



# For Lease 939,795 SF

900 Route 202/206 North  
Bedminster, NJ

## Year Built / Renovated

- Buildings A, B & C: 1975 / 2000-2005
- Building D: 1999

## Specifications

<b>Power</b>	Two (2) feeds from JCP&L sub-station
<b>Generator Back-up</b>	<ul style="list-style-type: none"> <li>- Buildings A, B &amp; C - 1,150 KW turbine generator provides back-up for emergency systems and executive area</li> <li>- Building D - 1,750KW Diesel Generator provides full building back-up</li> </ul>
<b>Electricity</b>	JCP&L
<b>Gas</b>	PSE&G
<b>Water</b>	NJ American Water
<b>Sewer</b>	Bedminster Township Sewer Utility
<b>Floor load</b>	100 lbs/SF live load
<b>Parking</b>	1,816 structured parking <u>1,187 surface parking</u> <b>3,003 total spaces</b>

Floor	Size (SF)
1st	203,898
2nd	199,935
3rd	227,975
4th	182,471
5th	125,516
<b>Total</b>	<b>939,795</b>

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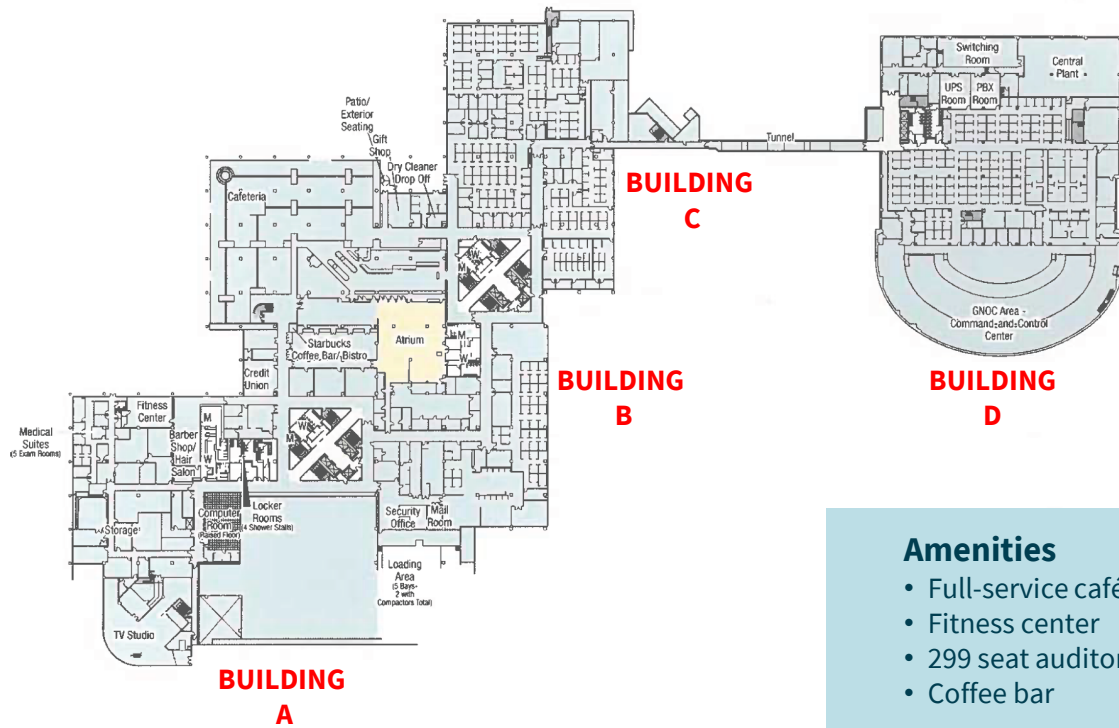
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Owned by:



