

660,000 SQUARE FEET

METROPARK

CORPORATE CAMPUS

379 & 399 THORNALL STREET
EDISON, NEW JERSEY 08837

ALFIERI



CUSHMAN &
WAKEFIELD



METROPARK

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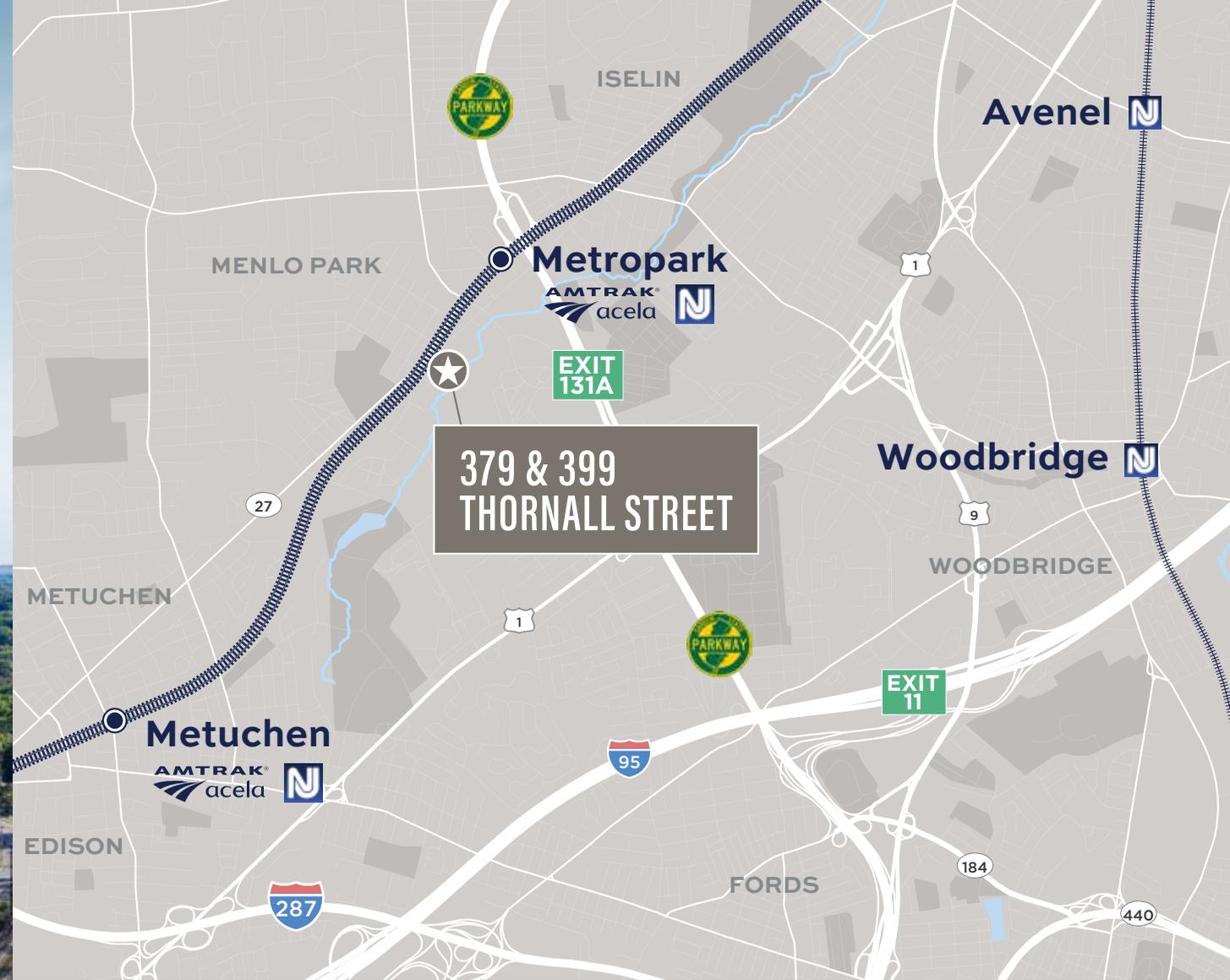
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379 & 399 THORNALL STREET

FULLY CONNECTED TO MASS TRANSPORTATION & CONFLUENCE OF MAJOR HIGHWAYS



Located in the heart of Metropark and walkable to the NJ Transit/Amtrak station, 379 & 399 Thornall Street represent over 660,000 RSF of Class A space, connected by a multi-story atrium designed for collaboration and comfort. These towers offer full-building availability, high-performance systems, and a modern workplace experience tailored to today's enterprise users.



