



Opportunity Summary

111 Eisenhower Parkway

Livingston Mall
Livingston, New Jersey



Premier Location

Located in Essex County and only 20 miles west of Manhattan, Livingston is an affluent suburb of New York City. The site is conveniently located at the intersection of Eisenhower Parkway and South Orange Avenue, and is easily accessible from Exit 4A off I-280, NJ Route 10, NJ Route 24, I-78 and I-287. The site is directly serviced by NJ Transit bus lines 70, 73 and 873 as well as the Livingston Express Shuttle, which connects the Livingston Mall to NJ Transit's South Orange Train Station.



TOTAL
POPULATION
1,892,703



DAYTIME
POPULATION
1,928,989



LABOR
FORCE
897,718



BACHELOR'S
DEGREE
25.4%



GRADUATE
DEGREE
18.3%

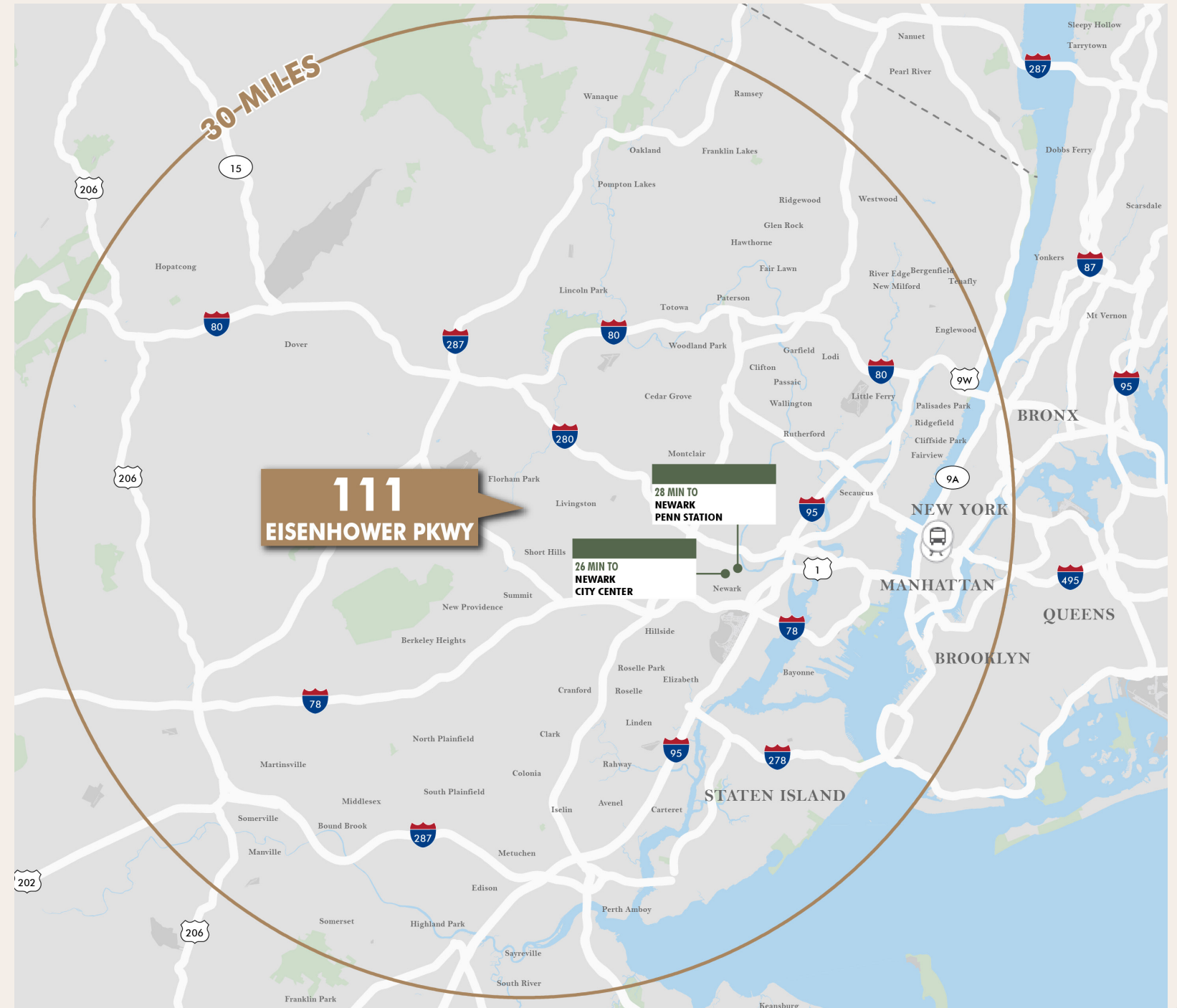


PROJECTED
POPULATION GROWTH
0.3%



MILLENNIALS
AGE 21-34
22.9%

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



A Built-In Walkable Environment

The site an anchor location at the Livingston Mall, a vibrant mixed-use shopping destination, granting a future tenant access to over 1 million square feet of food, entertainment and retail options within a short walking distance.

SERVICES & RETAIL

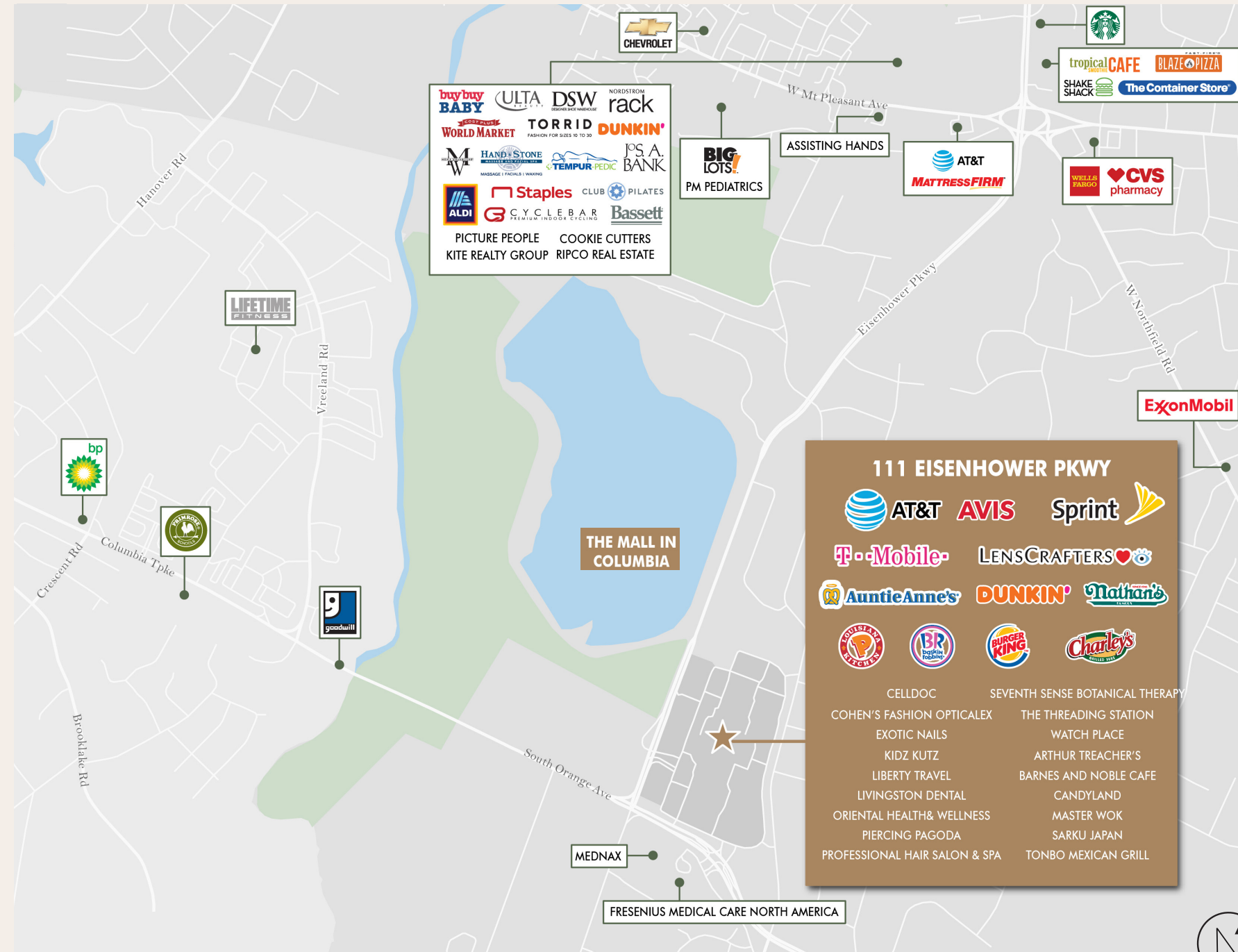


AT&T, Avis, CellDoc, Cohen's Fashion Optical, Exotic Nails, v Kuts, LensCrafters, Liberty Travel, Livingston Dental, Oriental Health & Wellness, Piercing Pagoda, Professional Hair Salon & Spa, Seventh Sense Botanical Therapy, Sprint, T-Mobile, The Threading Station, Watch Place

