



centerline
@metropark



more than just a train stop,
a dynamic destination.



Premiere Class A Office Space

186 & 194 Wood Avenue South, Iselin, NJ





Opal Holdings Portfolio
Iselin, New Jersey



Discover Centerline@Metropark, a dynamic collection of buildings meticulously curated by Opal Holdings, a prominent NY-TriState real estate investment firm.

- Unbeatable location - steps from the bustling Northeast Corridor Metropark transportation hub.
- Seamless access to the Garden State Parkway, makes commuting a breeze.
- Surrounding area offers employees an abundance of options for dining, lodging, entertainment, and shopping that caters to their every need.
- Proximal redevelopments will make Centerline a 24-7 vibrant and active community.




Metropark Train Station

Governor Phil Murphy announced in October 2022 that 12 acres of land behind the train station are slated for a mixed use development with several hundred apartments, office space and retail stores.



Enhance Collaboration. Foster Community.

Elevate Your Work Experience with Centerline's Integrated Amenities



SHUTTLE SERVICE

Centerline tenants will enjoy free shuttle service, from each building, offering convenient access to Metropark station, local points of interest and nearby lifestyle amenities.



Why Middlesex



Whether a firm is relocating to Middlesex County or expanding the footprint it already has, a company can greatly benefit from Middlesex County's comprehensive economic, workforce, and financial development ecosystem. The county's aim is to actively design programs and allocate resources towards innovative endeavors, all with the singular objective of supporting the growth and success of each business in Middlesex County, New Jersey.

Economic Development Middlesex County acts as a reliable advisor to businesses of all sizes that want to begin operations, relocate to, or grow and thrive in the county.

Workforce The county offers fresh approaches for workforce development and talent that include funding, training, resources, and support. Plus, Middlesex County is home to more than double the national average of software developers.

Education Not only is Middlesex County home to exceptional K–12 school systems, including 2 of the top 100 high schools nationwide. It also produces talent from award-winning public magnet schools, Middlesex College, Rutgers University – the #40 Top School Nationwide – and union training programs.

Arts & Culture Middlesex County is a beacon of diverse arts, culture, and history. The county offers free experiences in the arts, training programs, and more.

Transportation In Middlesex County, everything is within convenient reach via a world-class transportation system that is sustainable and efficient for regional workforce commutation, and which enhances the quality of life for all residents.

