



# Opportunity Summary

**400 Commons Way**  
Bridgewater Commons  
Bridgewater, New Jersey



# Premier Location

The site is located at the intersection of Route 22 and Route 202/206 and borders I-287. Less than 2 hours away from NYC via mass transit, the NJ Transit's Raritan Valley Line provides easy access into the nearby city making this location prime for satellite office space. The Bridgewater market is home to a strong pharmaceutical and technology tenant base.



TOTAL  
POPULATION  
**1,173,884**



DAYTIME  
POPULATION  
**1,243,903**



LABOR  
FORCE  
**629,664**



BACHELOR'S  
DEGREE  
**29.5%**



GRADUATE  
DEGREE  
**24.3%**

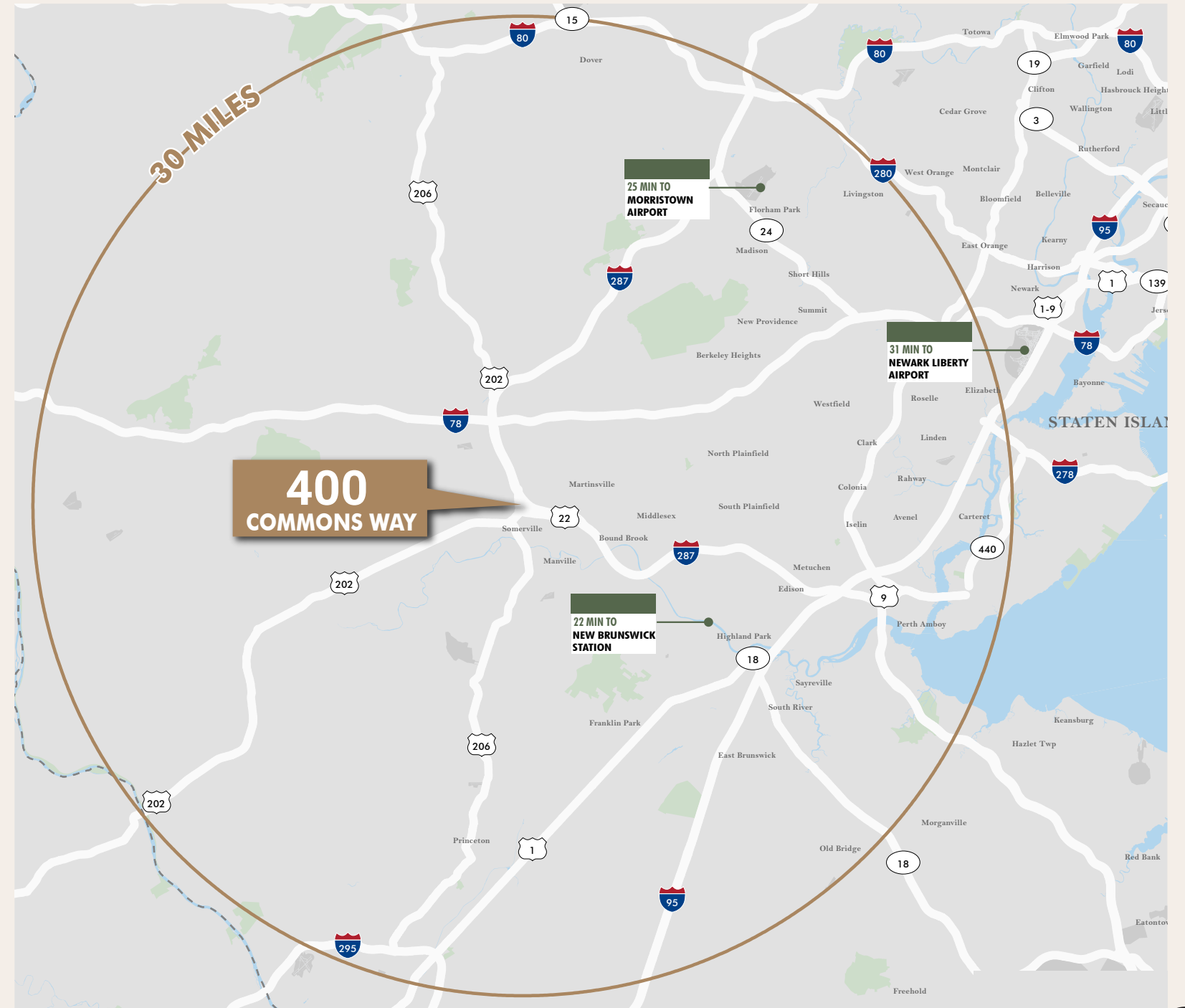


PROJECTED  
POPULATION GROWTH  
**0.3%**



MILLENIALS  
AGE 21-34  
**22.2%**

*Demographics reflect the market's office trade area as determined by ESRI.*