EVERY FEATURE, THOUGHTFULLY DELIVERED

The atrium's interior landscape area with green foliage and a large waterfall serves as an ideal collaboration space for tenants with abundant indoor seating





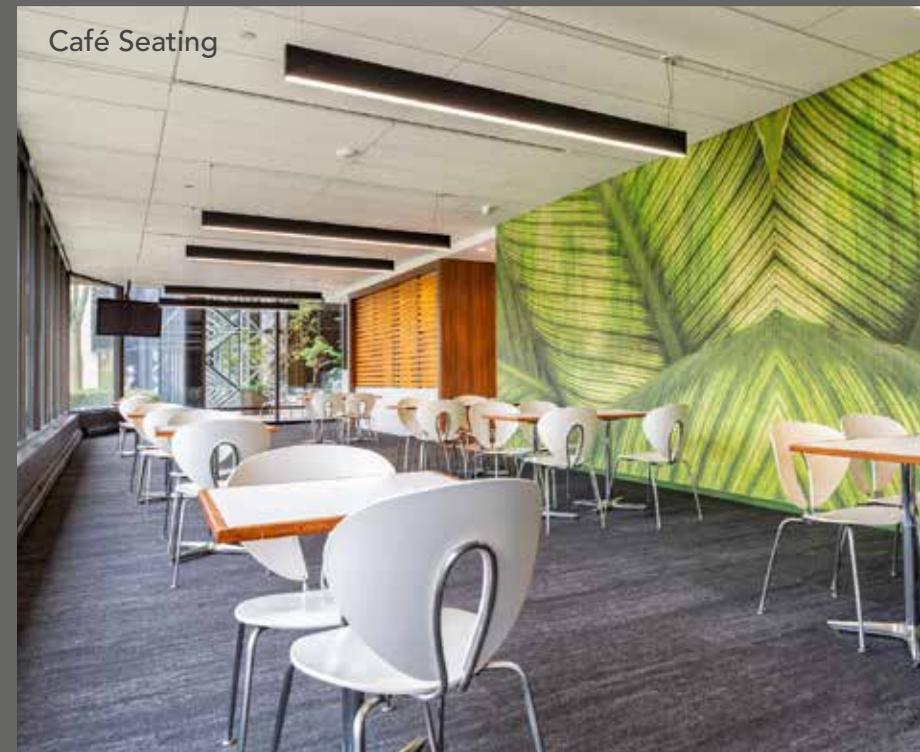




Conference Lobby



Full Service Café



Café Seating



Conference Room

