

CONNECTIVITY
FLEXIBILITY
OPPORTUNITY





summiteastnj.com

NJ'S PREMIER ZIP CODE - SUMMIT

A city of around 22,000 with a small-town feel, Summit is considered one of the most desirable places to live in New Jersey. Summit offers the best in dining, shopping, transit, housing, school systems, and workforce.



TOP RATED

6TH

NJ SCHOOL DISTRICT



AVERAGE

+\$200K

HOUSEHOLD INCOME



ADVANCED DEGREES

83%

EDUCATED POPULATION



ACTIVELY EMPLOYED

88%

POPULATION (AGE 16+)



SUMMIT PARK LINE A new 1.2 mile pedestrian linear path along the abandoned Rahway Valley Railroad that runs from the edge of Downtown Summit, in front of Overlook Medical Center, through Summit East, into Briant Park. The park will provide a green space for pedestrians, in addition to being a venue for public art, agriculture, and historical displays.







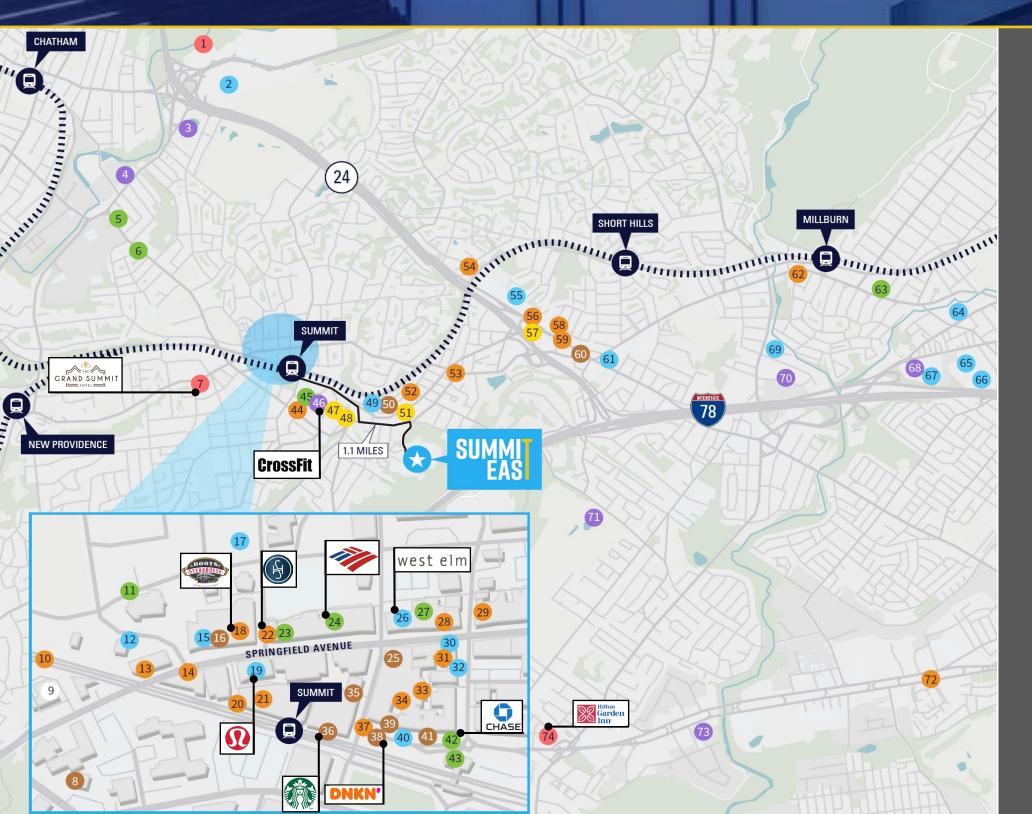


EXCEPTIONAL ACCESS SUMMI EAS **4**04 46 46 46 TEANECK ESSEX COUNTY AIRPORT 10 80 PASSAIC 80 202 95 MORRIS PLAINS TETERBORO AIRPORT 10 23 3 280 MORRISTOWN MORRISTOWN AIRPORT **NEW YORK** 24 21 SECAUCUS JUNCTION MORBIST CITY LINCOLN LAGUARDIA AIRPORT TUNNEL **NEWARK** ROAD STREET 24 CONVENT STATION HOBOKEN NEW YORK PENN STATION BERNARDSVILLE **EWARK** SHORT HILLS NEWARK PENN STATION **园**1 GLADSTONE 124 SUMMIT 287 HOBOKEN HOLLAND TUNNEL **SUMM** NEWARK LIBERTY INT'L **15 MIN ELIZABET AIRPORT** To Newark Liberty International Airport **42 MIN (EXPRESS)** To New York Penn Station 27 +48 MIN 28 BRIDGEWATER To Midtown Manhattan