# A Built-In Walkable Environment

The site is an anchor location at Bridgewater Commons and adjacent to The Village at Bridgewater Commons. It is within walking distance to a wealth of food & beverage, service retail, entertainment and wellness/fitness options.

## EXISTING MALL AMENITIES

### SERVICES



Apple, AT&T, Fit Body Boot Camp, The Fix, Glamour Shots, LensCrafters, Massage Mob, My Cellphone Repairs, Next T-Shirt, Sephora, Signature Day Spa, Splash Salon & Spa, Sprint, Street Talk, T-Mobile, Travelex, Verizon, Zales, Zen Spa

### FOOD & BEVERAGE



Auntie Anne's, Bananas, California Pizza Kitchen, Charley's Grilled Subs, The Cheesecake Factory, Cava, Chipotle, Crepes du Nord, Godiva Chocolatier, Haagen Dazs, New Corner, Lolli & Pops, Maggiano's Little Italy, Master Wok, Nathan's, Old York Cellars, Qdoba, Real Fruit Bubble Tea, Redstone American Grill, Ruby Thai Kitchen, Seasons 52, Salad Works, Sarku Japan, Sarku Sushi, Sbarro, Starbucks, Shake Shack, Sticky's Finger Joint, Yong Kong Street Dumpling & Noodle House

