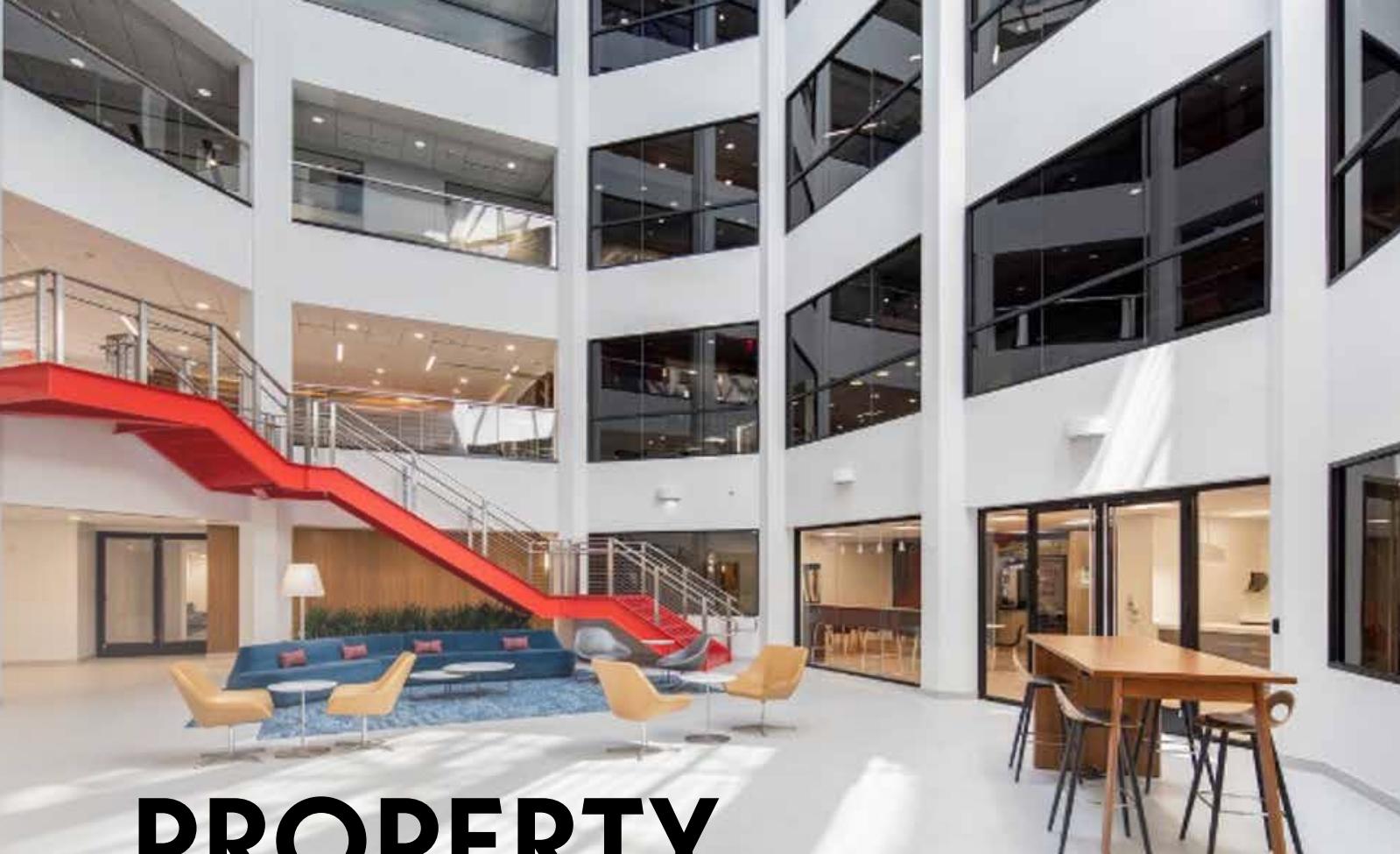




30 INDEPENDENCE BOULEVARD

WARREN • NEW JERSEY



PROPERTY OVERVIEW



This Class A office building, built in 1997 and renovated in 2020, offers 213,257 SF across five stories on 31.59 acres. The corporate headquarters-quality property features brick and glass construction with a vaulting atrium and covered parking.

