

A Distinctive Corporate Address
Along the I-78 Corridor



INDEPENDENCE

BOULEVARD

WARREN, NJ

Flexible full-floor opportunities
within Warren's premier executive
office environment

120,300 RSF

4 Floors



Positioned for Visibility, Connectivity & Growth

20 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 flexible full-floor and partial-floor opportunities ideal for headquarters, 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, 20 Independence Boulevard delivers an elevated workplace experience within one of the region's most affluent and connected business corridors.

UP TO 79,809 SF AVAILABLE

FULL-FLOOR OPPORTUNITIES

DIVISIBLE FLOORPLATES

IMMEDIATE HIGHWAY ACCESS

WALKABLE AMENITIES

ON-SITE CAFÉ

RENOVATED LOBBY EXPERIENCE

ENERGY STAR RATED BUILDING

ENTREPRENEURIAL OWNERSHIP PRESENCE



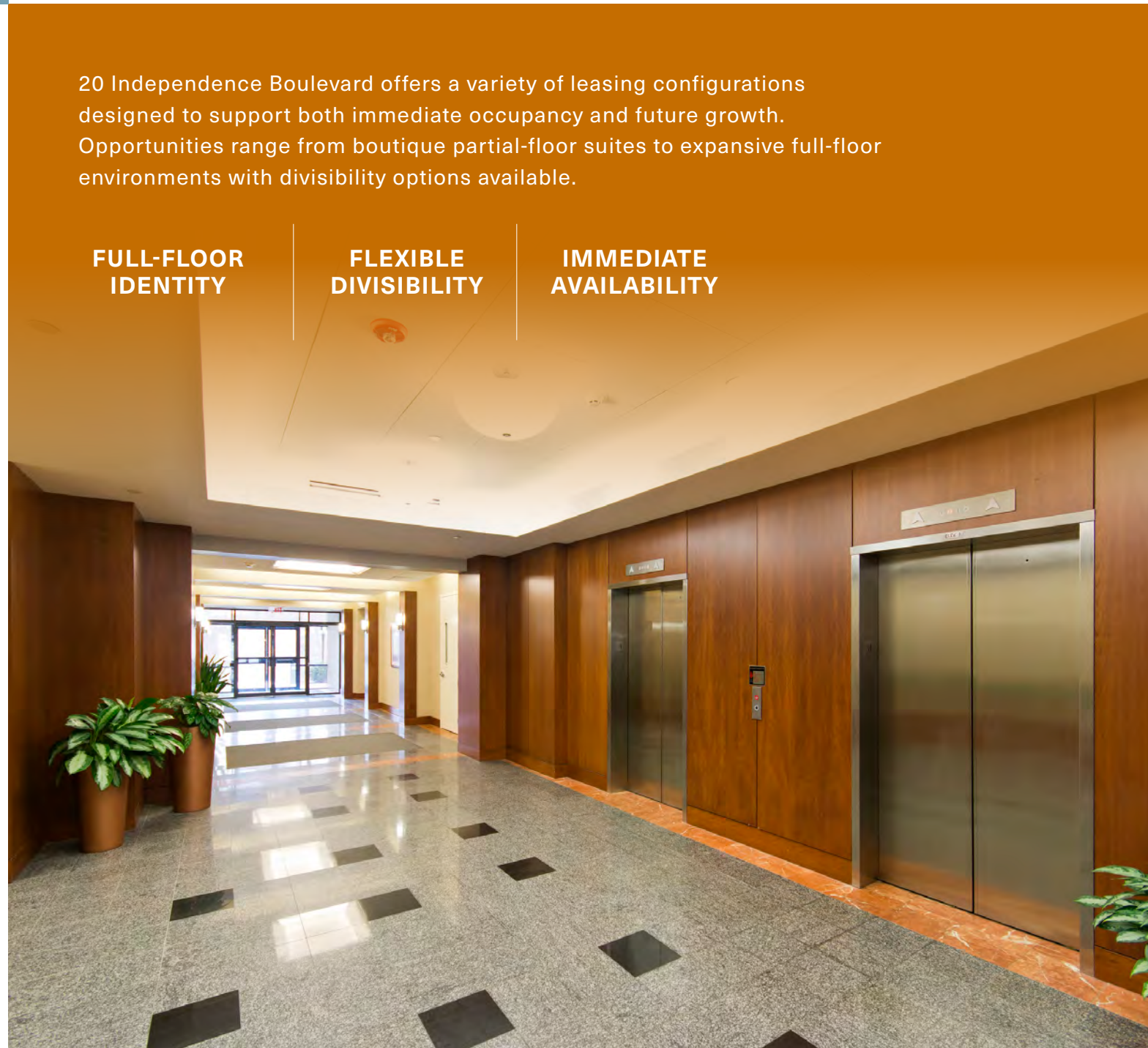
Flexible Opportunities at Scale

20 Independence Boulevard offers a variety of leasing configurations designed to support both immediate occupancy and future growth. Opportunities range from boutique partial-floor suites to expansive full-floor environments with divisibility options available.

**FULL-FLOOR
IDENTITY**

**FLEXIBLE
DIVISIBILITY**

**IMMEDIATE
AVAILABILITY**



FOURTH FLOOR

(PARTIAL)

±10,976 SF

THIRD FLOOR

±35,217 SF

SECOND FLOOR

(DIVISIBLE)