### ENTERTAINMENT



AMC Dine-in Theaters, Build-A-Bear, The Lego Store

## BRIDGEWATER COMMONS



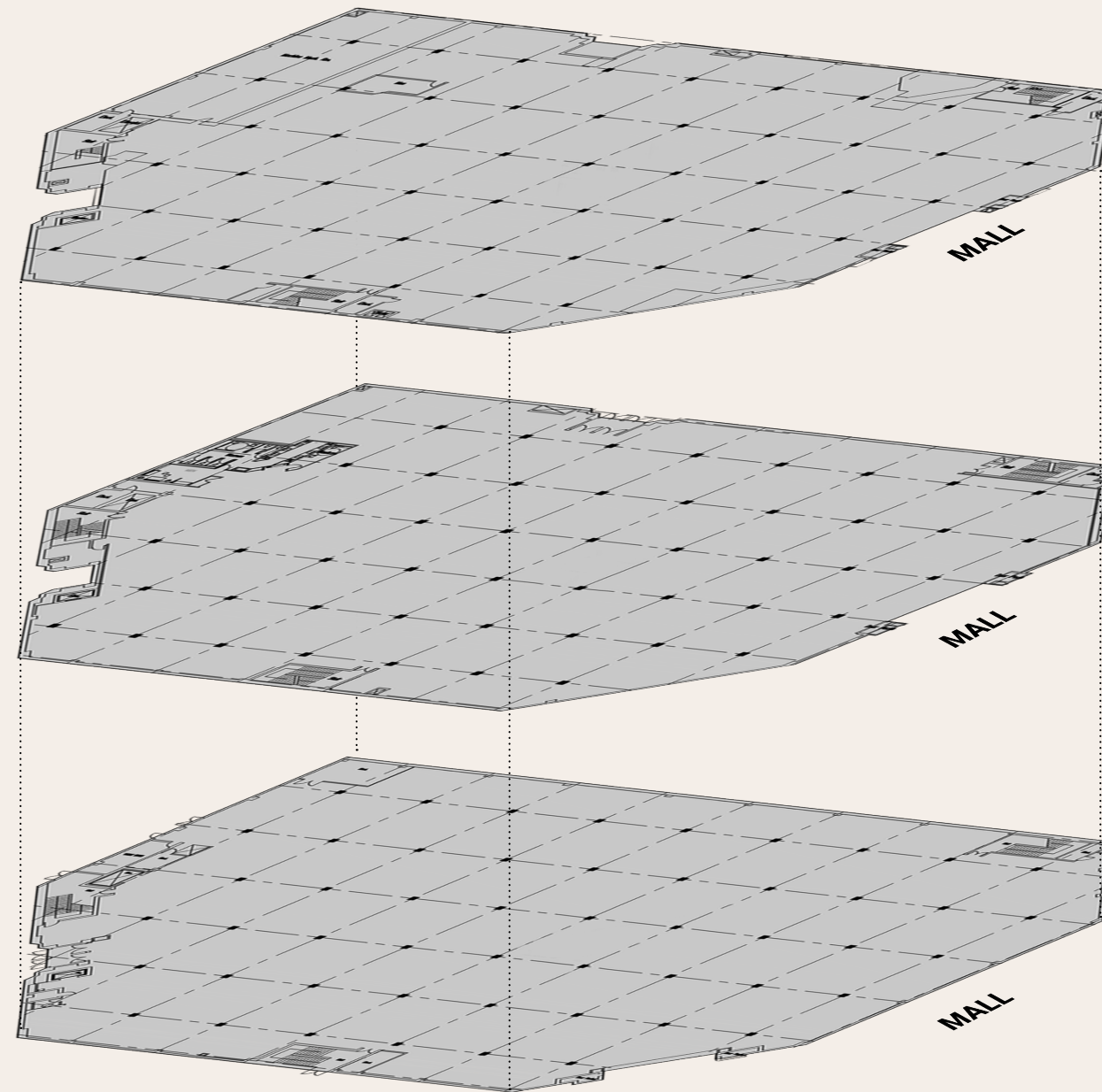
# Site Plan



# Specifications

## PROPERTY INFORMATION

<b>Site Acreage</b>	9.74 Acres
<b>Gross Leasable Area</b>	141,175 SF
<b>Floors</b>	Three Levels, Anchor Location
<b>Redevelopment Strategy</b>	Adaptive Reuse of former single-use, retail anchor store
<b>Extensive Parking</b>	550 parking spaces within ~500 feet of property entrances



LEVEL 3 | **46,413 SF**  
CEILING HEIGHT: 22'-6"

LEVEL 2 | **47,154 SF**  
CEILING HEIGHT: 17'-0"



LEVEL 1 | **47,608 SF**  
CEILING HEIGHT: 17'-0"