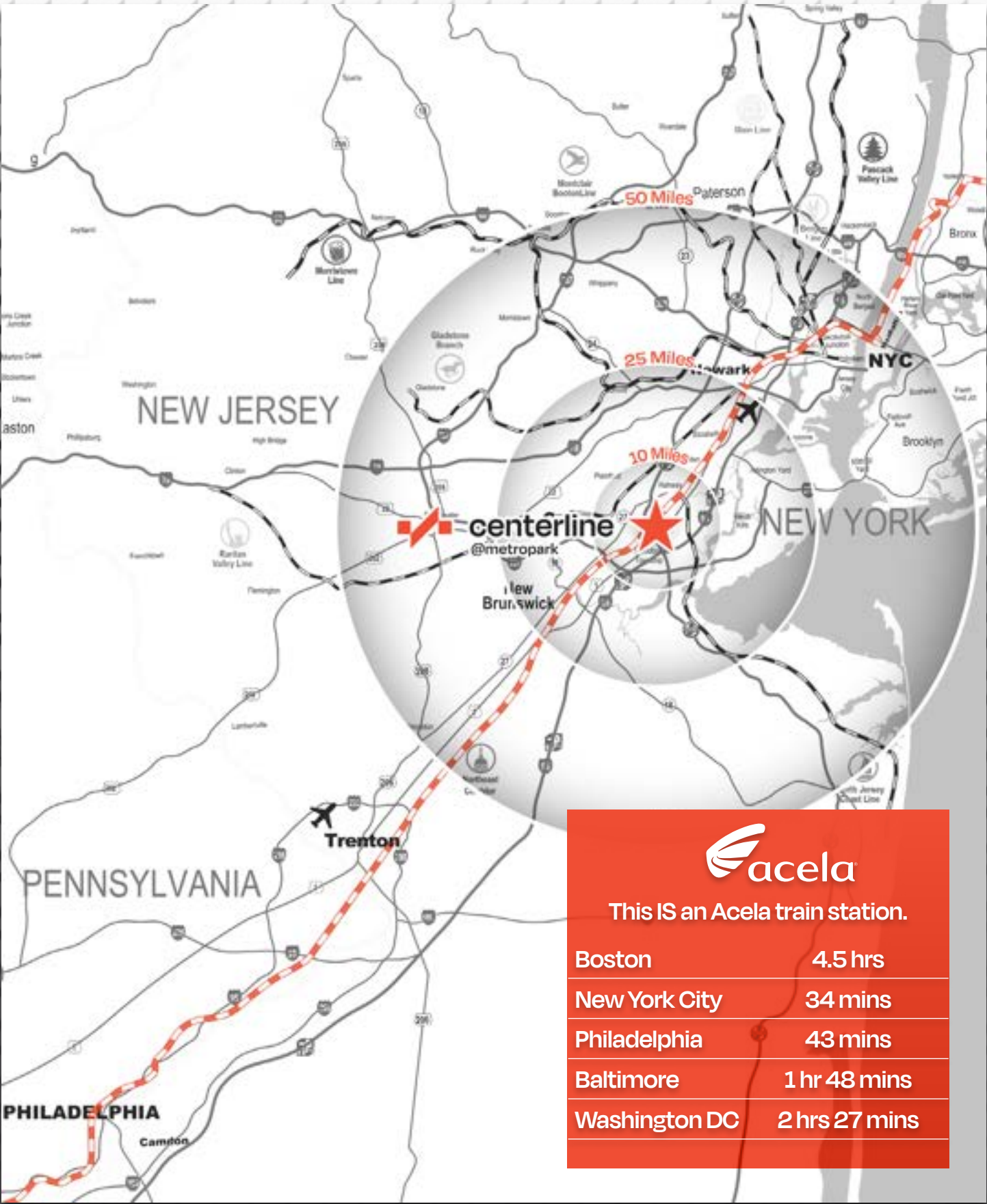
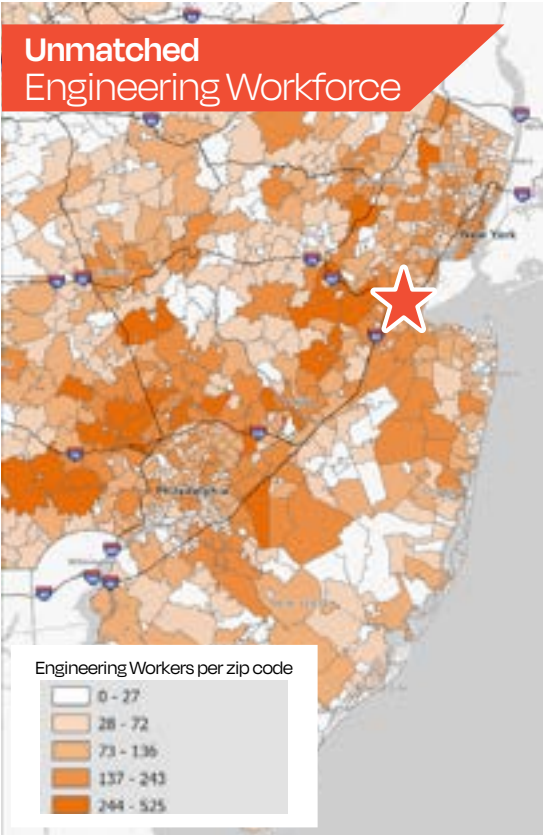
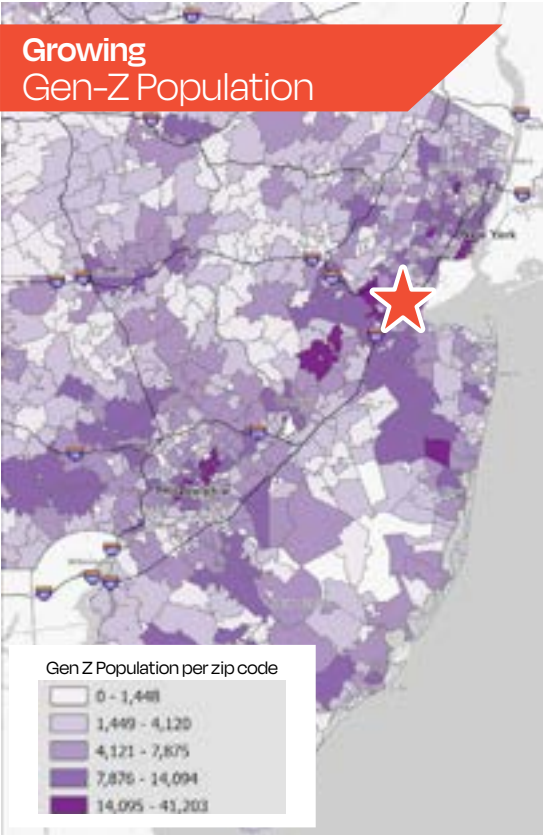