ABUNDANT LOCAL AMENITIES

SUMMI EAS





Banks

- 5. ConnectOne Bank
- 6. Lakeland Bank
- 9. PNC Bank
- 11. Peapack-Gladstone Bank
- 23. Investors Bank
- 24. Bank of America
- 27. M&T Bank 42. Chase Bank
- 43. Princeton Bank & Trust Co
- 15. TD Bank



Childcare

- 47. Zadie's Nurturing Den
- 48. Bright Horizons
- 51. The Learning Circle YMCA
- 57. Superkids



Coffee/Convenience

- 8.7-Eleven
- 16. Ahrre's Coffee Roastery
- 35. Boxwood Coffee
- 36. Starbucks
- 38. Dunkin'
- 39. Manhattan Bagel
- 41. Summit Diner
- 50. Natale's Summit Bakery
- 60. Dunkin'



Fitness/Gol

- 3. Summit Golf Course
- 4. Equinox Summit
- 46. CrossFit Veracity
- 68. Planet Fitness
- 70. CrossFit Millburn
- 71. Baltusrol
- 73. 24 Hour Fitness



Hotels

- 1. Hilton Short Hills
- 7. The Grand Summit Hotel
- 74. Hilton Garden Inn



Restauran

- 10. Winberie's Restaurant & Bar
- 13. ZRolls Ice Cream
- 14. Doria's Pizza & Restaurant
- 18. Roots Steakhouse
- 20. Fin Raw Bar and Kitchen
- 21. Fioring
- 22. Summit House Restaurant + Bar
- 28. The Committed Pig
- 29. La Pastaria
- 31. VillageTrattoria
- 33. Summit Creek Grill
- 34. Serra Restaurant
- 37. Subway 44. Latin Bistro
- 52. Banderas Deli & Restaurant
- 53. Huntley Taverne
- 54. Benihana
- 56. Wendy's
- 58. Panera Bread
- 59. Chipotle Mexican Grill
- 62. Oscar's Deli & Restaurant
- 72. Chick-Fil-A



Retail

- 2. The Mall at Short Hills 12. Dorl'dor
- 12. Dorl dor 15. Henry's Fine Jewelry
- 17. CVS
- 19. lululemon
- 26. West Elm 30. AT&T Store

40. FedEx

- 32. Saimona Wine & Liquor
- 49. Arenas Market 55. Kings Food Ma<u>rkets</u>
- 61. Wine Library
- 63. Trader Joe's
- 64. Staples 65. Whole Foods Market
- 66. Target Mobile
- 67. The Home Depot
- 69. ShopRite of Millburn











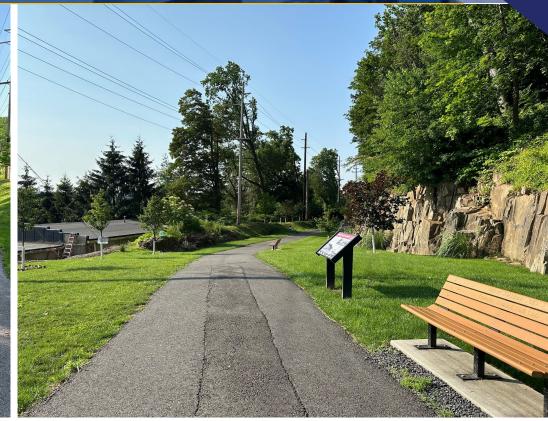




SUMMIT | PARK LINE (IN PROGRESS)









