



# 30 INDEPENDENCE BOULEVARD

WARREN • NEW JERSEY





# PROPERTY OVERVIEW



**102,093 RSF AVAILABLE FOR LEASE**

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.

## IN-BUILDING AMENITIES

Technology-enabled conference center with 80-person capacity



Fitness center with Peloton equipment



Dynamic food service and event space

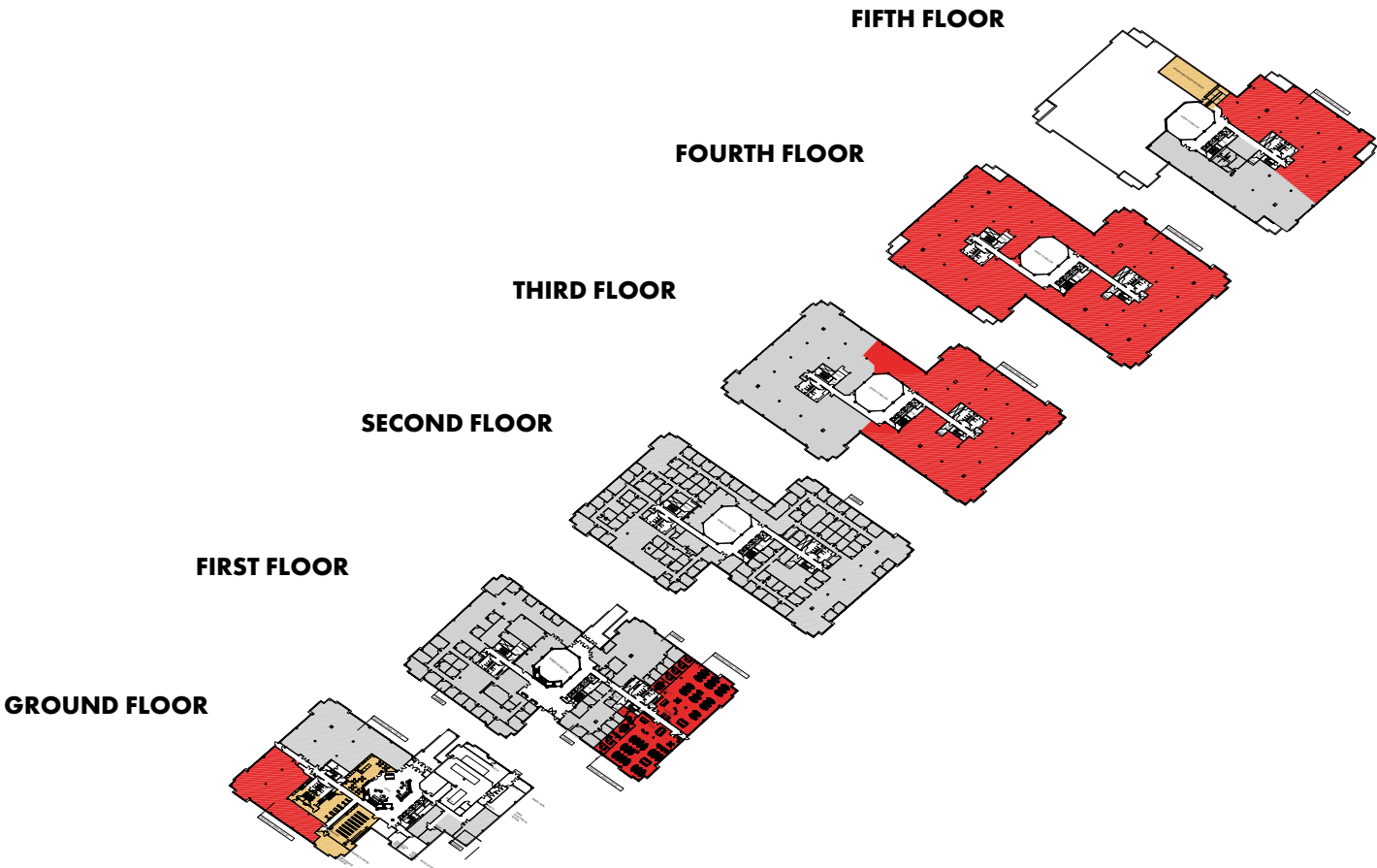


**RENOVATIONS COMPLETED IN 2020**

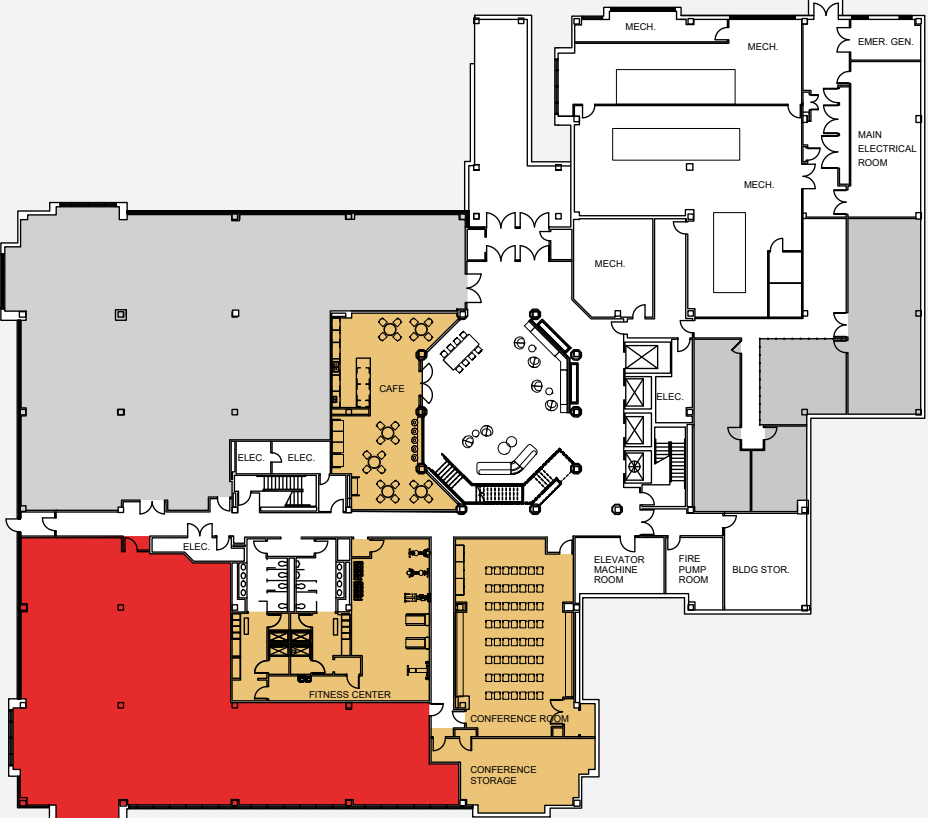




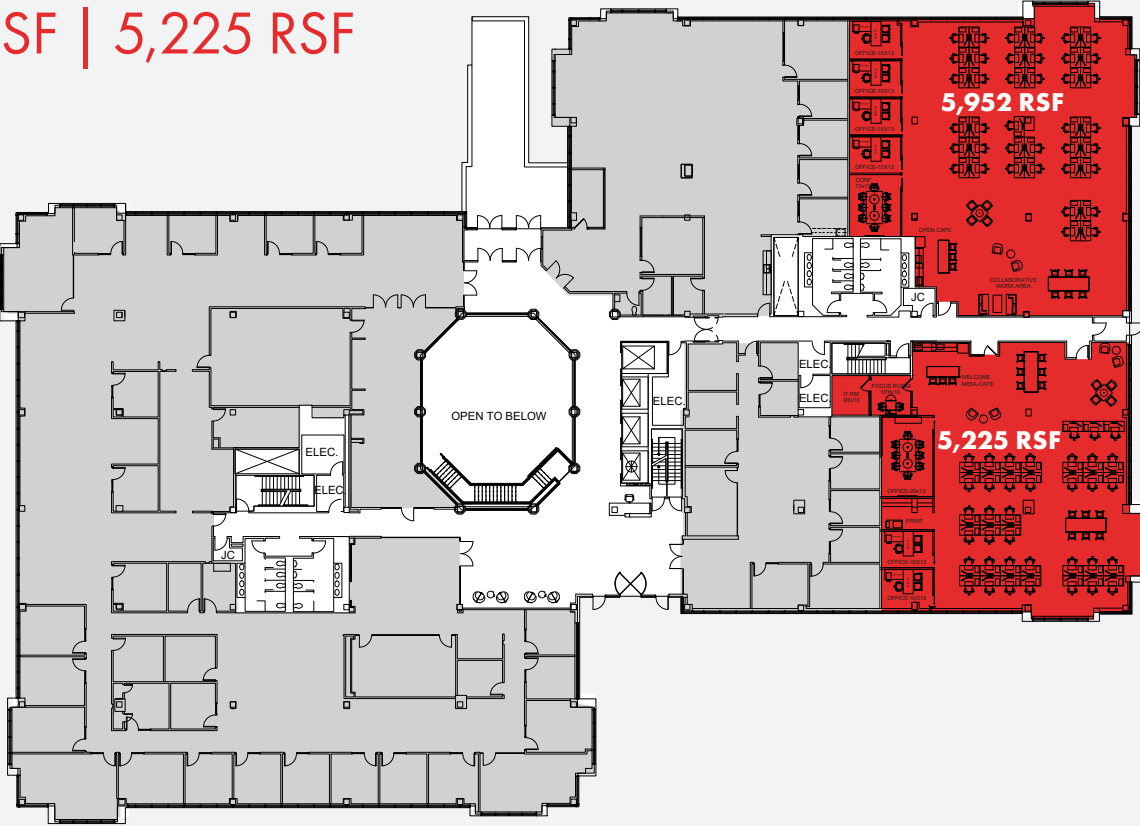