FOOD & BEVERAGE



Auntie Anne's, Arthur Treacher's, Barnes & Noble Café, Baskin Robbins, Burger King, Candyland, Charleys Philly Steaks, Dunkin' Donuts, Master Wok, Nathan's, Popeyes, Sarku Japan, Tonbo Mexican Grill



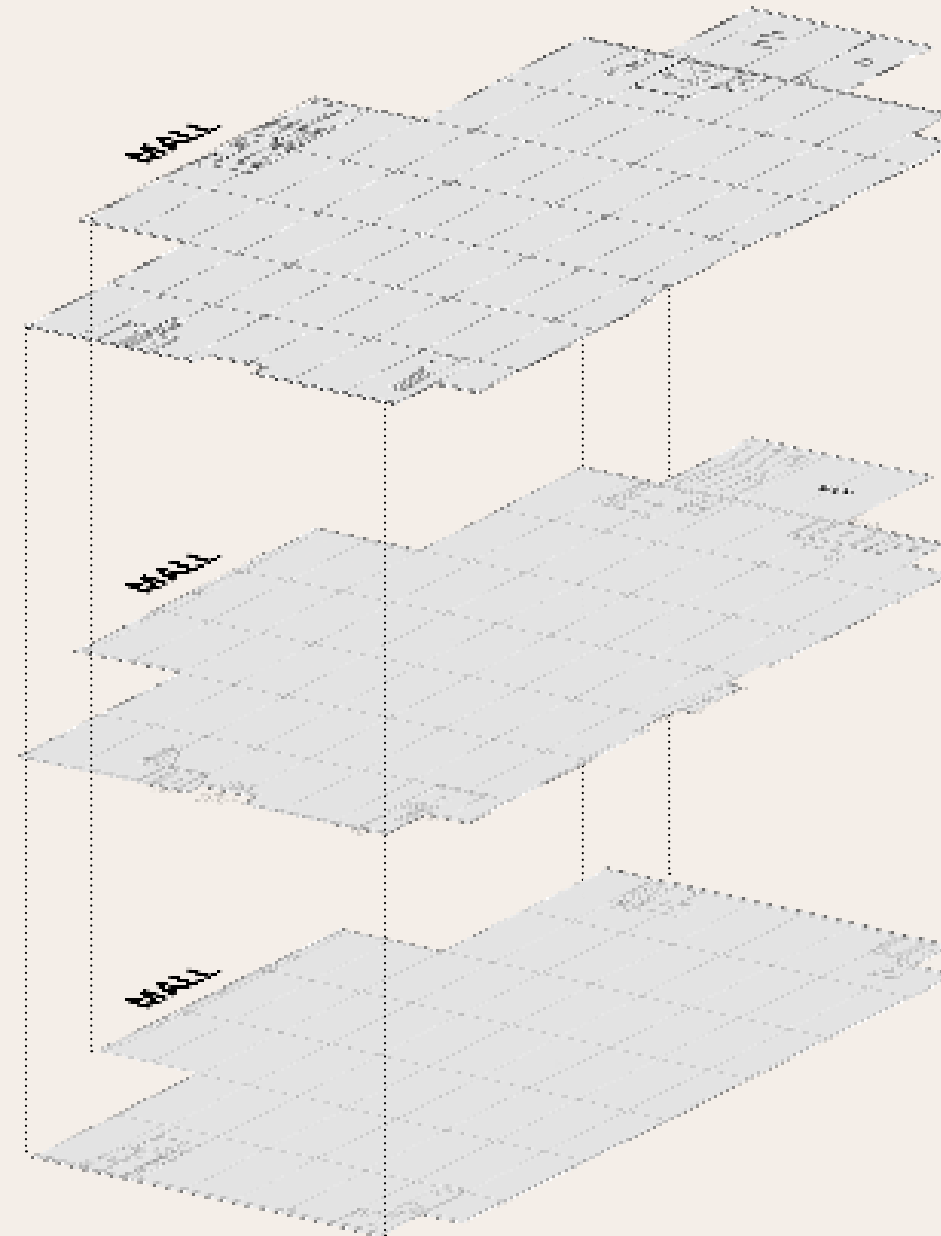
Site Plan



Specifications

PROPERTY INFORMATION

Site Acreage	12 Acres
Gross Leasable Area	173,293 SF
Floors	Three Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	Upwards of 850 parking spaces within ~800 feet of property entrances
Dedicated Loading	Two existing dedicated loading bays