CONFERENCE FACILITIES AND A FULL-SERVICE CAFÉ

FITNESS CENTER

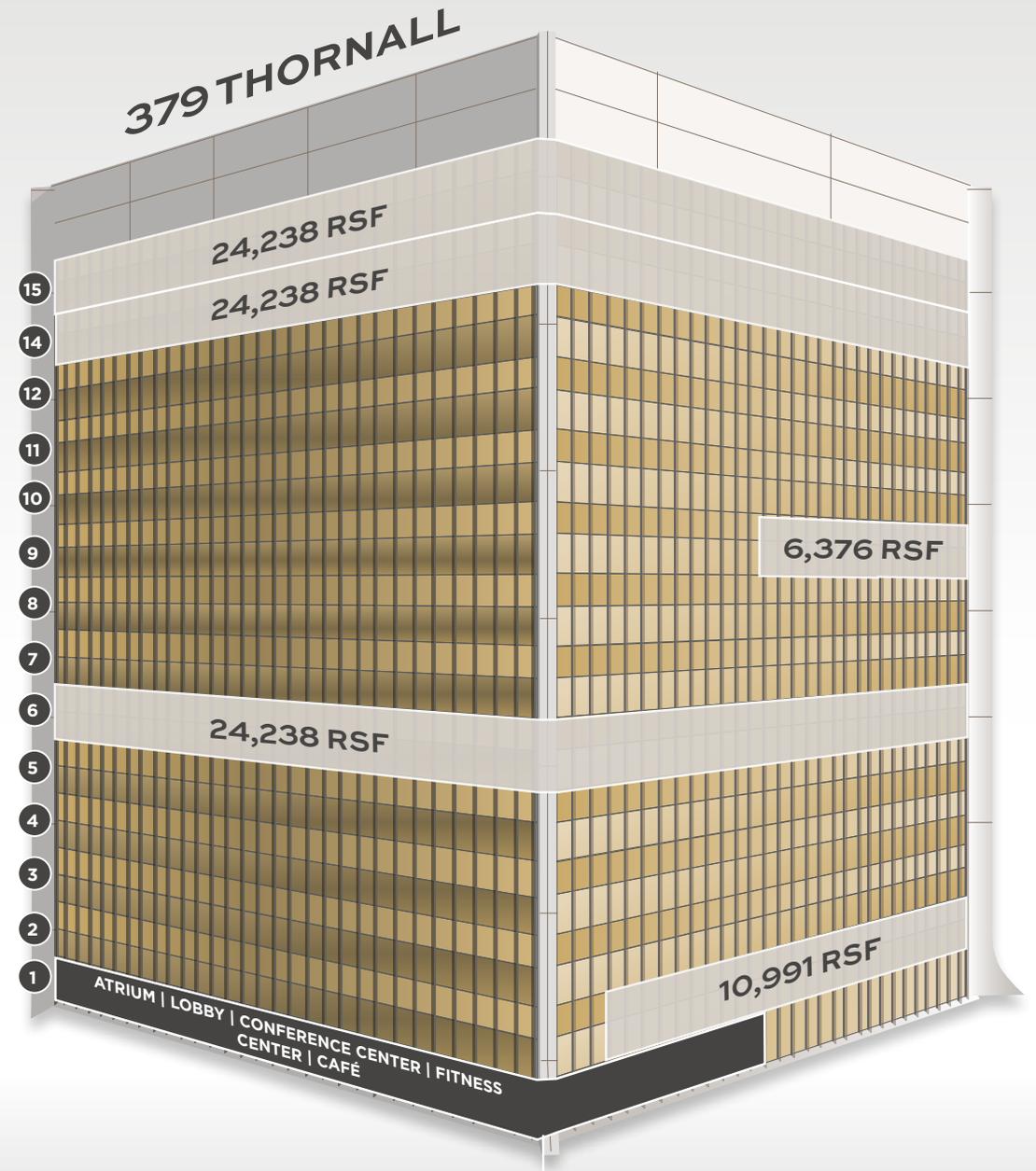
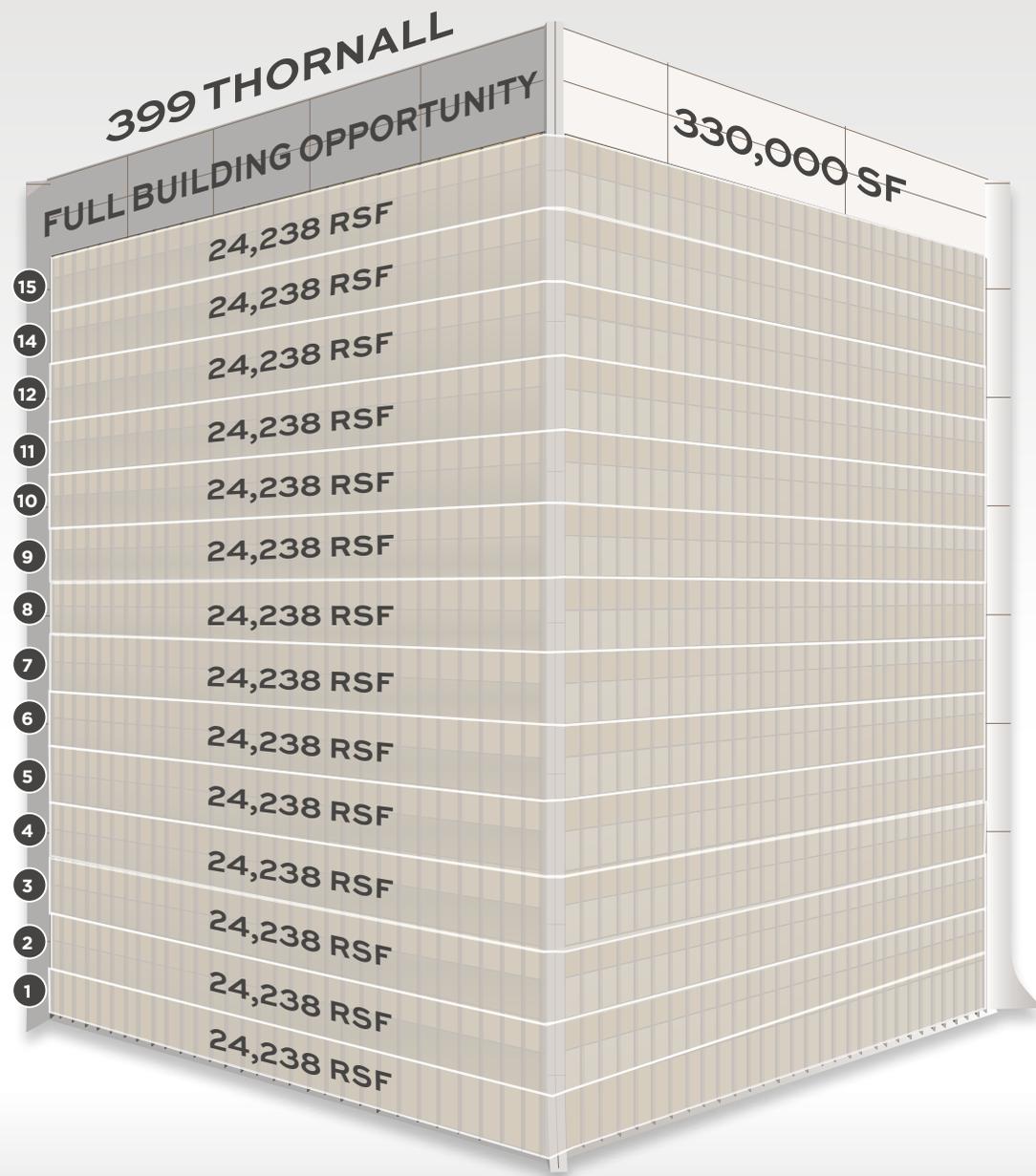
WITH SHOWERS & LOCKERS