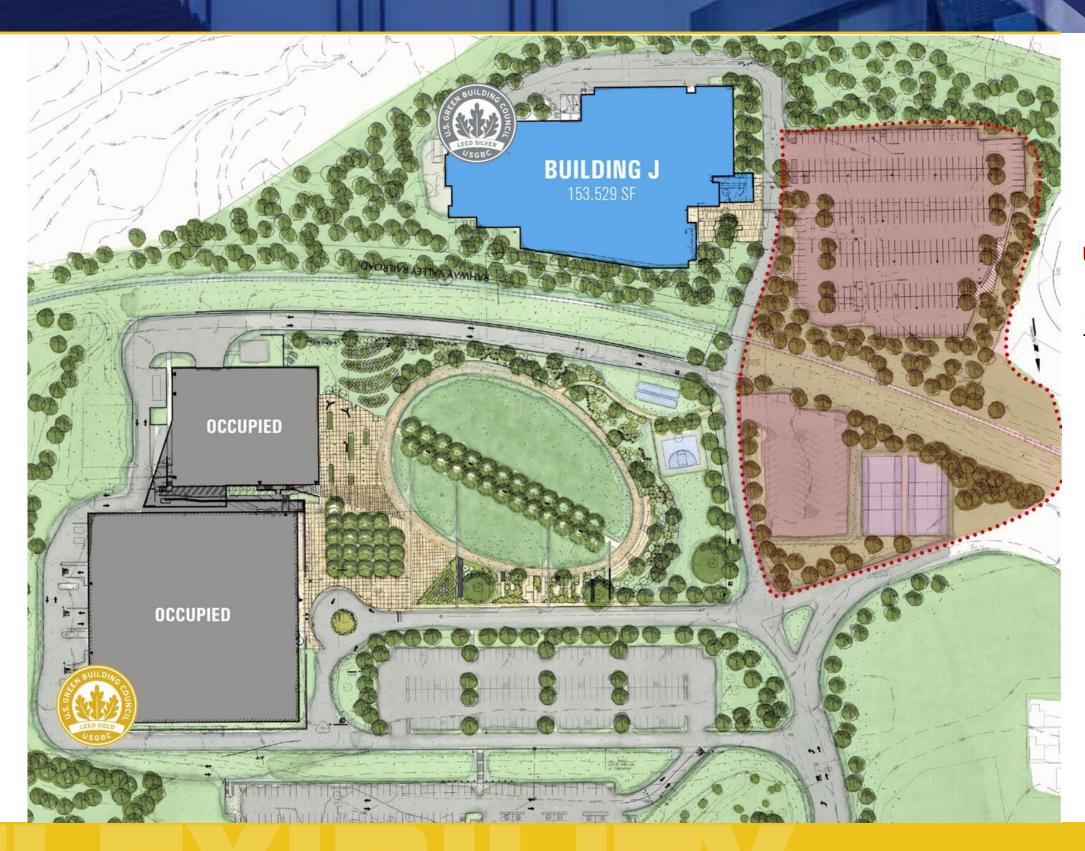






SITE PLAN | GREAT LAWN

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500 spaces

Total planned parking

















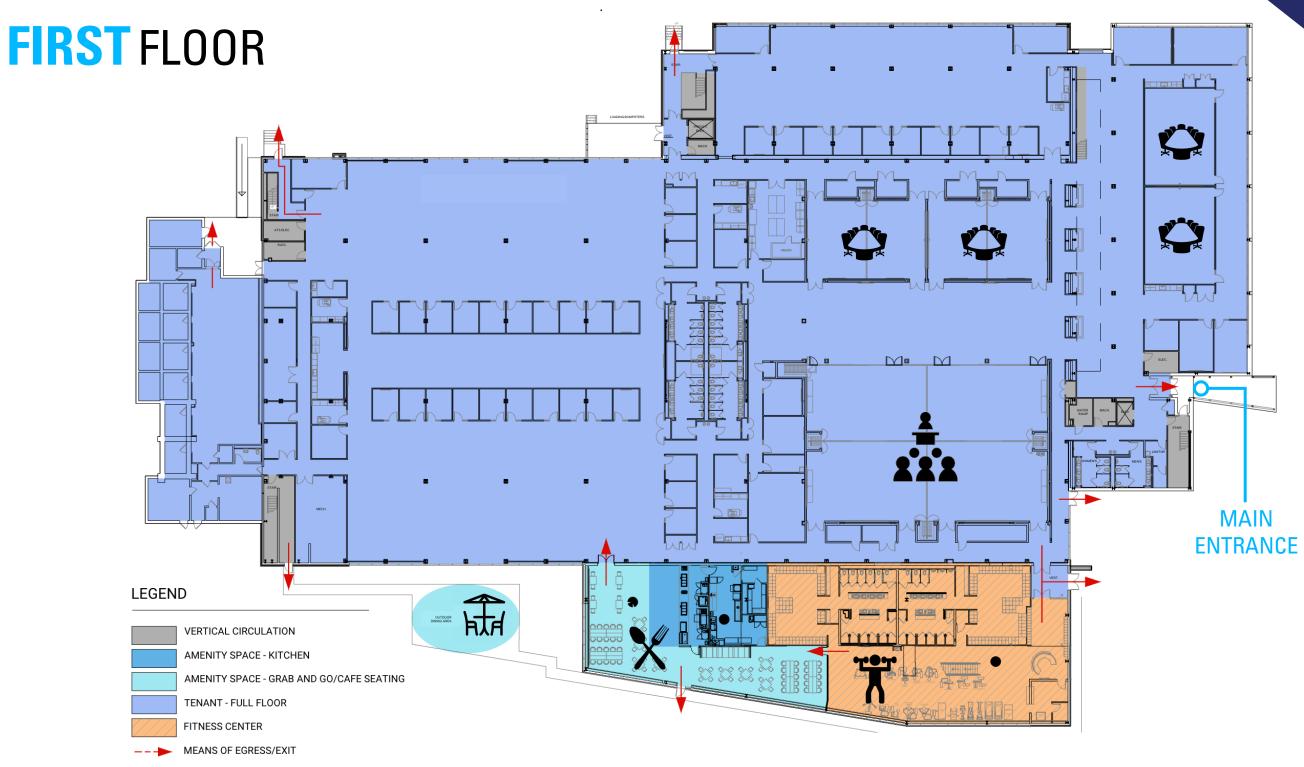






BUILDING J PROPOSED AMENITY PLAN

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BUILDING J FLOOR PLANS

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FIRST FLOOR

CELING HEIGHTS

13' 8.75'' = Slab to slab**CONFERENCE** 8' 10" = Achievable finished ceiling height in **ROOMS** low ceiling areas MAIN **ENTRANCE FITNESS CENTER** & FUTURE CAFÉ

SECOND FLOOR

CELING HEIGHTS

12' 5.5" = Slab to slab

8' 10" = Achievable finished ceiling height in low ceiling areas

OFFICE SPACE CONFERENCE ROOMS FITNESS ZONE



CAMPUS BUILDINGS SPECS

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153,528 SF HEADQUARTERS OPPORTUNITY

YEAR BUILT

USE CONFERENCE / OFFICE / DATA CENTER / FITNESS

OFFICE CONFIGURATION

• 10 PANTRY / BREAK ROOM AREAS

CONFERENCE CONFIGURATION

• 36 CONFERENCE ROOMS

- QUAD PARTITIONED 5,500 SF BALL ROOM EXPANDABLE TO OPEN ATRIUM, WITH 400 SEAT CAPACITY
- LARGE DIGITAL SCREENS AND VIDEO CONFERENCE CAPABILITIES FOR EACH SECTION
- FOOD PREP ROOM FOR CATERING

AMENITIES

• 17,000 SF FITNESS CENTER

- 2 PRIVATE EXECUTIVE "RED EYE TRAVEL" RELAXATION SUITES INCLUDING FULL BATH AND LARGE SCREEN TV
- 4 20' HIGH WATERFALL FEATURES
- SOFT SEATING COLLABORATIVE AREAS AND QUIET STUDY SPACES
- 2 SKYLIGHTED ATRIUM COLLABORATIVE AREAS

