

# 200 SOMERSET CORPORATE BOULEVARD

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BRIDGEWATER, NEW JERSEY



30,908 SF AVAILABLE FOR SUBLEASE



# Building Overview

## Space Highlights

- Class A trophy building
- Full 6th Floor 30,908 SF
- Sublease term thru February, 28, 2029
- Flexible layout
- Secure IT room
- Reception area

## Location/Park

- Somerset Corporate Center is a master-planned, Class A mixed use corporate campus center located within one of the country's strongest labor pools for the pharmaceutical and technology sectors.
- Five existing Class A office buildings totaling 1.5 million square feet.
- A new 130,000 square foot Life Time Fitness facility, 150-room AC Hotel by Marriott and a Zinburger restaurant add to the on-site amenities.
- Direct access via Routes 202/206 and 22, as well as close proximity to Interstates 287 and 78.
- Shuttle service to the Somerville NJ TRANSIT train station on the Raritan Valley Line.
- Major tenants include Alight, Bausch Health, Cognizant Technologies, iConnectiv, Qualcomm and Messer.

## Building Specs & Amenities

RBA: 256,000 SF

Stories: 8

Parking: 3.9/1000 SF, including structured parking

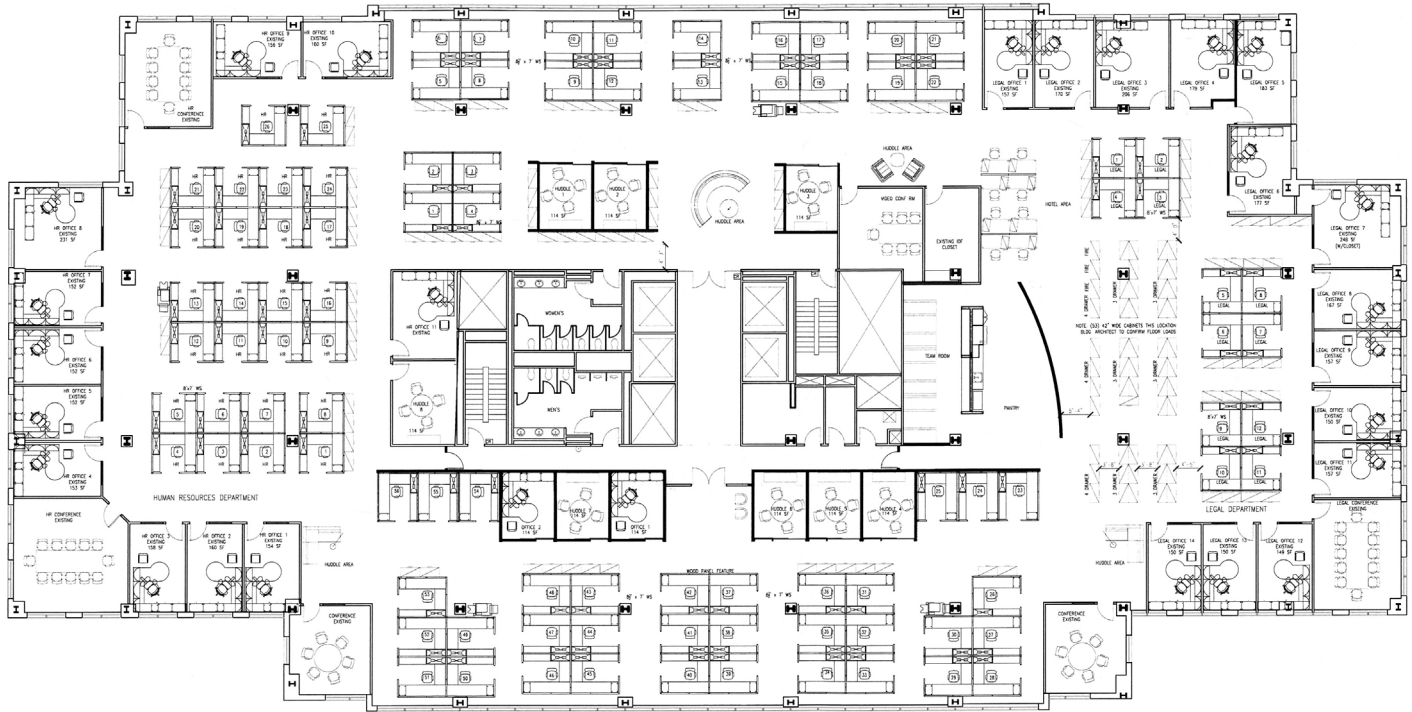
Amenities: Full service cafeteria, conference center and fitness center