LEVEL 3 | **58,251 SF**
CEILING HEIGHT: 16'-9"

LEVEL 2 | **58,368 SF**
CEILING HEIGHT: 16'-9"

LEVEL 1 | **55,674 SF**
CEILING HEIGHT: 16'-6"

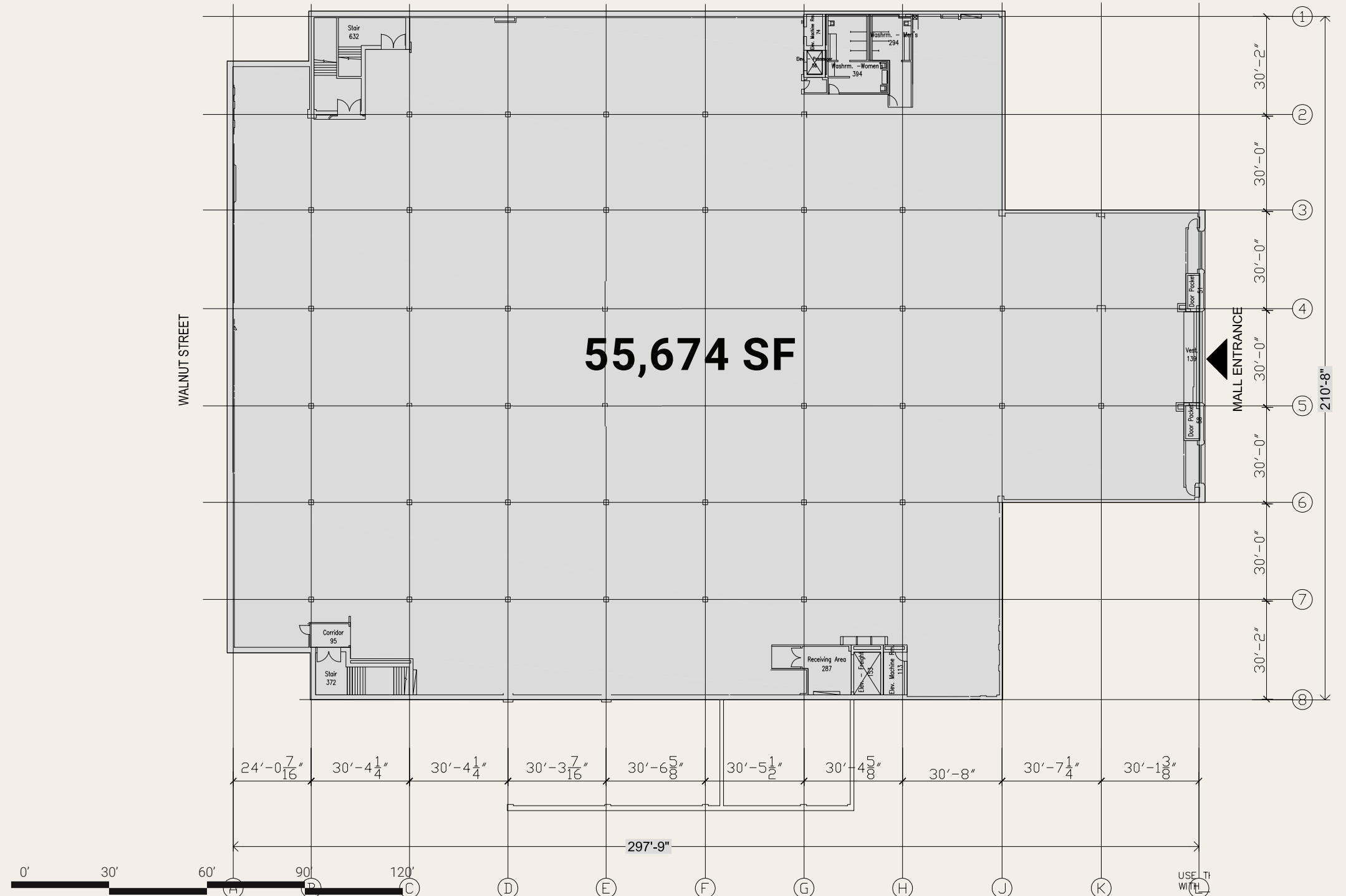
Existing Conditions

LEVEL 1
55,674 SF*

CEILING HEIGHT: 16'-6"
 COLUMN SPANS AVERAGE 30'-0"