Strategically located at Exit 33 off I-78 and near the I-287 interchange, it's surrounded by notable corporate neighbors. The building is adjacent to Somerset Hills Hotel and within walking distance of Riverwalk Village Center, offering easy access to various amenities including hotels, restaurants, retail, and fitness facilities.

102,093 RSF AVAILABLE FOR LEASE

IN-BUILDING AMENITIES

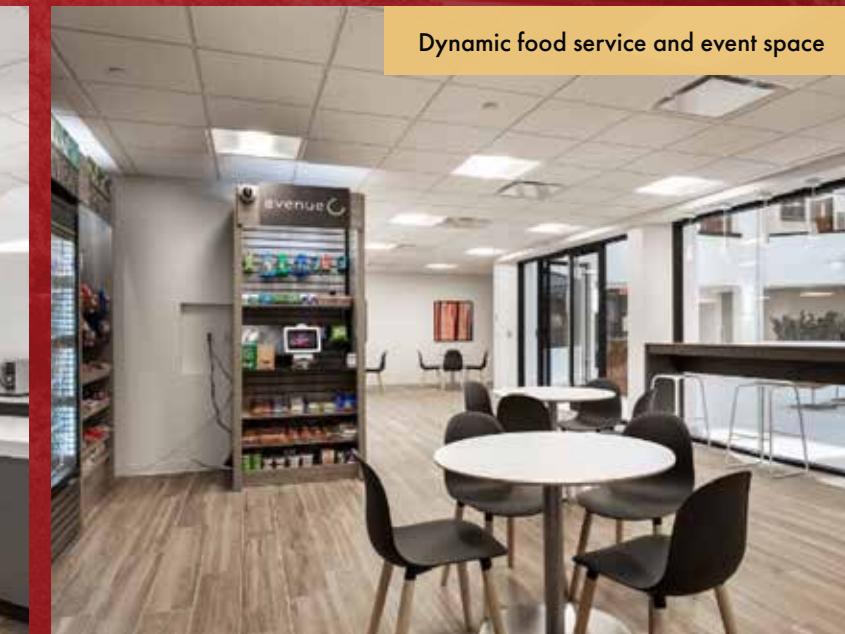
Technology-enabled conference center with 80-person capacity