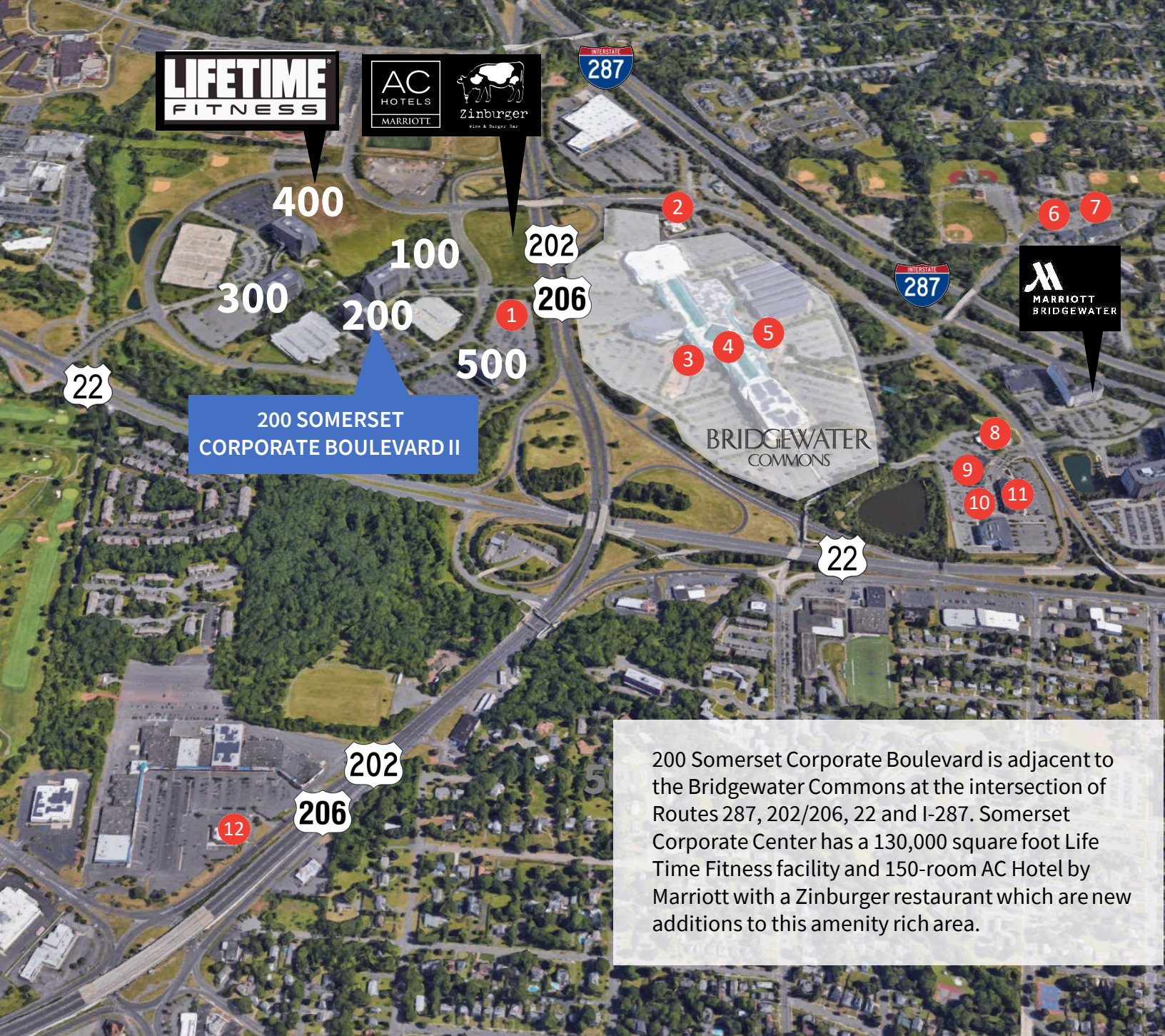


## Floor Plan | 6<sup>th</sup> Floor | 30,908 SF Available | Sample Test Fit

94 Workstations | 27 Offices | 15 Conference Rooms







200 SOMERSET  
CORPORATE BOULEVARD II

200 Somerset Corporate Boulevard is adjacent to the Bridgewater Commons at the intersection of Routes 287, 202/206, 22 and I-287. Somerset Corporate Center has a 130,000 square foot Life Time Fitness facility and 150-room AC Hotel by Marriott with a Zinburger restaurant which are new additions to this amenity rich area.

## Restaurants

- |                             |                            |                 |
|-----------------------------|----------------------------|-----------------|
| 1. Zinburger                | 5. The Cheesecake Factory  | 9. Shake Shack  |
| 2. Seasons 52               | 6. Fratello's Ristorante   | 10. Cava        |
| 3. Redstone American Grill  | 7. Thai Kitchen            | 11. Chipotle    |
| 4. California Pizza Kitchen | 8. Maggiano's Little Italy | 12. TGI Fridays |

For more information or to arrange a tour please contact:

Dan Loughlin  
+1 973 829 4695  
[Dan.Loughlin@am.jll.com](mailto:Dan.Loughlin@am.jll.com)

Bob Ryan  
1 973 404 1543  
[bobs.ryan@am.jll.com](mailto:bobs.ryan@am.jll.com)