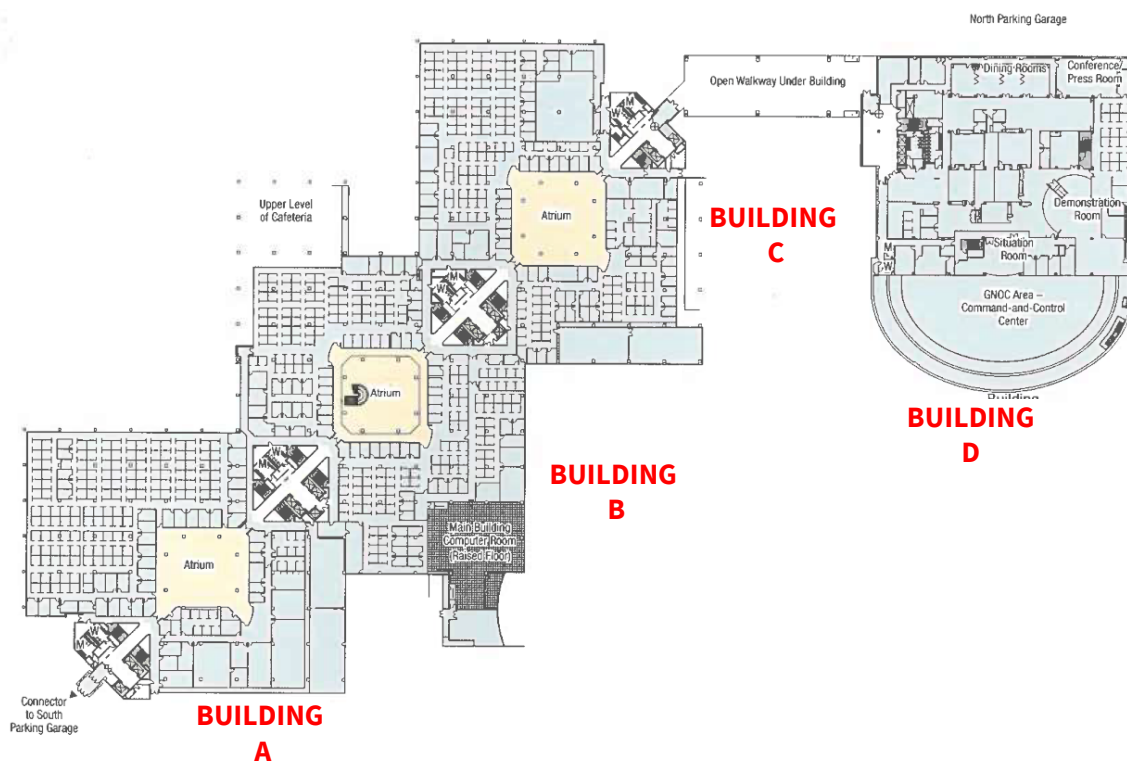
## 1<sup>st</sup> floor – 203,898 SF



### Amenities

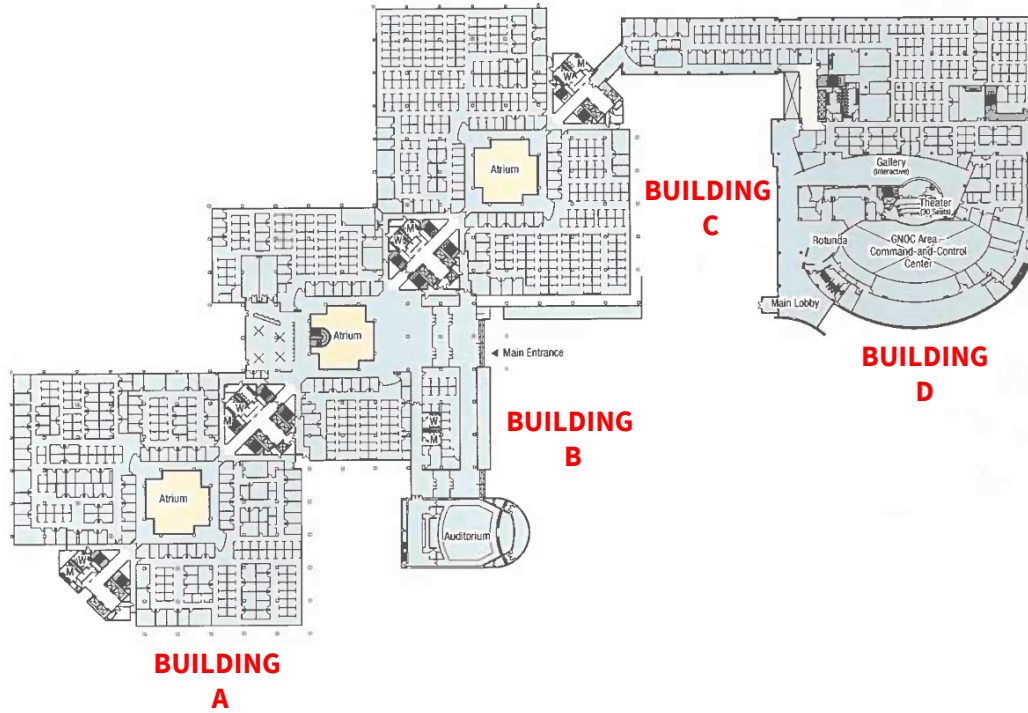
- Full-service café
- Fitness center
- 299 seat auditorium
- Coffee bar