Key Entrance



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



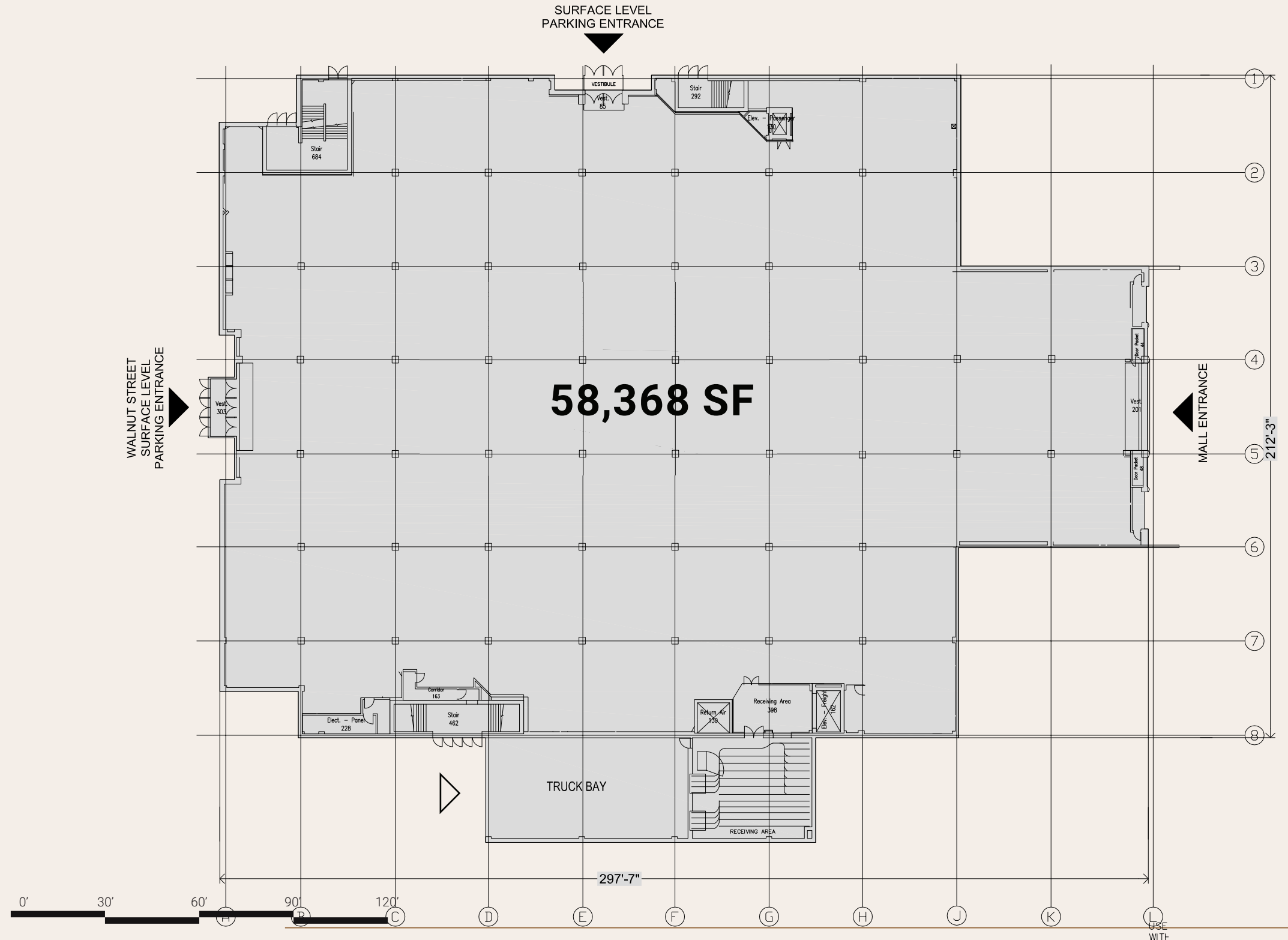
Existing Conditions

LEVEL 2
58,368 SF*

CEILING HEIGHT: 16'-9"
 COLUMN SPANS AVERAGE 30'-0"