ORIGINAL 1971 STEEL & FOUNDATION REMAIN

COMPLETE REDEVELOPMENT IN 2016

• 78 OFFICES / 310 WORKSTATIONS

STORIES

2 STORIES

ELEVATORS

1 PASSENGER - 2,500 LB 1 FREIGHT - 4,000 LB

CEILING HEIGHT

9'-0" OFFICE CEILING / 18'-0" CONFERENCE CENTER ROOMS / 15' SLAB TO SLAB

TYPICAL COLUMN SPACE

15' x 15' SQUARE

COLUMN CONFIGURATION

15' x 15' SQUARE GRID SPACING

GENERATOR

1250 KW

ACRES

SITED ON 10.16 ACRES ON SOUTH PORTION OF CAMPUS







ABOUT ONYX

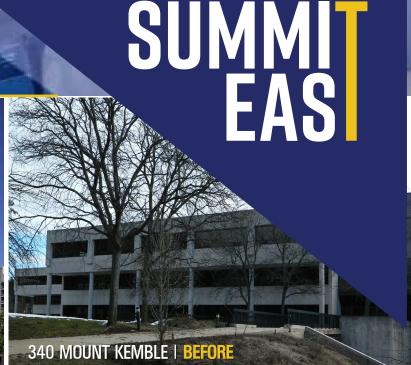
Headquartered in Woodbridge, New Jersey, Onyx Equities, LLC is a leading, full-service real estate firm specializing in investment, asset repositioning and ground-up development. Since its founding in 2004, Onyx has acquired more than \$2.2 billion worth of real estate assets throughout New Jersey, New York, Pennsylvania and Connecticut. Onyx has executed over \$230 million in capital improvement projects under its signature repositioning program.

Driving Onyx's success is its loyalty to core geographic markets, a seasoned team of expertise in all facets of real estate, its adaptability to market conditions, and the experience gained from managing over 65 million square feet since inception.

Throughout its portfolio, Onyx takes aim at increasing operational efficiency, Tenant satisfaction and long-term value.

For more information contact the firm at 732-362-8800, or visit www.onyxequities.com.









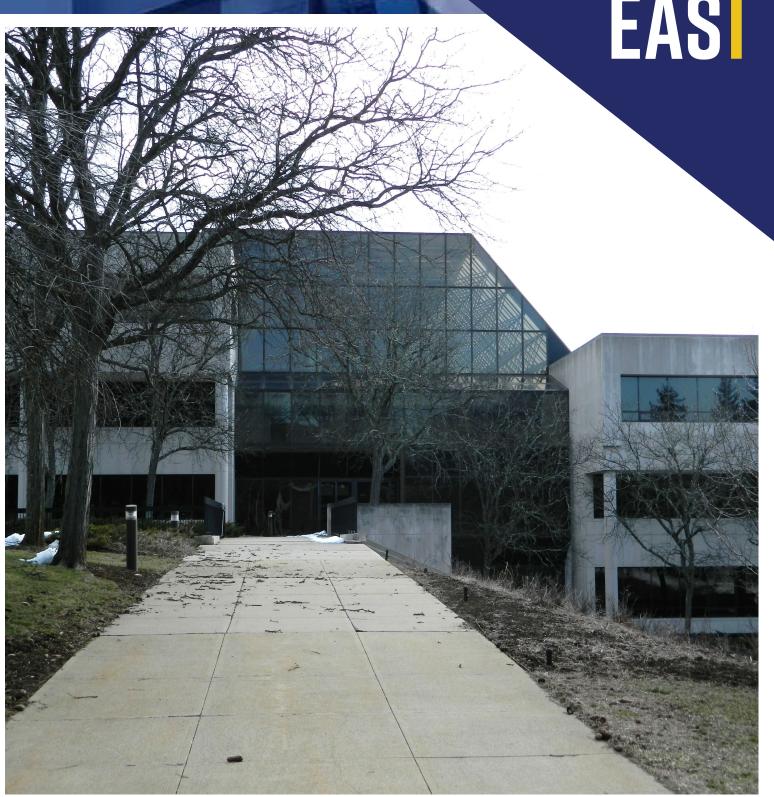




340 MT. KEMBLE | NEW FAÇADE-BEFORE













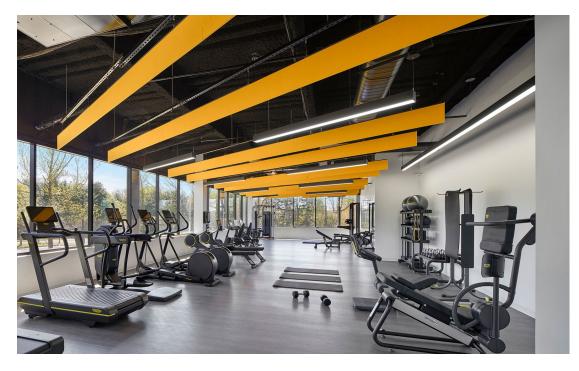
340 MT. KEMBLE | NEW INTERIOR

SUMMI EAS















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FLEXIBILITY

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