Fitness center with Peloton equipment



Dynamic food service and event space



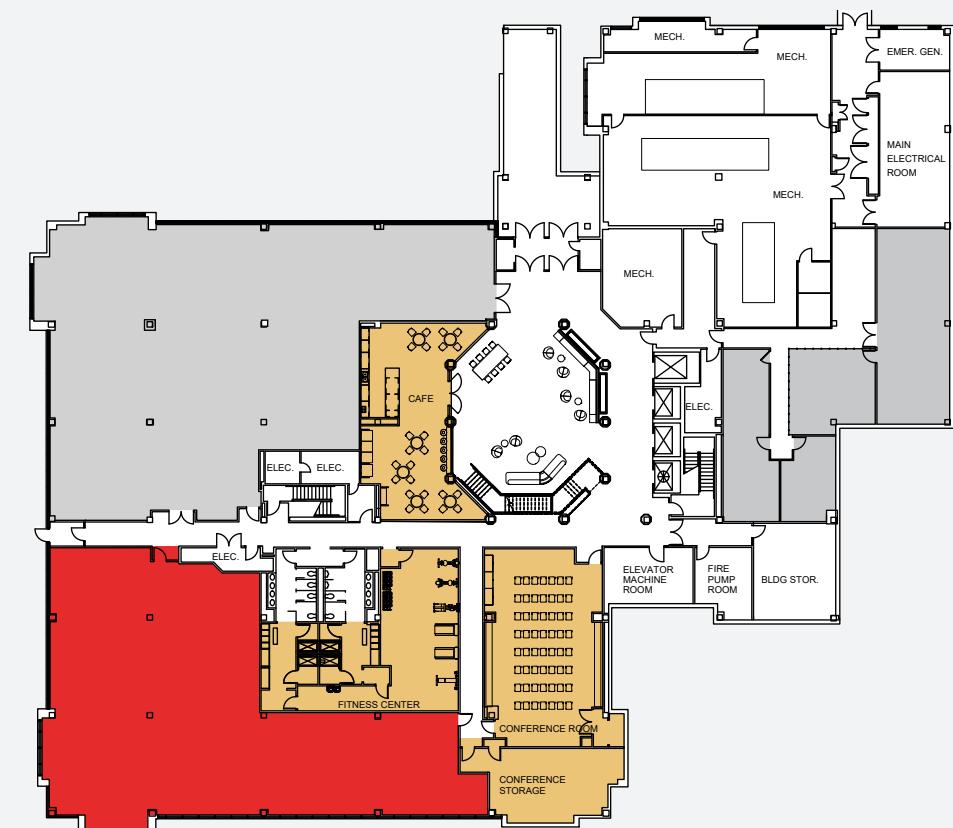
RENOVATIONS COMPLETED IN 2020



AVAILABILITIES

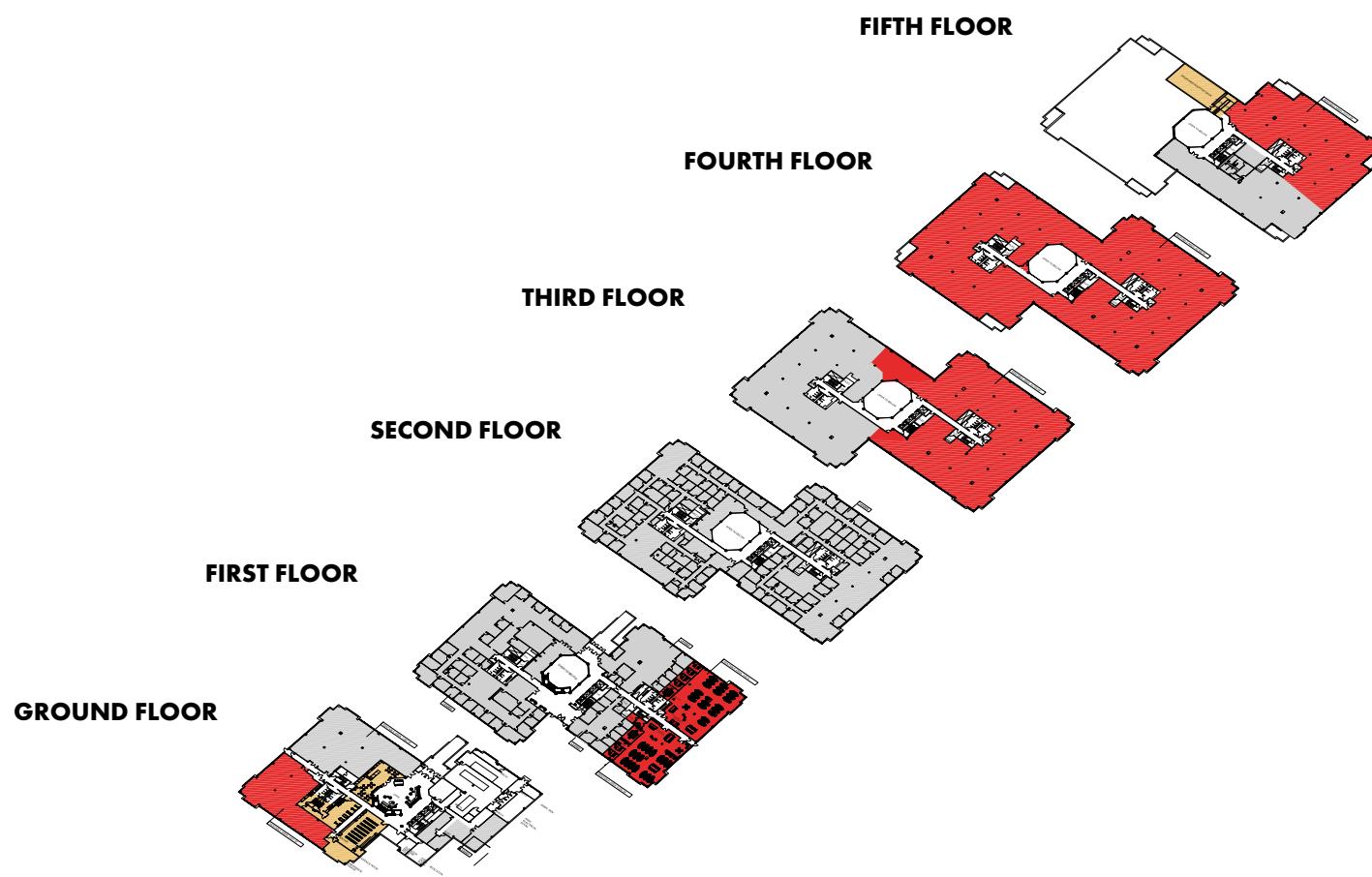
GROUND FLOOR

