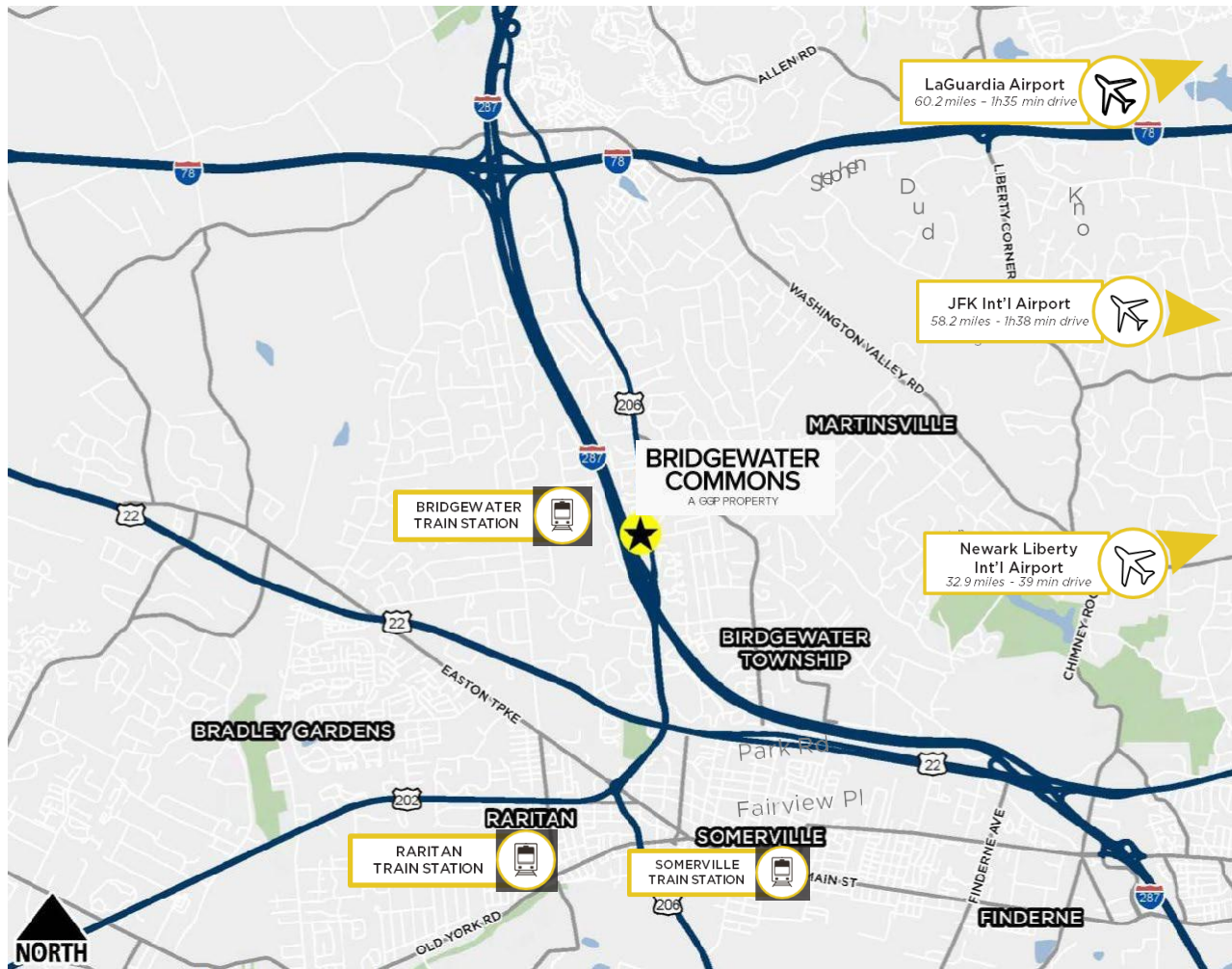
PARKING

492 surface parking spaces, 11 handicap spaces

SECURITY

Building lobby hours are Monday – Friday: 7:00am to 6:00pm. Entry via electronic key card after hours





KEY DISTANCES

- Excellent access to I-287, Routes 202, 206, 22 & I-78

MASS TRANSIT

- Bridgewater Station
- Raritan Station
- Somerville Station

CONTACT

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