# AVAILABILITIES



GROUND FLOOR  
5,831 RSF

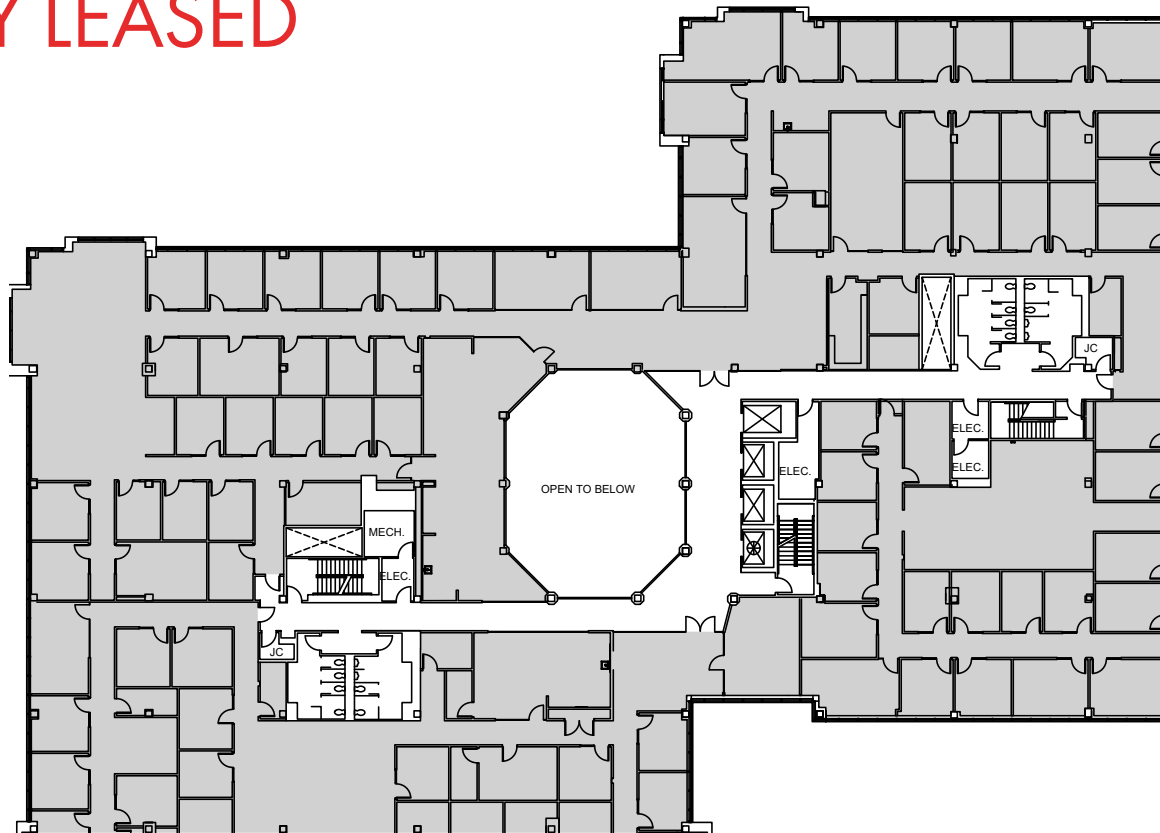


FIRST FLOOR  
5,952 RSF | 5,225 RSF