±31,766 SF

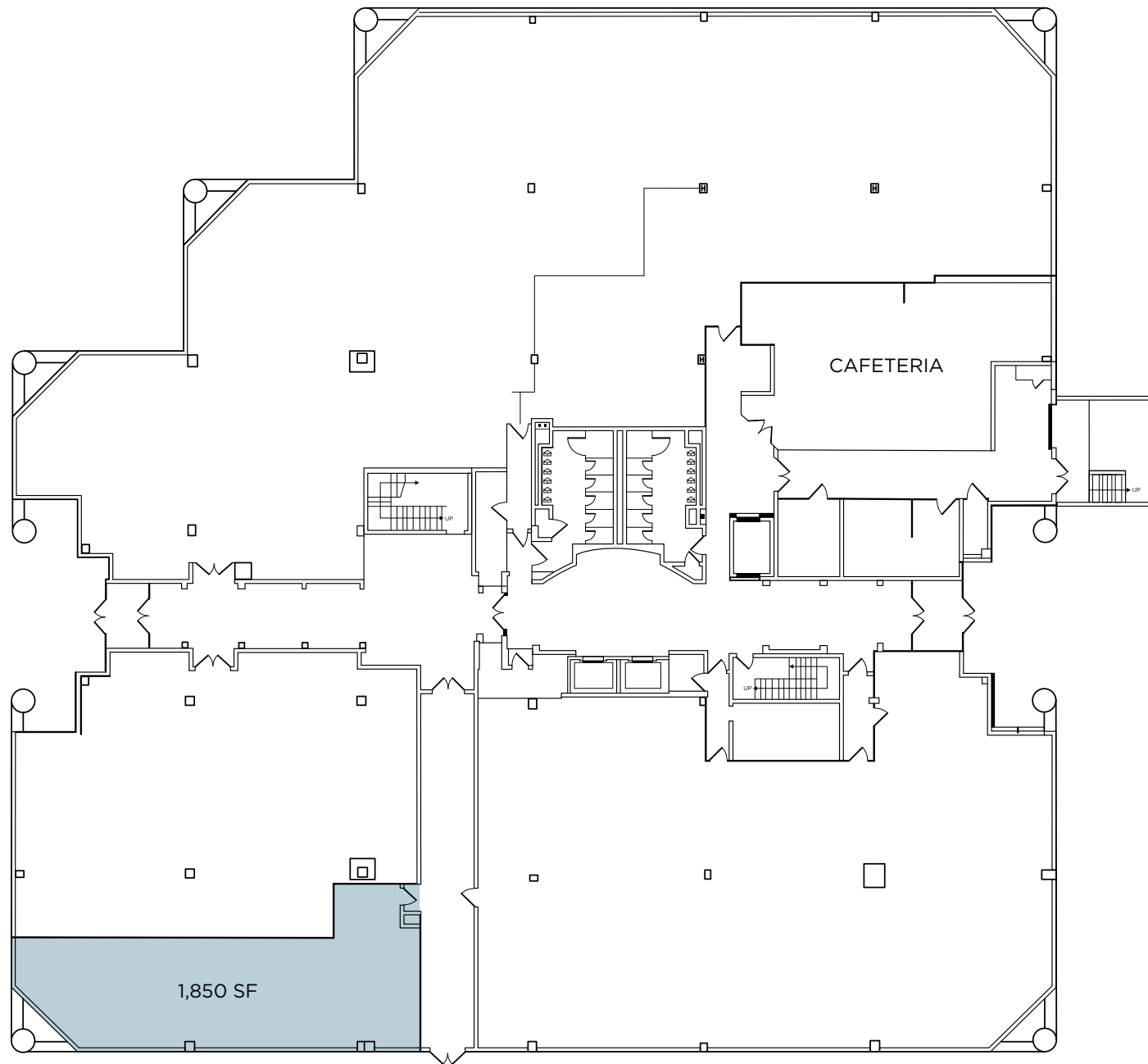
FIRST FLOOR

(PARTIAL)