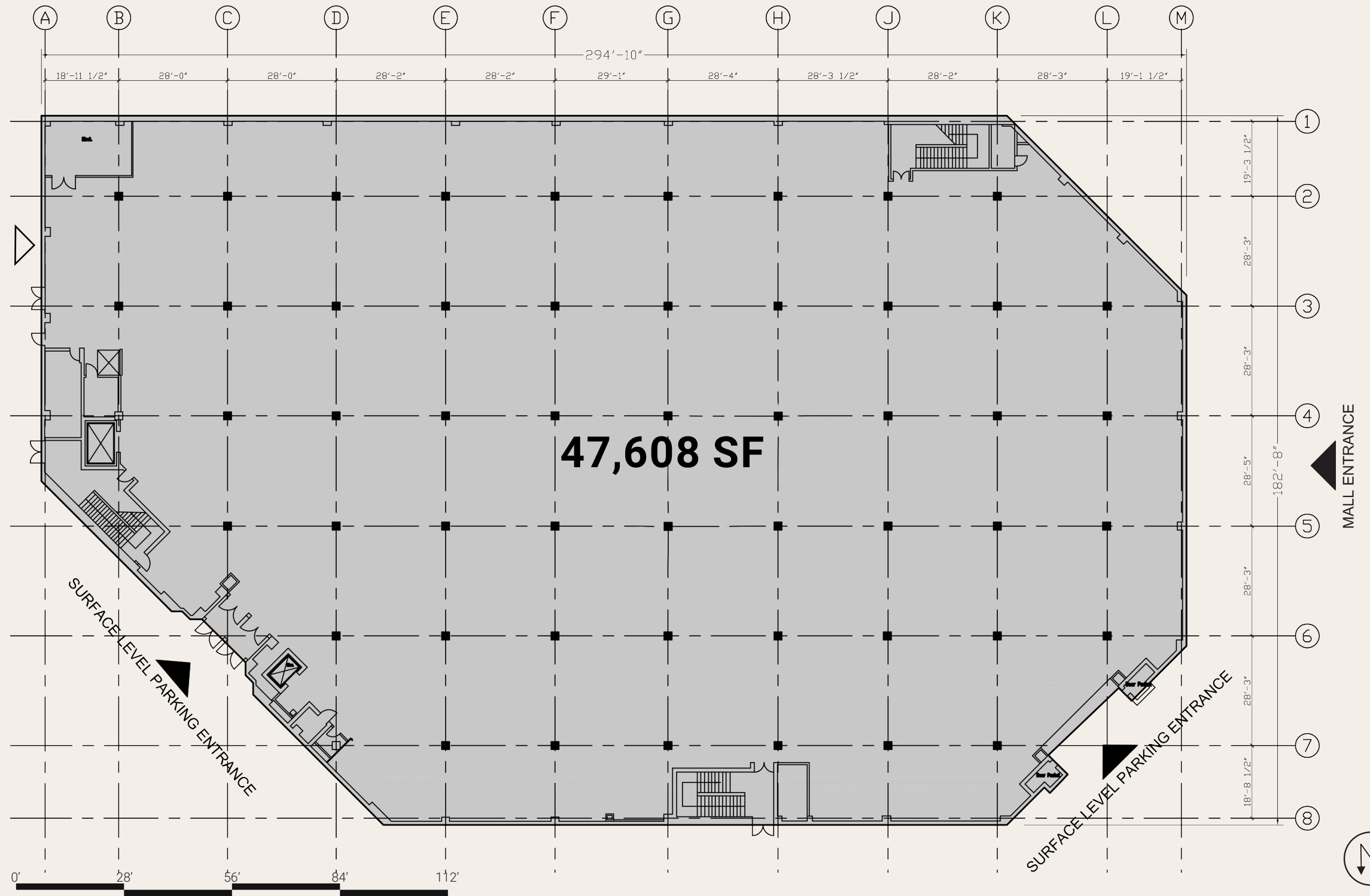
# Existing Conditions

LEVEL 1  
**47,608 SF\***

CEILING HEIGHT: 17'-0"  
 COLUMN SPANS OVER 28'-0"