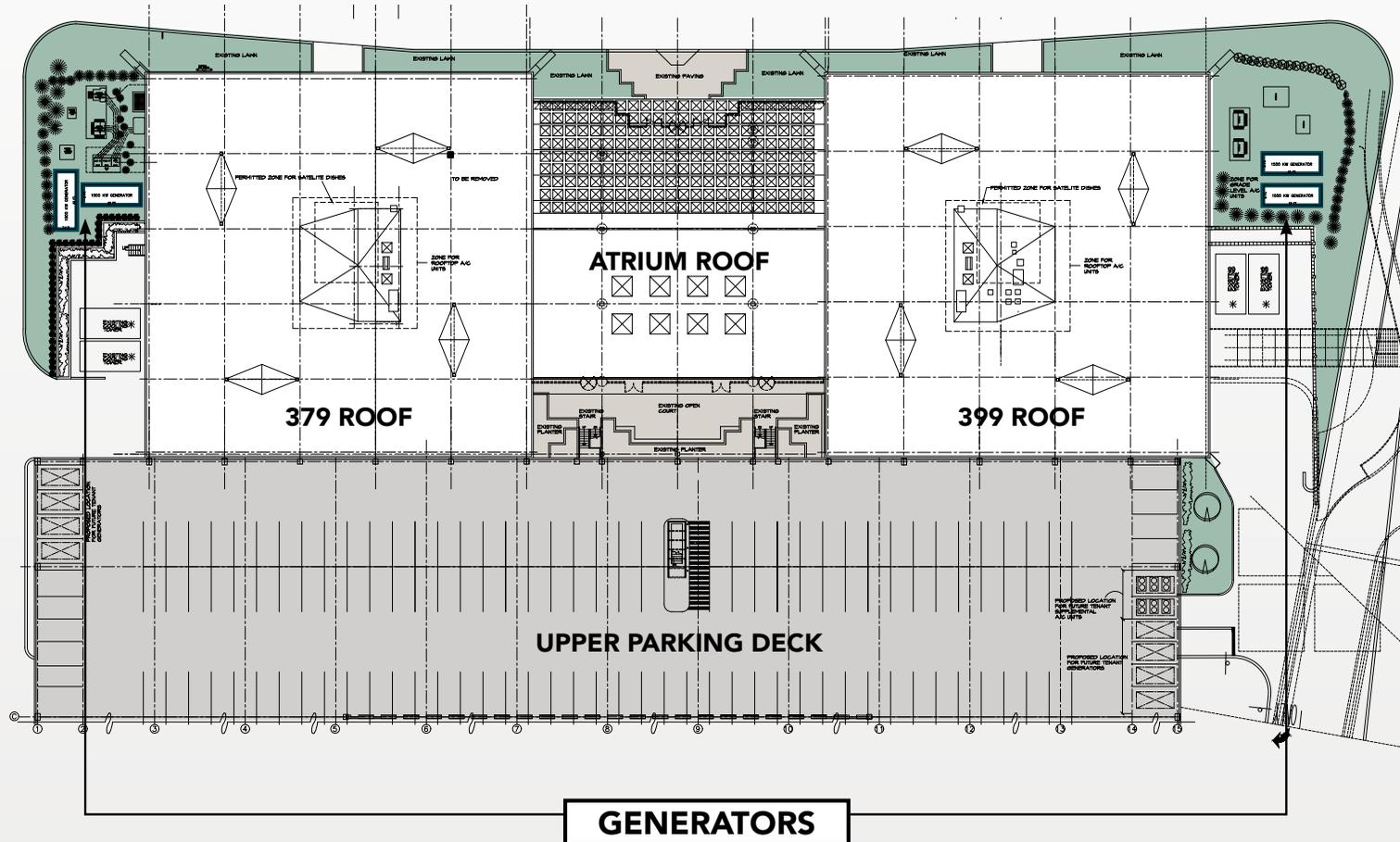
TYPICAL ELEVATOR LOBBY



AVAILABILITIES



SITE PLAN



Building RBA	363,000 SF
Office Area	14 Floors - 24,238 SF Each
Office Area Column	30 x 30
Ceiling Heights	Lower Floors Finished 8'-6" 15th Floor 10' feet
Slab/Slab	13'-6"
Below Grade Space RSF	Available
Fire Sprinkler System	Yes
Number of Elevators	4 elevators, one serves as the freight elevator
Live Load by Floor	80 lbs psf
Watts Per RSF	6 Watts PSF
Building Management System	Yes
HVAC	(2) 650 ton Chiller Cooling Electric Baseboard Heat Total CFM = 297,156 CFM Per Floor = 21,225
Power to Building	6000 amp / 277 volt / 480 volt
Existing Generator	Life Safety only, space available for tenant generator, Available generator field for tenant generators
Natural Gas Service	Yes
Connectivity	Copper and fiber optics. Providers to building - Verizon, AT&T, Cablevision
Approved Zoning	Research / Office / Laboratory
Total Parking Spaces - Covered Parking	4 Story parking garage with a parking ratio of 4 spaces per 1,000 USF. Currently the addition of charging stations is under review
Atrium	Atrium connection with 379 Thornall, 14,400 sf x 4 Stories high