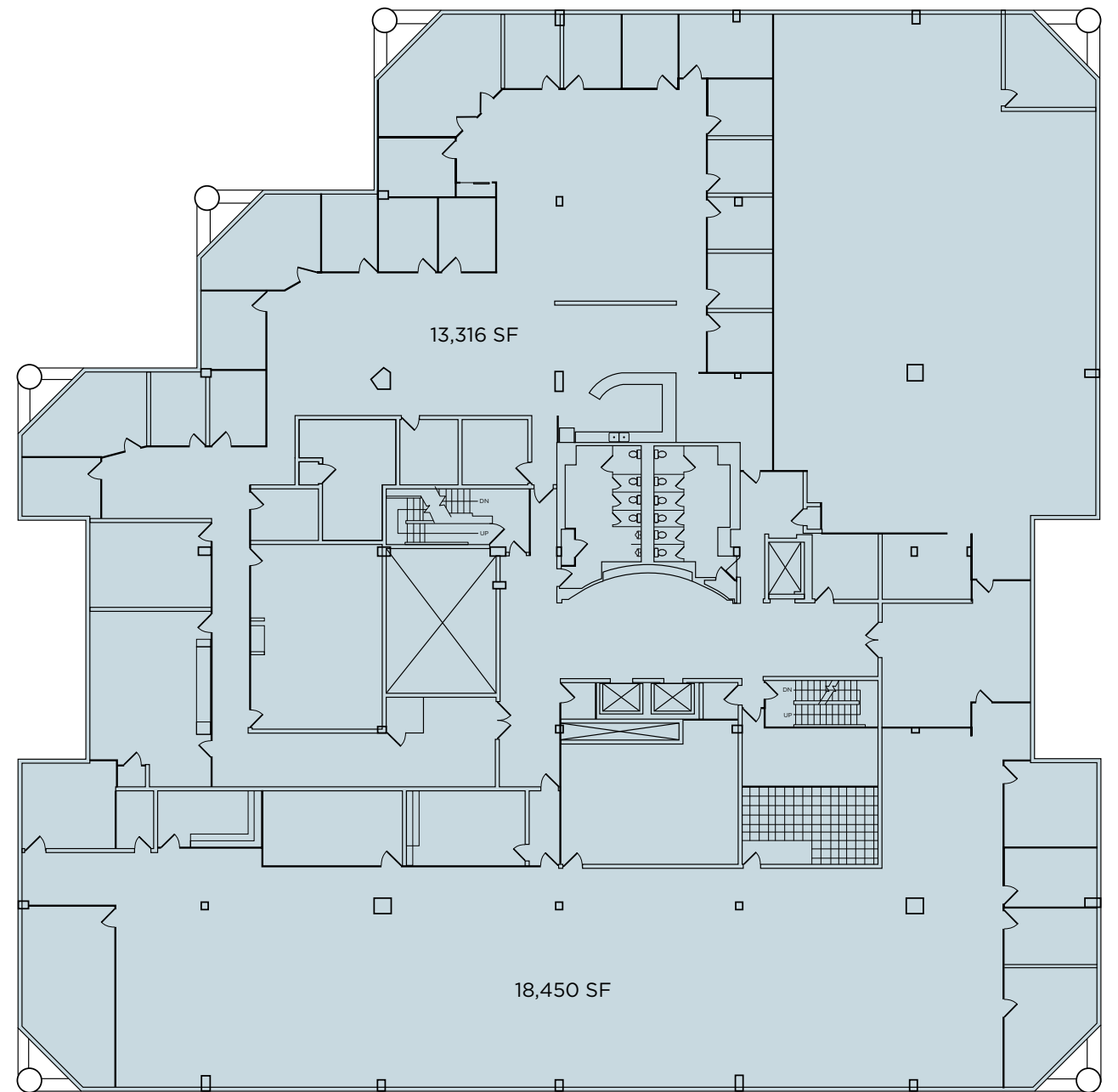
±1,850 SF



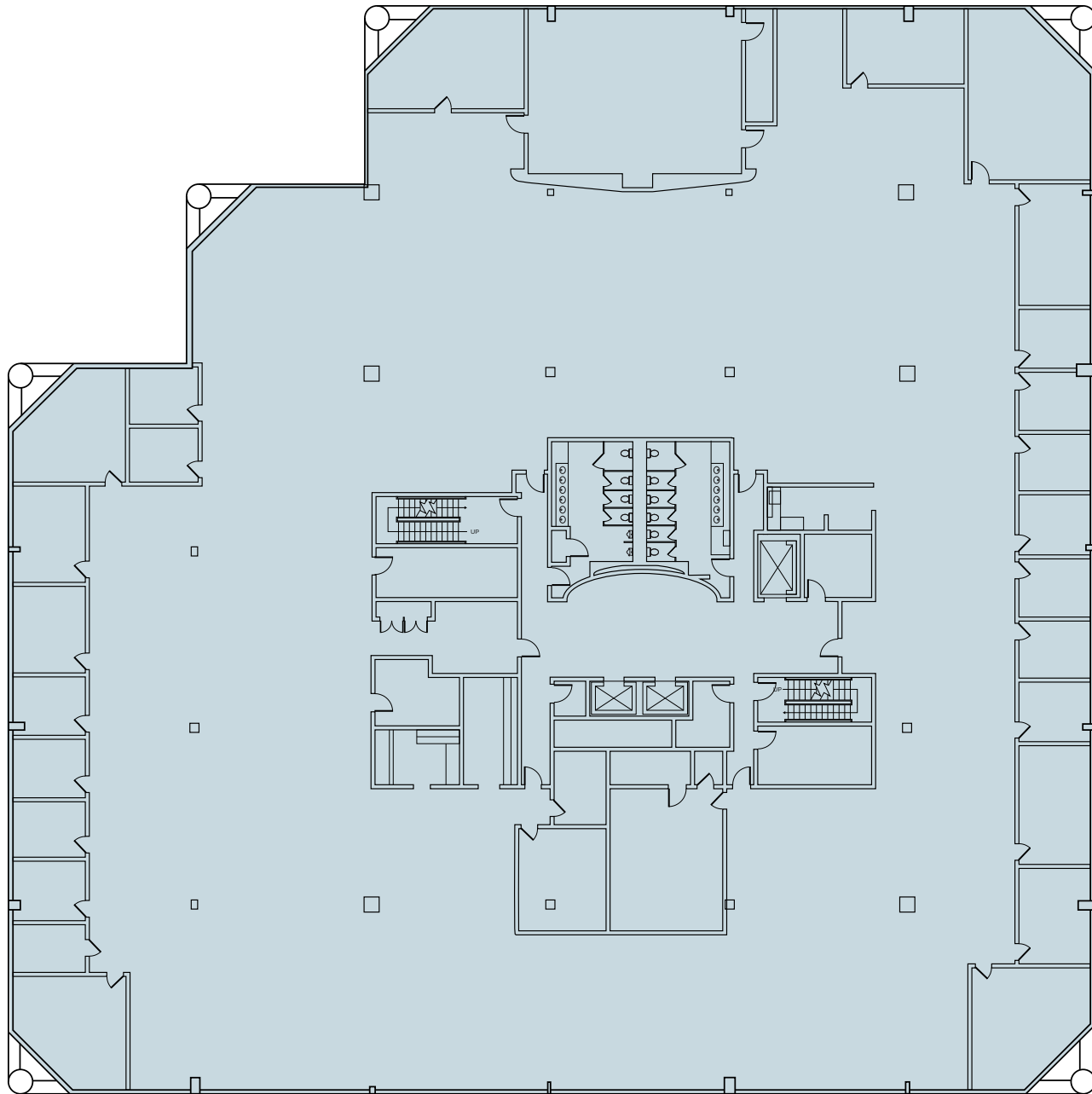
Partial First Floor
1,850 SF



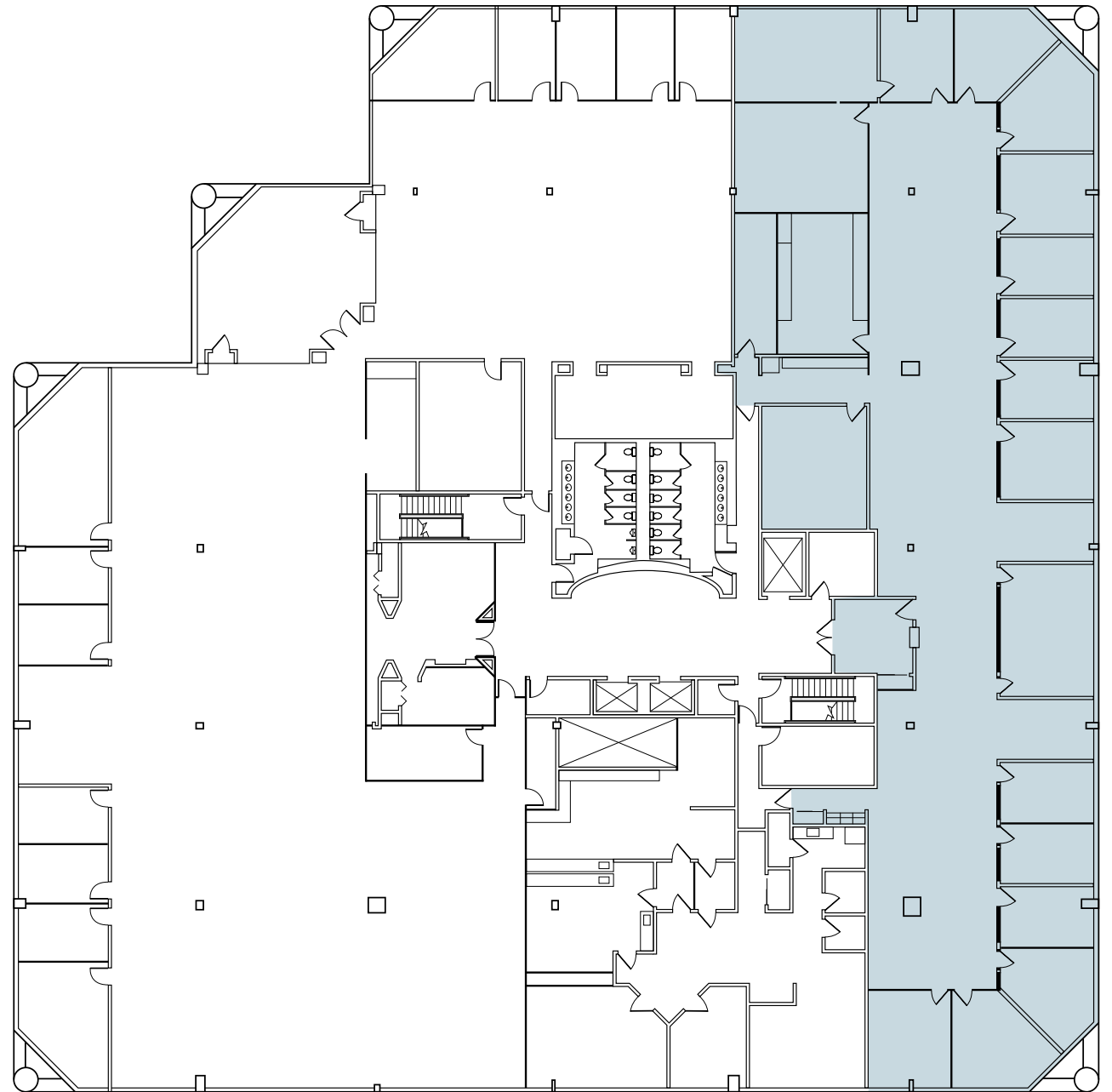
Entire Second Floor
31,766 SF
Divisible to: 13,316 SF | 18,450 SF



Entire Third Floor
35,217 SF



Partial Fourth Floor
10,976 SF



At the Center of New Jersey's Most Connected Corporate Corridor

Positioned directly off I-78 at Exit 33 and minutes from the I-287 interchange, 20 Independence Boulevard offers exceptional regional accessibility throughout New Jersey, New York City, and Eastern Pennsylvania.