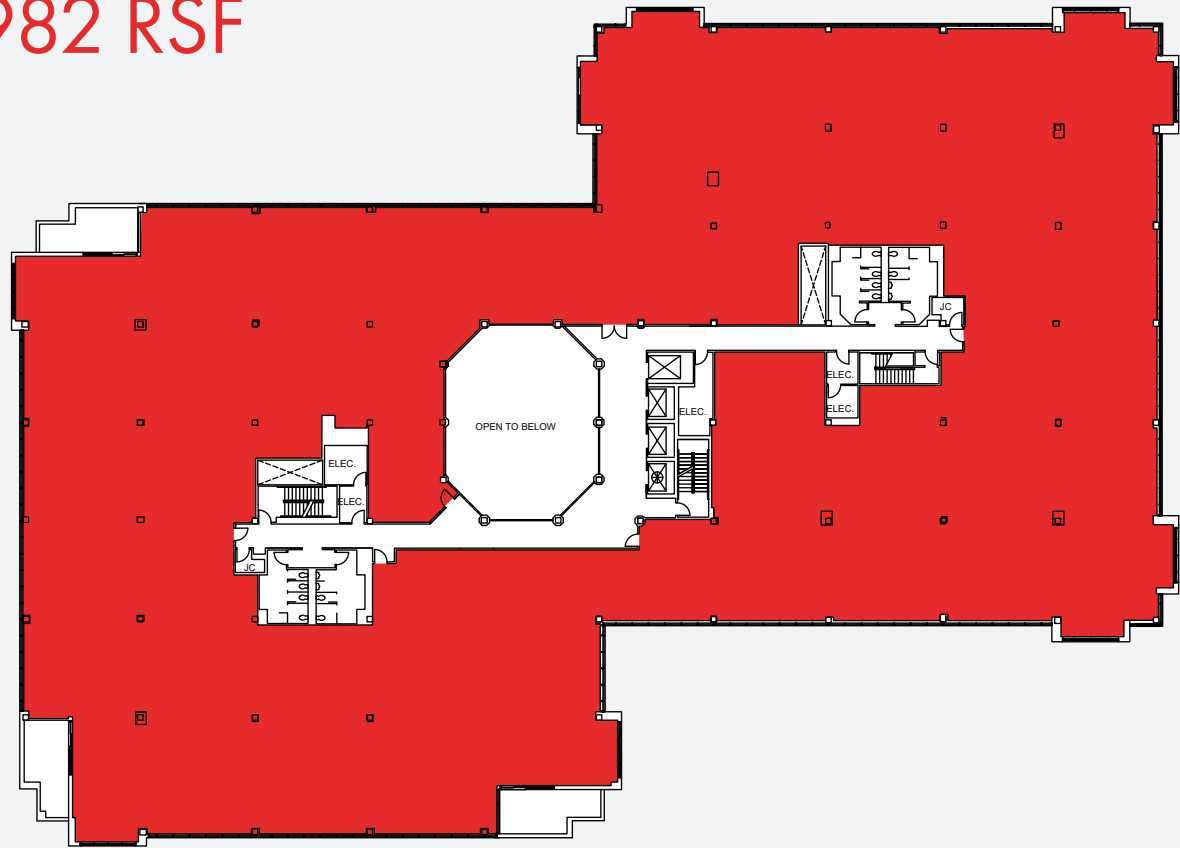
SECOND FLOOR

FULLY LEASED



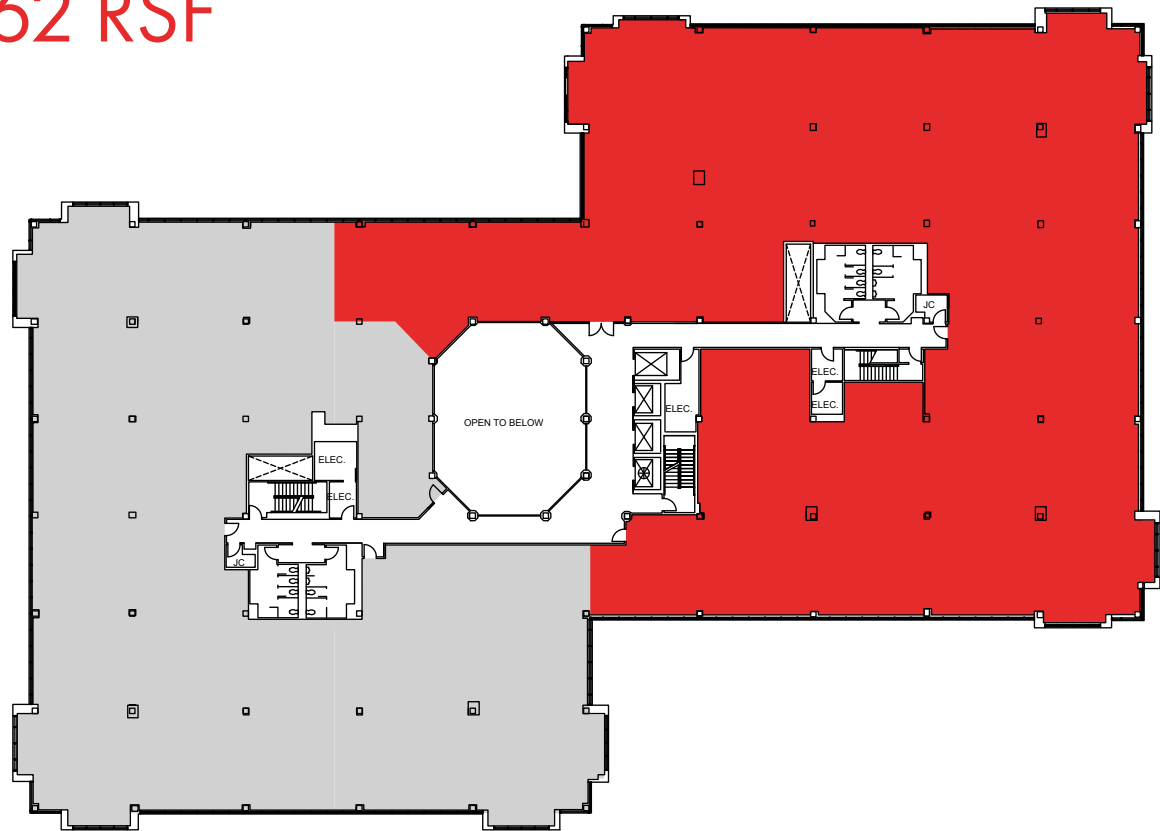
FOURTH FLOOR

44,982 RSF



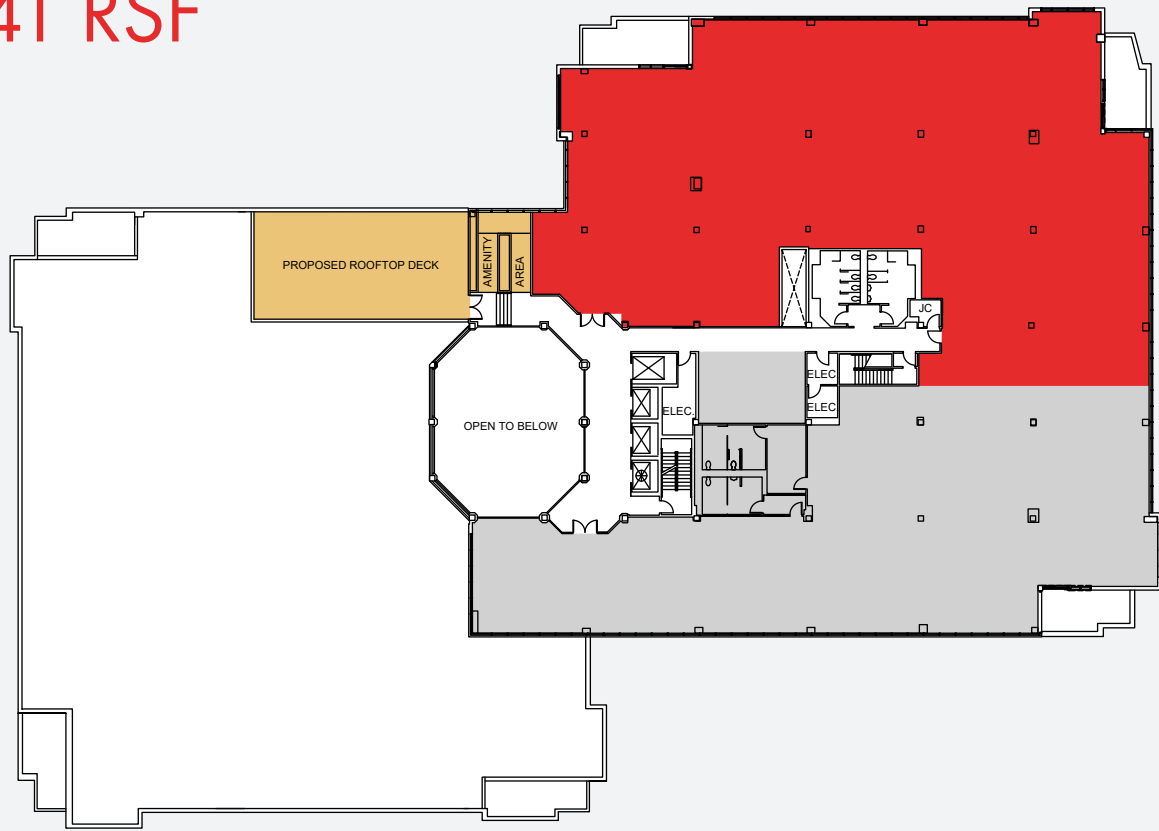
THIRD FLOOR

25,562 RSF



FIFTH FLOOR

14,541 RSF





# LOCATION & AMENITIES





# CORPORATE NEIGHBORS







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