330,000 SF FULL-BUILDING OPPORTUNITY AT 399 THORNALL

379 THORNALL OFFERS SPACE FROM 3,000 SF TO CONTIGUOUS BLOCK OF 75,000 SF

FLOORS PER BUILDING

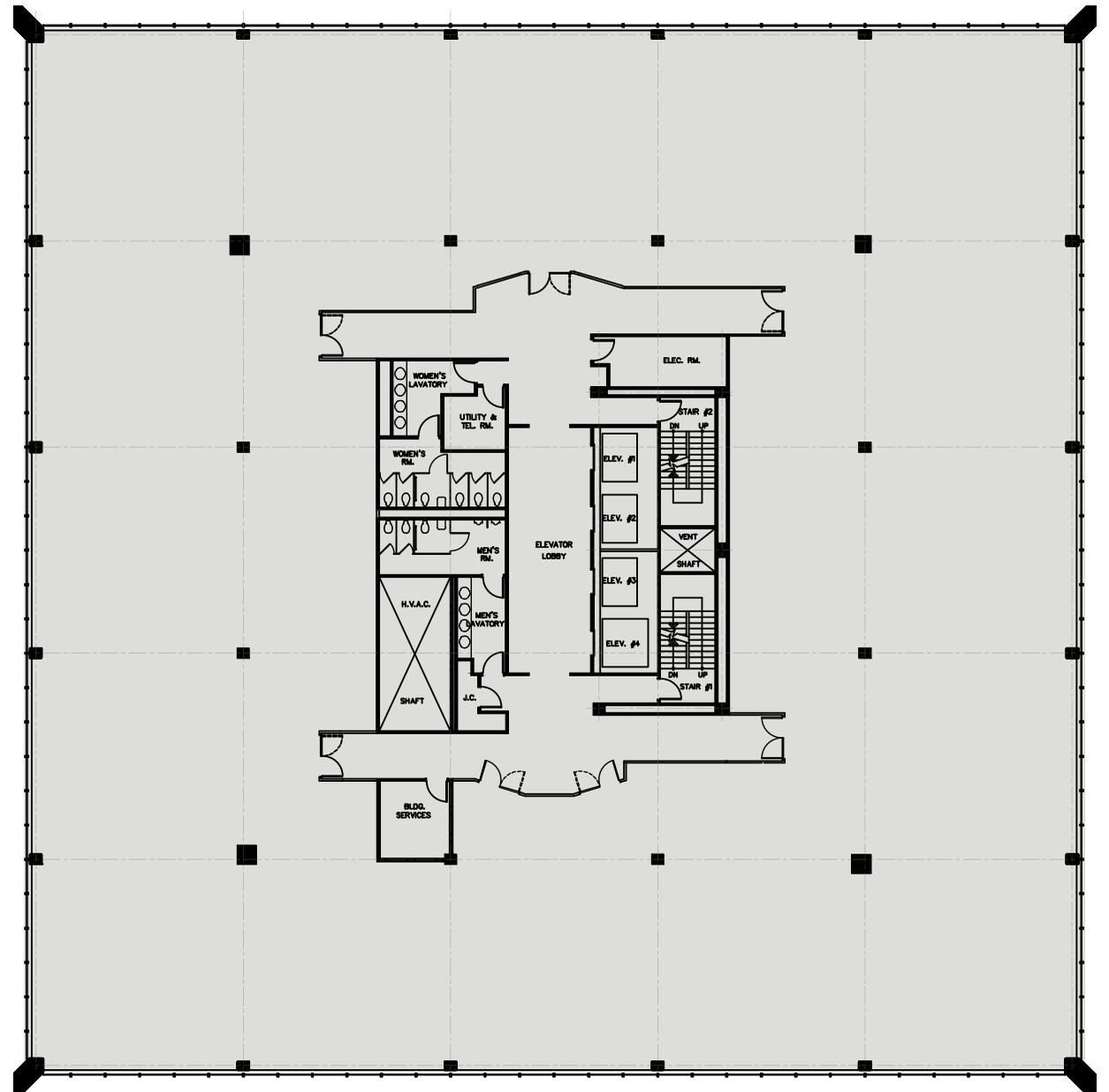
14 FLOORS

AVERAGE FLOORPLATE SIZE

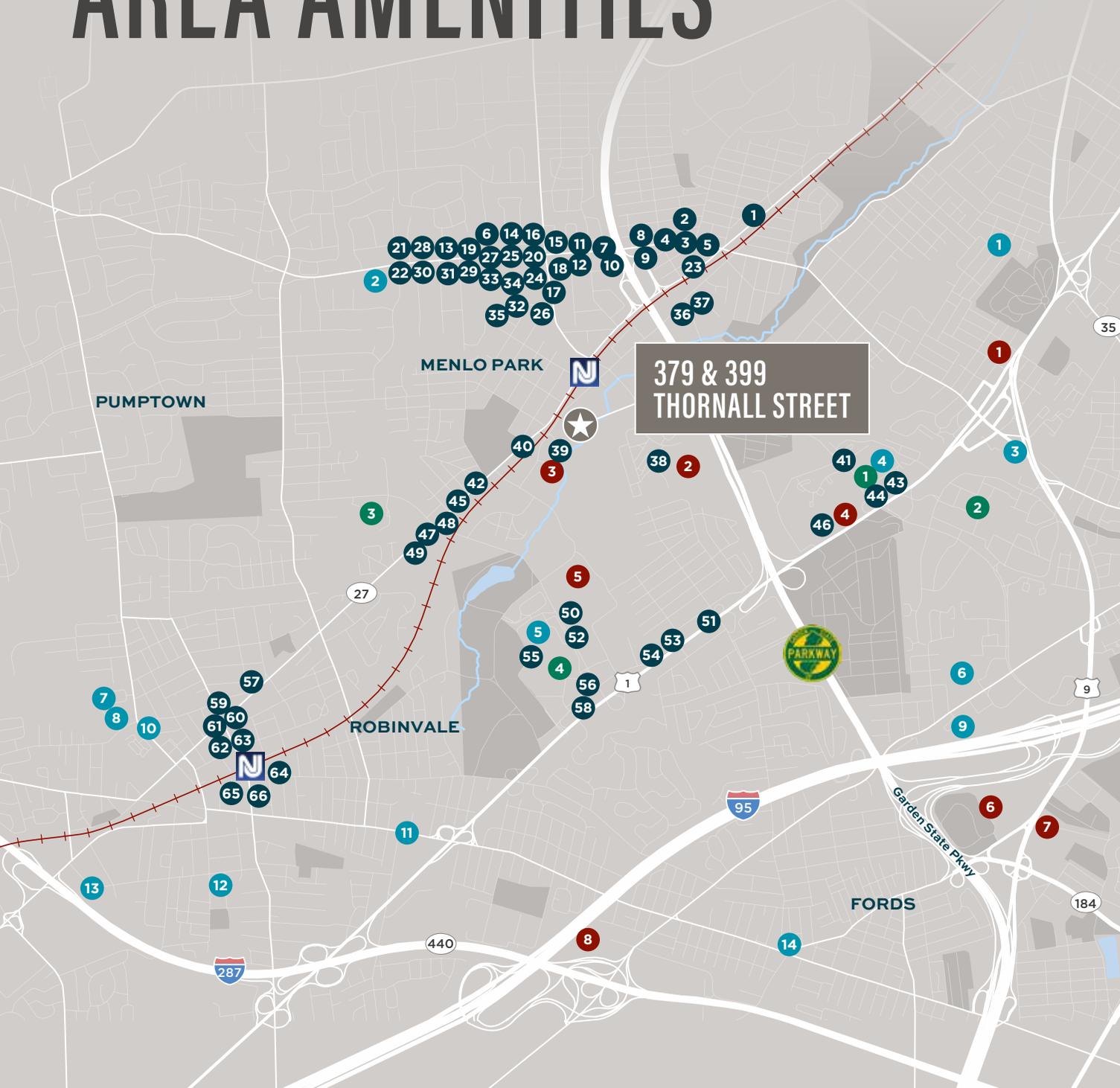
24,238 SF PER FLOOR

ASKING RENT

AVAILABLE UPON REQUEST



AREA AMENITIES



With access to nearby hotels, shopping centers, restaurants, and business services, the surrounding area complements a dynamic office environment that keeps employees engaged and connected.

RESTAURANTS

- | | | |
|------------------------------|-----------------------------|-----------------------------|
| 1. Casa Giuseppe | 22. Dakshin Express | 45. Sigiri |
| 2. Clove 12 Restobar | 23. Sri Dosa Place | 46. Kona Grill |
| 3. Dimple's Bombay Talk | 24. Deccan Spice | 47. J&Q Sushi |
| 4. Kandahar | 25. Mirchi South Indian | 48. Meemah |
| 5. Chowpatty Restaurant | 26. Saravana Bhavan | 49. LouCas Restaurant |
| 6. Moghul Express | 27. Chili's | 50. Anthony's Pizza & Wings |