-  Key Entrance
-  Loading

\*Reflects BOMA Square Footage  
 Ceiling Heights are Slab-To-Slab Measurements



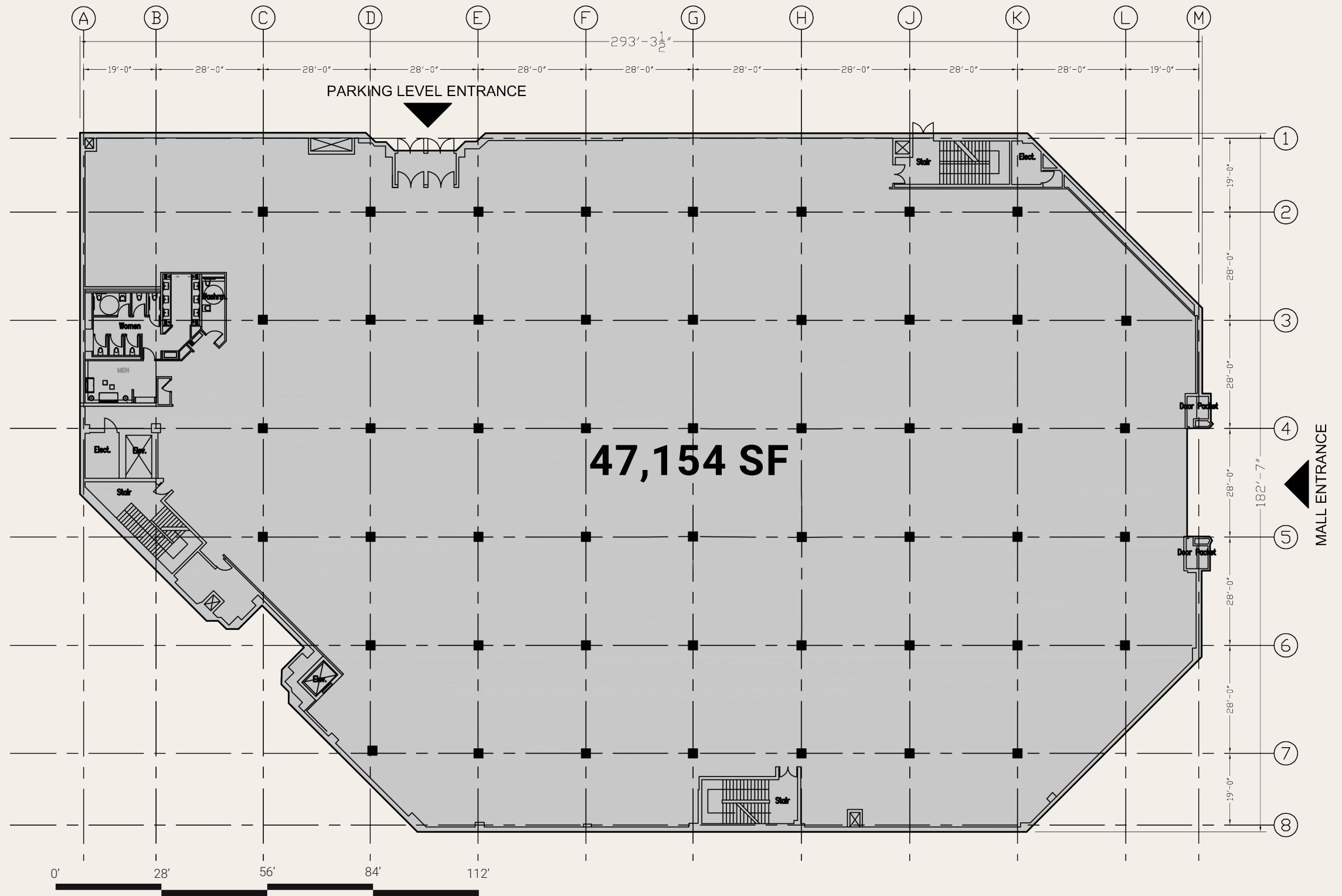
# Existing Conditions

LEVEL 2  
**47,154 SF\***

CEILING HEIGHT: 17'-0"  
COLUMN SPANS OVER 28'-0"