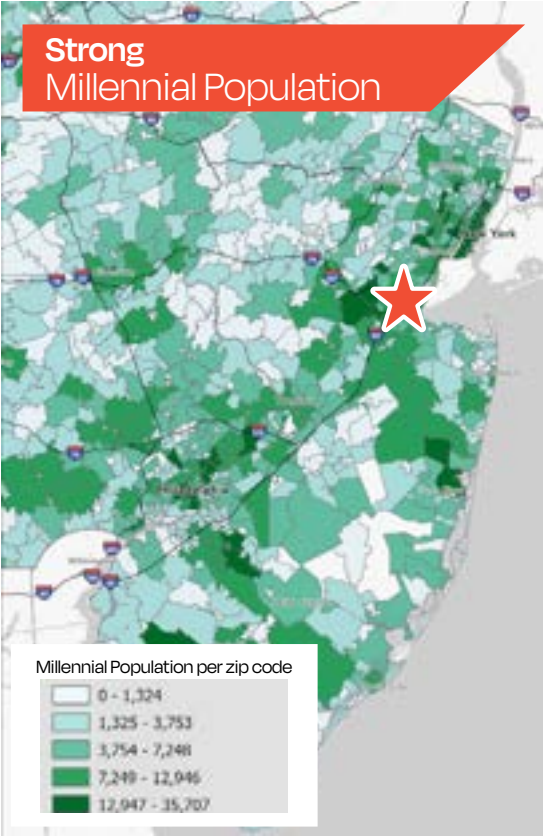
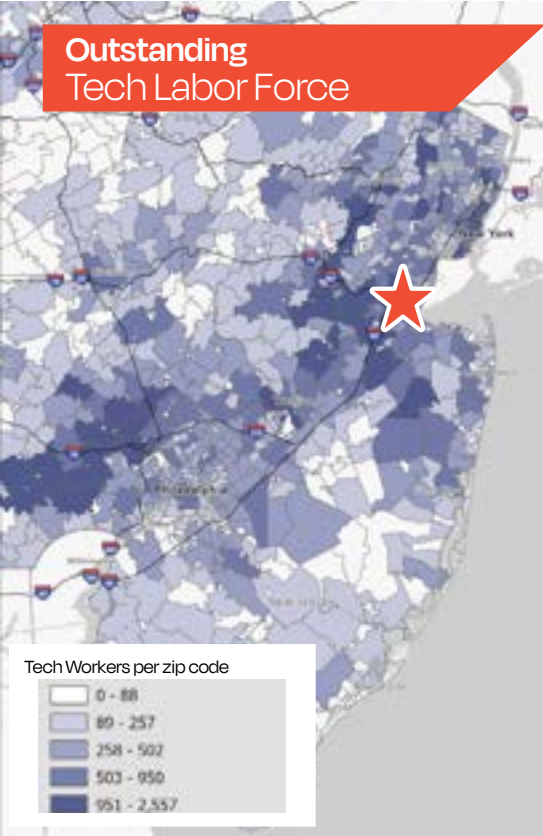