| 7. EggMania | 28. Eggholic | 51. Pho One |
| 8. Bombay Curry Pizza | 29. Amma's Kitchen | 52. Benihana |
| 9. Nagpuri Saoji | 30. Honest | 53. Original Pancake House |
| 10. Sukhadia's Fresh Kitchen | 31. Paradise Biryani Pointe | 54. Margaritas Mexican |
| 11. Rasoi II Restaurant | 32. Cafe Royal Paan | 55. The Cheesecake Factory |
| 12. Calcutta Wok | 33. Ming | 56. Seasons 52 |
| 13. Dhaba Edison | 34. Mithaas | 57. Metuchen Inn |
| 14. Dragon Palace | 35. Moghul | 58. True Food Kitchen |
| 15. Chatkaz | 36. Atithya Kathiyawadi | 59. Phattra Thai Restaurant |
| 16. Tabaq Restaurant & BBQ | 37. Rice Bowl | 60. Mangia Toscano |
| 17. Chandni Chowk | 38. Bogart's Lounge | 61. Cai's Cafe |
| 18. Hyd Bawarchi Biryani | 39. La Cafe | 62. The Greek on Main |
| 19. Rajdhani Restaurant | 40. Subcentral | 63. Namkeen |
| 20. NJ Halal Bowls | 41. Red Lobster | 64. Hailey's Harp and Pub |
| 21. Jay Bhavani Vadapav | 42. Villa Gennaro | 65. Tribos Peri Peri |
| | 43. Buffalo Wild Wings | 66. Menya Ramen House |
| | 44. Bonefish Grill | |

HOTELS

- Days Inn
- APA Hotel
- Hyatt Hotels
- Delta Hotels
- Homewood Suite
- Extended Stay America
- Hampton Inn
- Courtyard

POI

- The Plaza at Woodbridge
- Woodbridge Center
- HMH JFK Hospital
- Menlo Park Mall

FITNESS

- Finish Strong Fitness
- Edison YMCA
- Planet Fitness
- UFC Gym
- Orangetheory Fitness
- Woodbridge Community Center
- Crossfit Stealth
- The Studio Ligaya
- Woodbridge Fitness Center
- Pilates On Central
- MAX Fitness
- Metuchen YMCA
- Metuchen Sports Center
- Onyx Training Facility

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TWO OFFICE TOWERS
TOTALING OVER 660,000 SF



ALFIERI

WELL-CAPITALIZED OWNERSHIP

Ownership is investing in significant capital upgrades across both buildings, including elevator modernization, restrooms, and floor landing areas—all designed to deliver a best-in-class office experience from day one.

FOR MORE INFORMATION, PLEASE CONTACT:

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