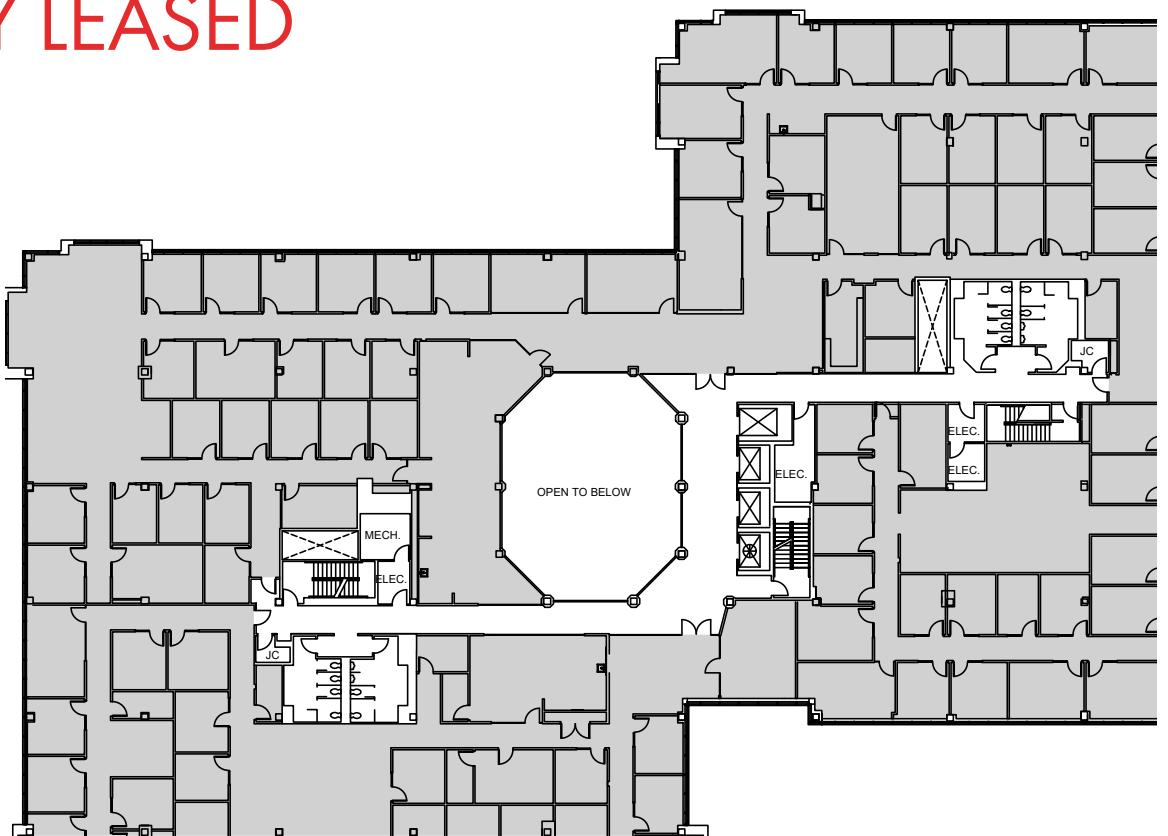
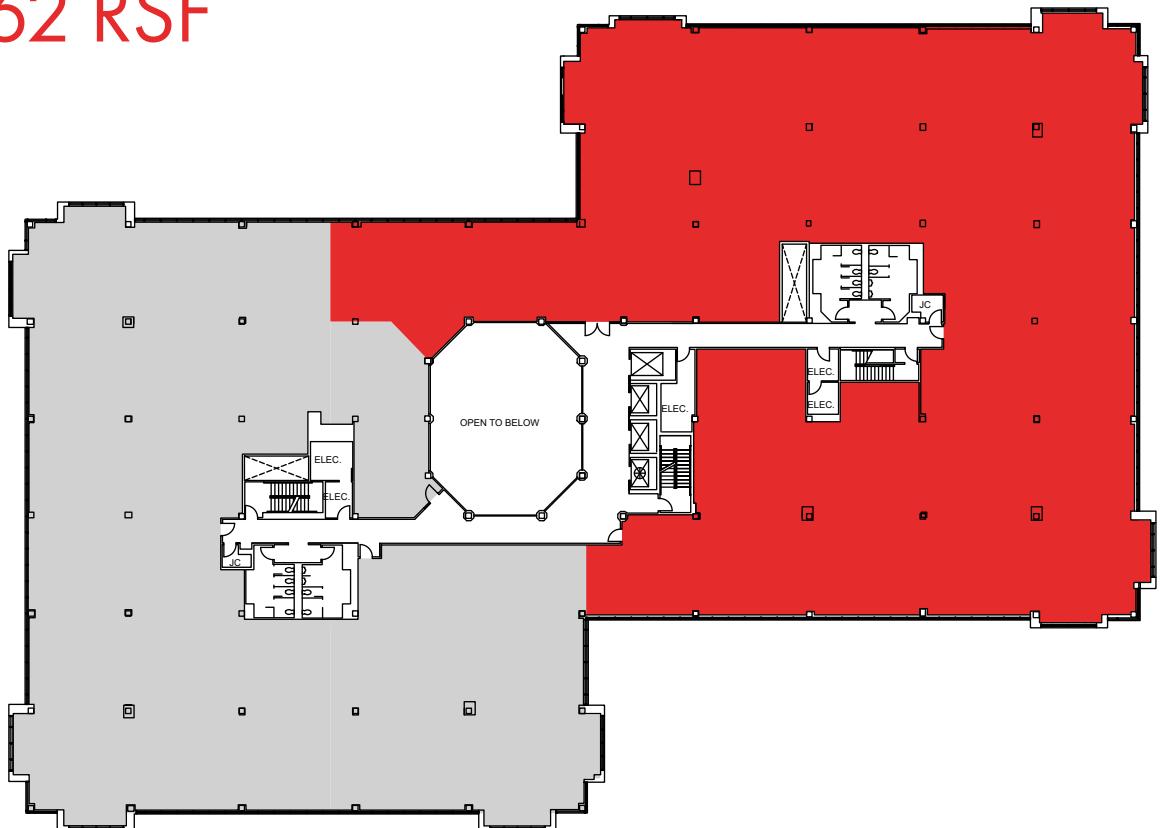
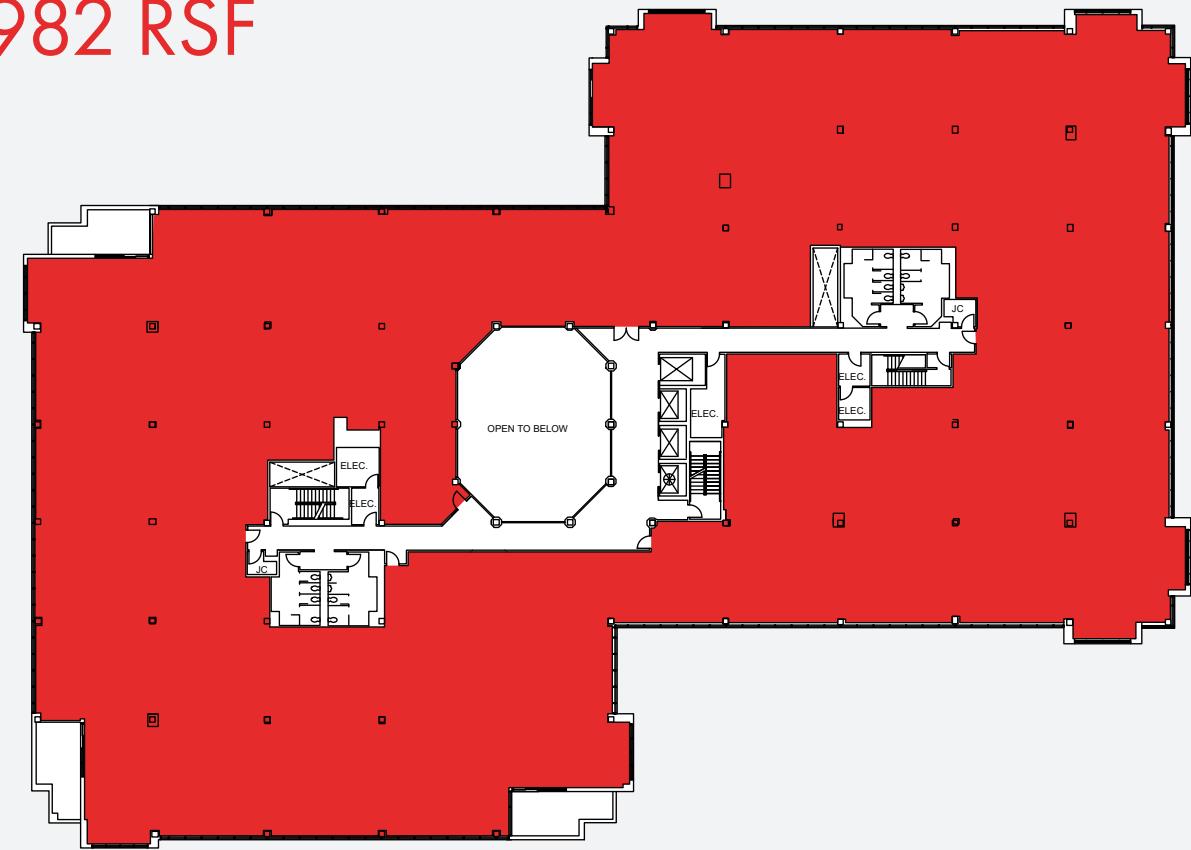
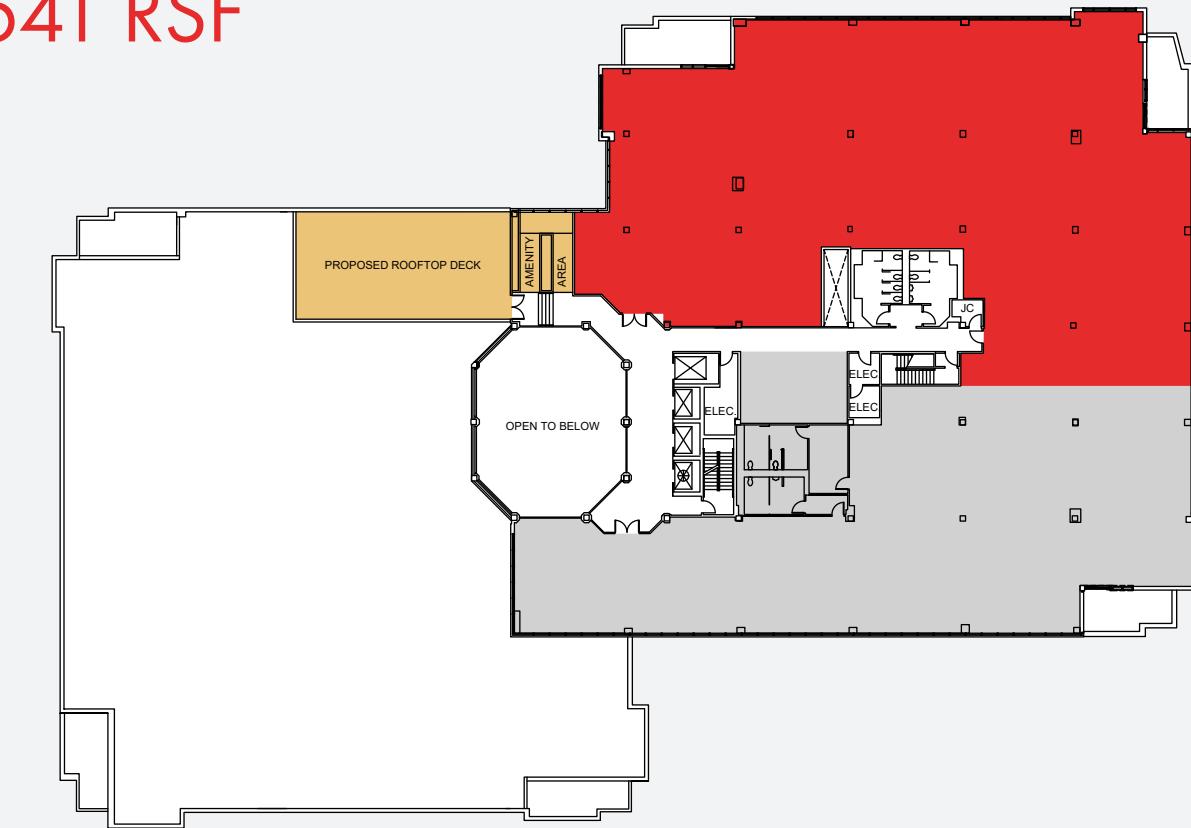
5,831 RSF



FIRST FLOOR

5,952 RSF | 5,225 RSF



SECOND FLOOR**FULLY LEASED****THIRD FLOOR****25,562 RSF****FOURTH FLOOR****44,982 RSF****FIFTH FLOOR****14,541 RSF**

LOCATION & AMENITIES



CORPORATE NEIGHBORS





30 INDEPENDENCE BOULEVARD

WARREN • NEW JERSEY



FOR MORE INFORMATION, PLEASE CONTACT:

DAN SPERO

Executive Managing Director

M: +1 973 829 4719

E: dan.spero@jll.com

CHRIS CONKLIN

Executive Vice President

T: +1 973 829 4675

E: chris.conklin@jll.com

KEVIN SAWTELL

Associate

M: +1 908 295 5913

E: kevin.sawtell@jll.com

JONES LANG LASALLE BROKERAGE, INC.

A licensed real estate broker

8 Campus Drive, Suite 305, Parsippany, NJ 07054

T: +1 973 829 4600 | jll.com/new-jersey

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.