\*Reflects BOMA Square Footage  
Ceiling Heights are Slab-To-Slab Measurements

Key Entrance



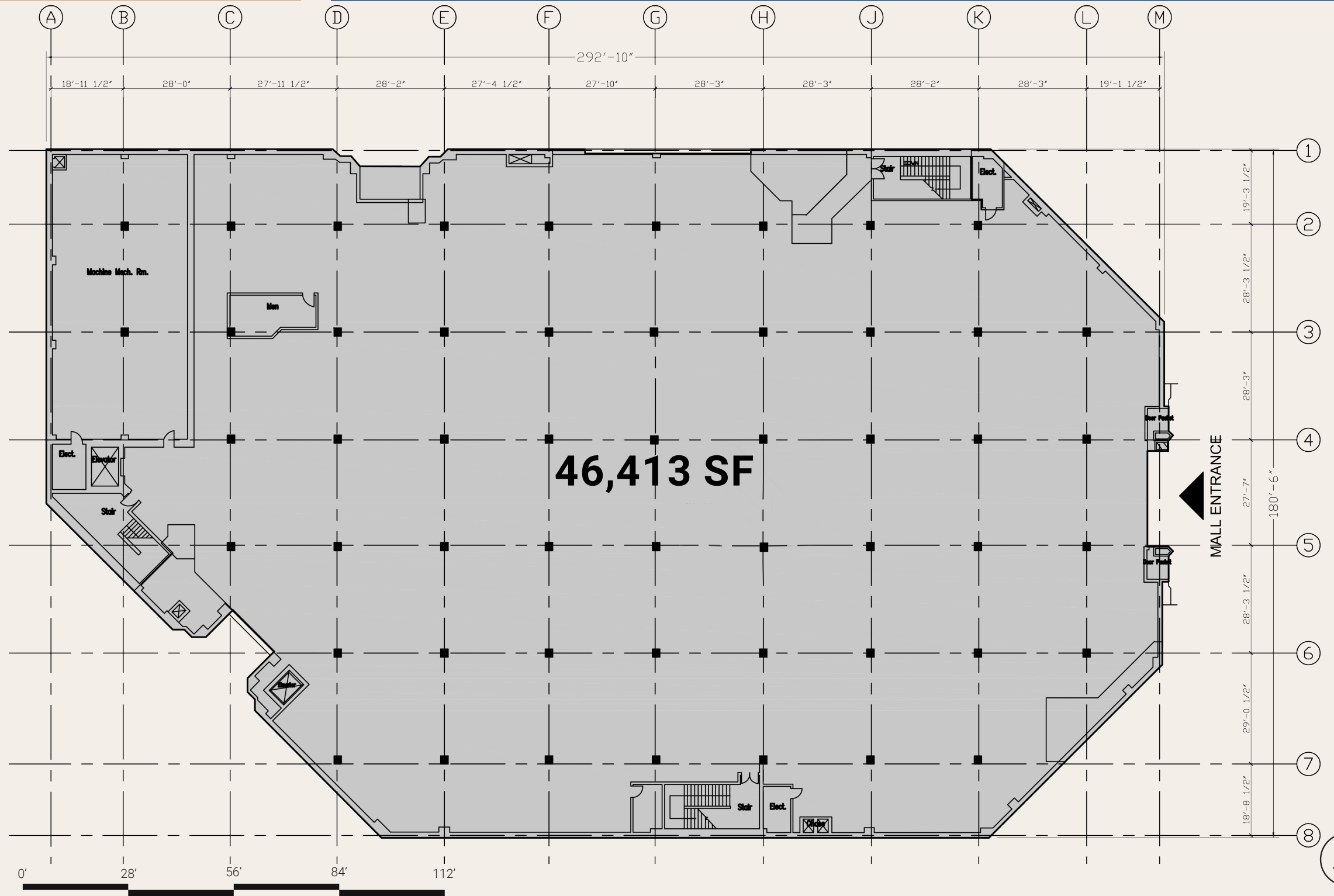
# Existing Conditions

LEVEL 3  
**46,413 SF\***

CEILING HEIGHT: 22'-6"  
 COLUMN SPANS OVER 28'-0"

Key Entrance

\*Reflects BOMA Square Footage  
 Ceiling Heights are Slab-To-Slab Measurements





# Delivery Conditions



## Shell Condition

Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.



## Exterior Walls/ Windows

New, large 10'x15' energy efficient windows installed along exterior walls.



## Loading Dock

Tenants shall have access to common two (2) semi depressed truck wells.



## HVAC System

Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.



## Electrical System:

120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)



## Floor Loading

75-100 psf

# Illustrative Rendering





# Leasing Contact

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