-  Key Entrance
-  Loading

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



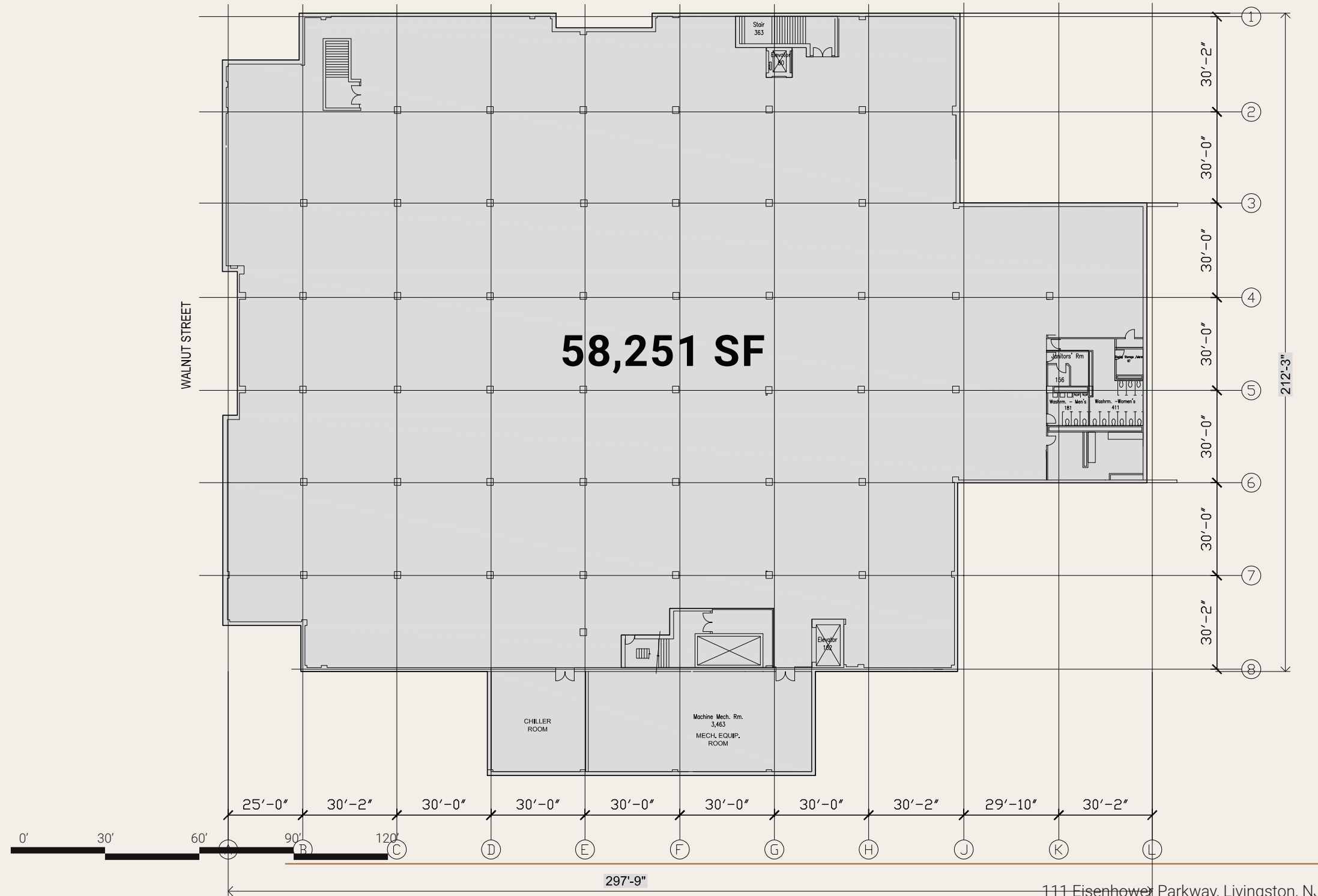
Existing Conditions

LEVEL 3
58,251 SF*

CEILING HEIGHT: 16'-9"
 COLUMN SPANS AVERAGE 30'-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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