## 2<sup>nd</sup> floor – 199,935 SF

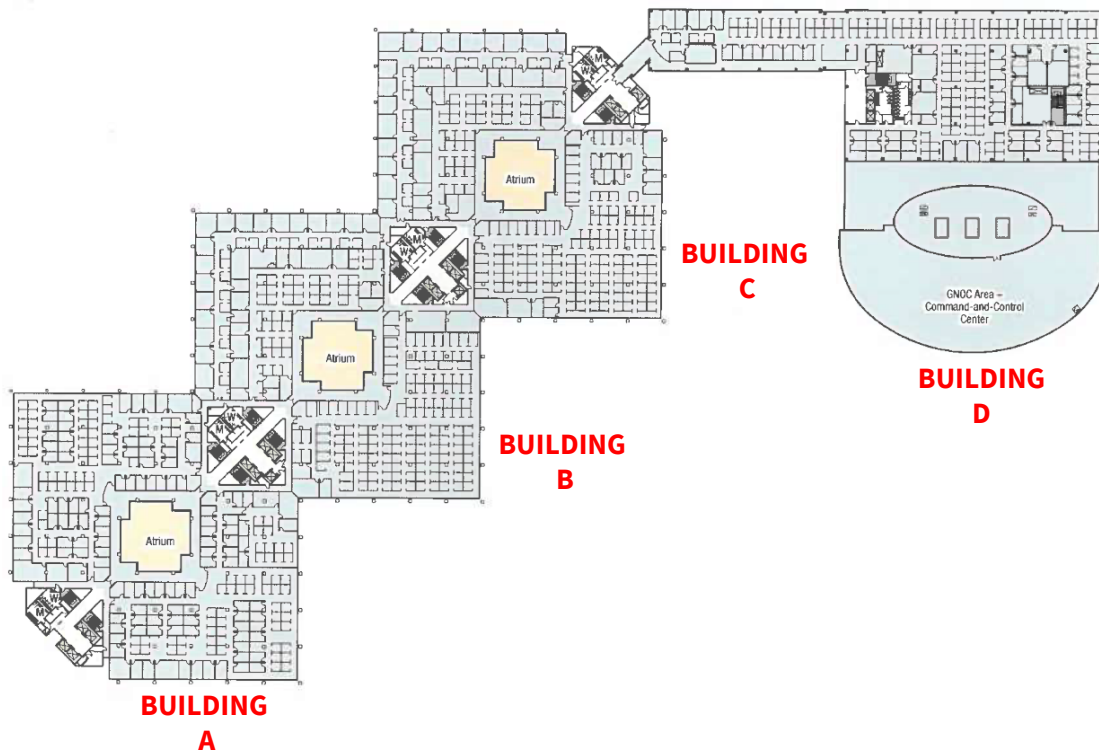




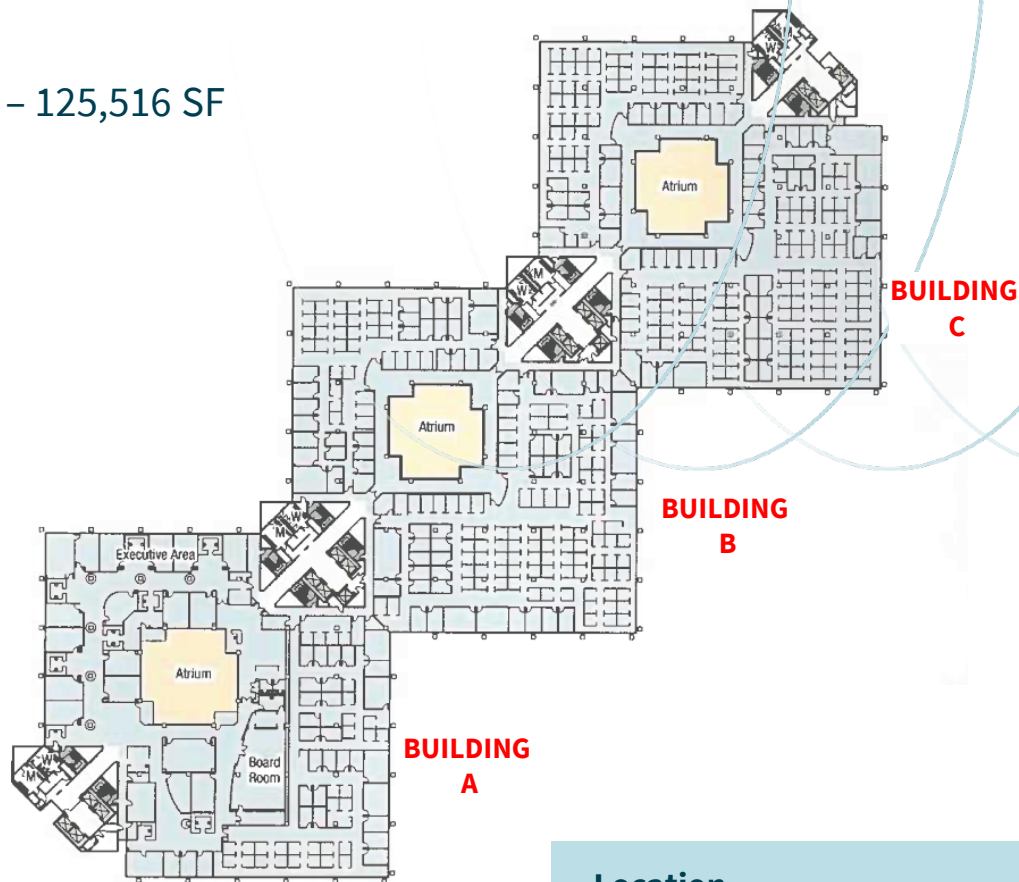
3<sup>rd</sup> floor – 227,975 SF



4<sup>th</sup> floor – 182,471 SF

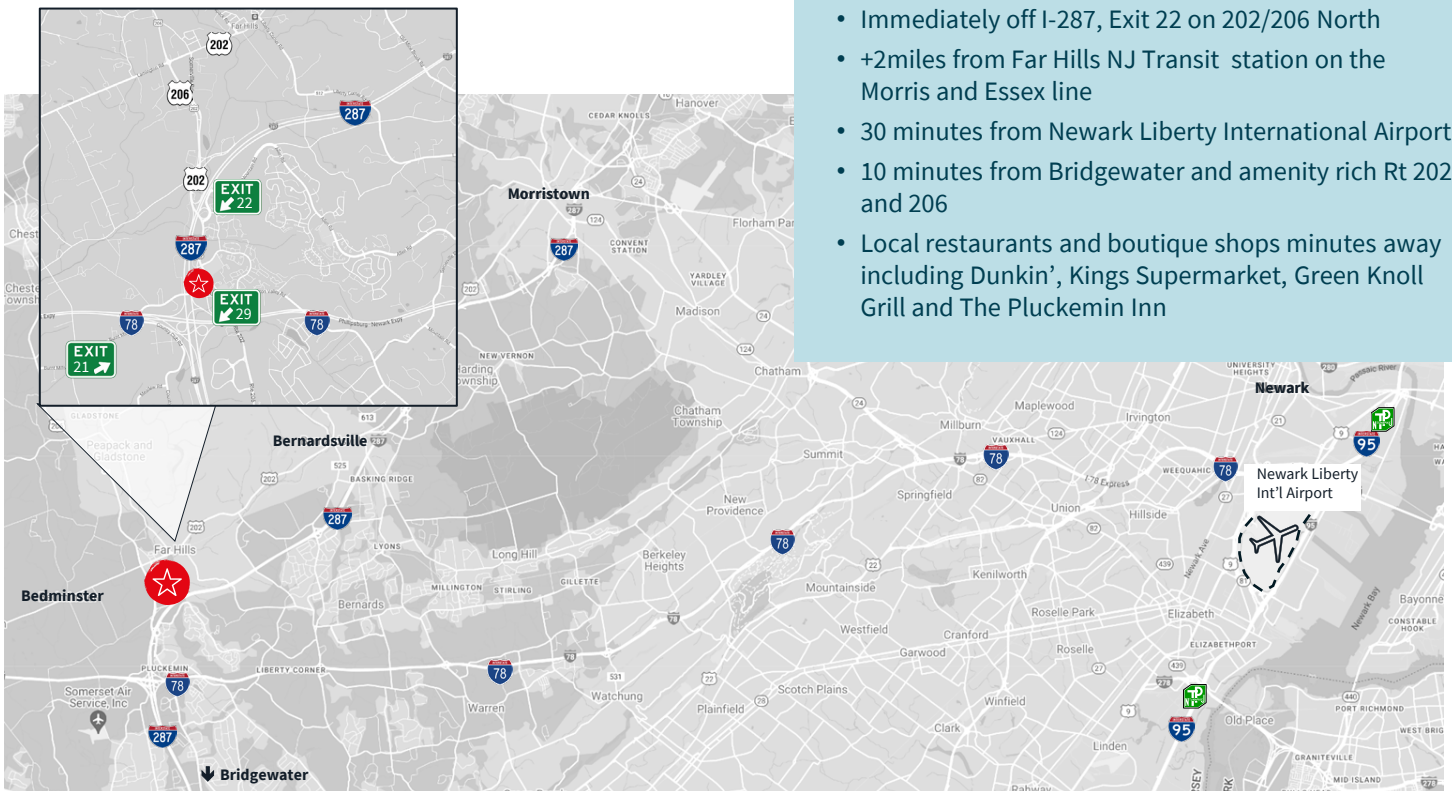


5<sup>th</sup> floor – 125,516 SF



### Location

- 1.5 miles from I-78/I-287 Interchange
- Immediately off I-287, Exit 22 on 202/206 North
- +2 miles from Far Hills NJ Transit station on the Morris and Essex line
- 30 minutes from Newark Liberty International Airport
- 10 minutes from Bridgewater and amenity rich Rt 202 and 206
- Local restaurants and boutique shops minutes away including Dunkin', Kings Supermarket, Green Knoll Grill and The Pluckemin Inn



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