Located within Somerset County's established corporate corridor, the property provides immediate access to a highly educated labor pool, executive residential communities, and some of the region's most prominent pharmaceutical, financial, and technology employers.

Newark Liberty International Airport is approximately 25 minutes away, while nearby hospitality, dining, and retail amenities further support tenant convenience and business operations.



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

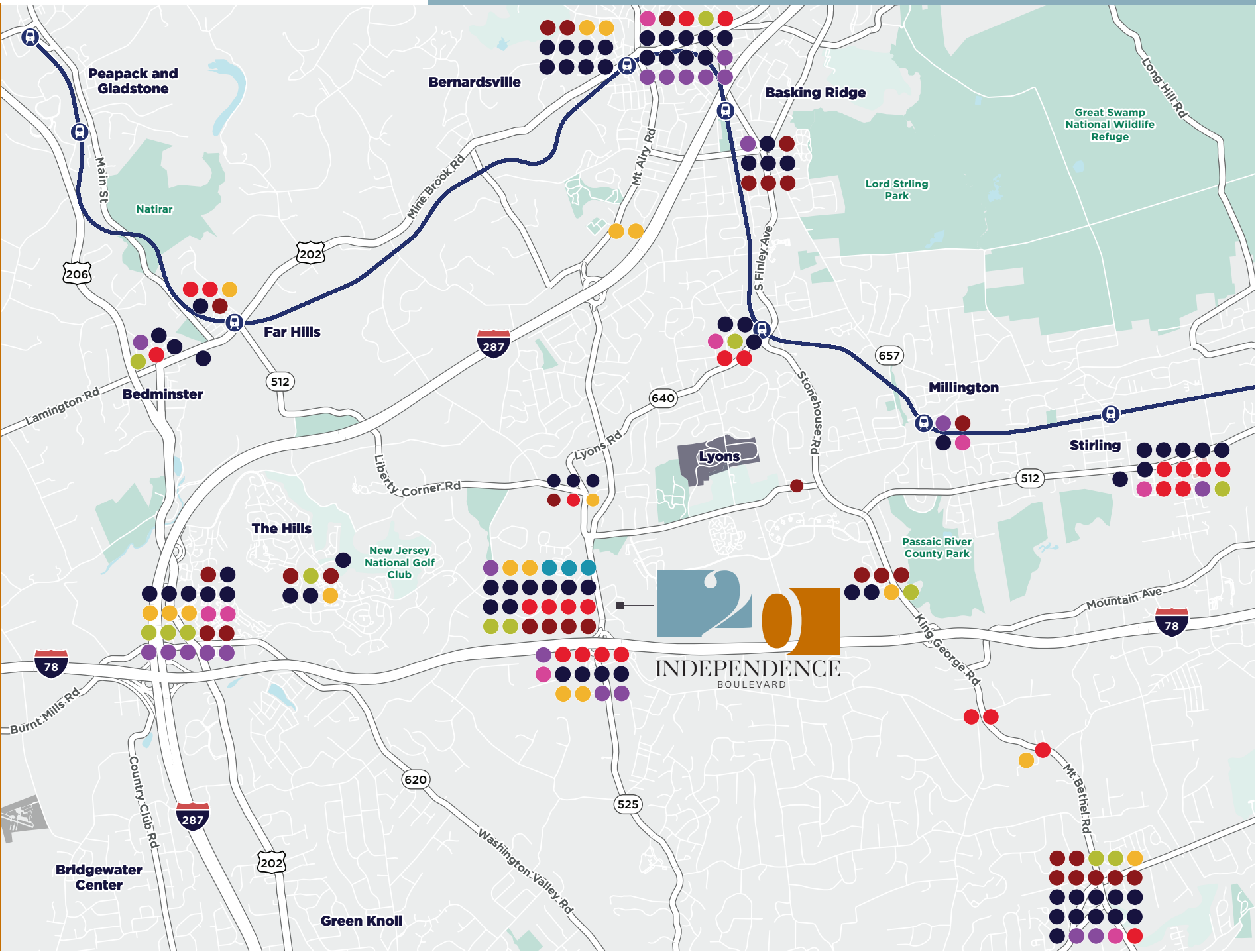
20+
BANKS/
FINANCIAL

17
FITNESS
CENTERS



LEGEND

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



Within New Jersey's Wealth Belt

20 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.




\$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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