All within a 10-minute drive



The Garden State is Rich in Talent Growth

Exceptional Regional Connectivity



186 Wood Avenue South

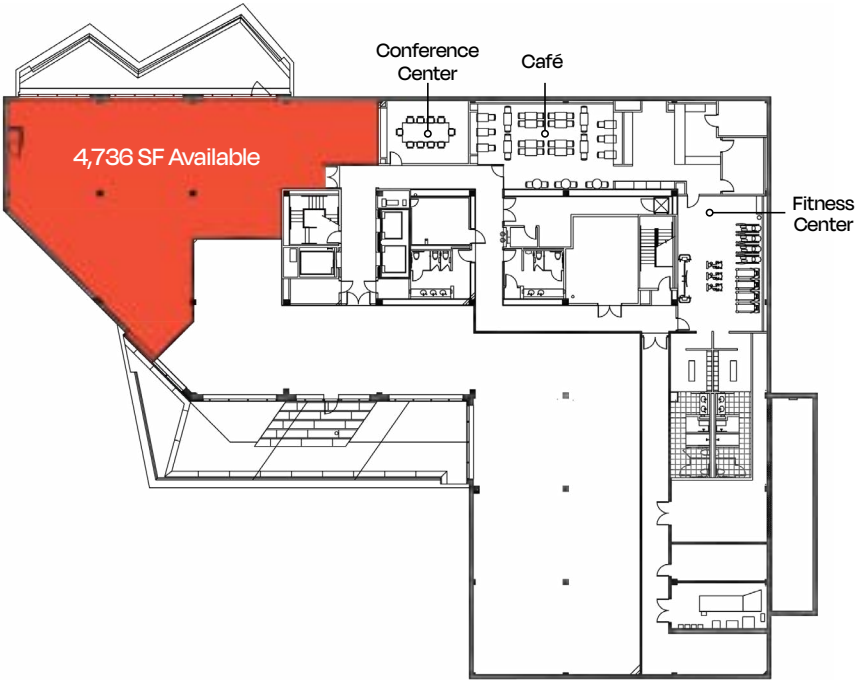
Building Specifications

- Built in 2010; designed by Kohn Pederson Fox
- 4-stories plus garden level; 105,956 SF total size
- Column spacing— 24' & 28'
- Ceiling height— 9' to 10'
- Parking ratio— 3.66/1,000 SF
- Amenities— fitness center, conference center
- Roof— Smooth white PVC KEE 60 mil adhered membrane installed in January 2011; 20-year warranty through January 2031
- Steel frame, aluminum & glass curtain wall façade
- Electric— base service is 480/277 VAC; each floor can distribute up to 6 watts/SF for lighting and power
- HVAC— 400-ton central condenser water plan & 24/7 cooling for server warm rooms
- Floor load— 50/SF live load capacity on floors 1-3; 75/SF live load capacity on 4th floor; 100/SF live load capacity on lobby bridge
- Fire protection— Central addressable fire alarm system; building is fully sprinklered and each floor is monitored by the fire alarm system
- Utilities
 - Electric— PSE&G
 - Sewer— Woodbridge Township
 - Water— Middlesex Water Company
 - Gas— Elizabethtown Gas Company
 - Telephone— Verizon
 - Broadband/fiber— Verizon



Availability

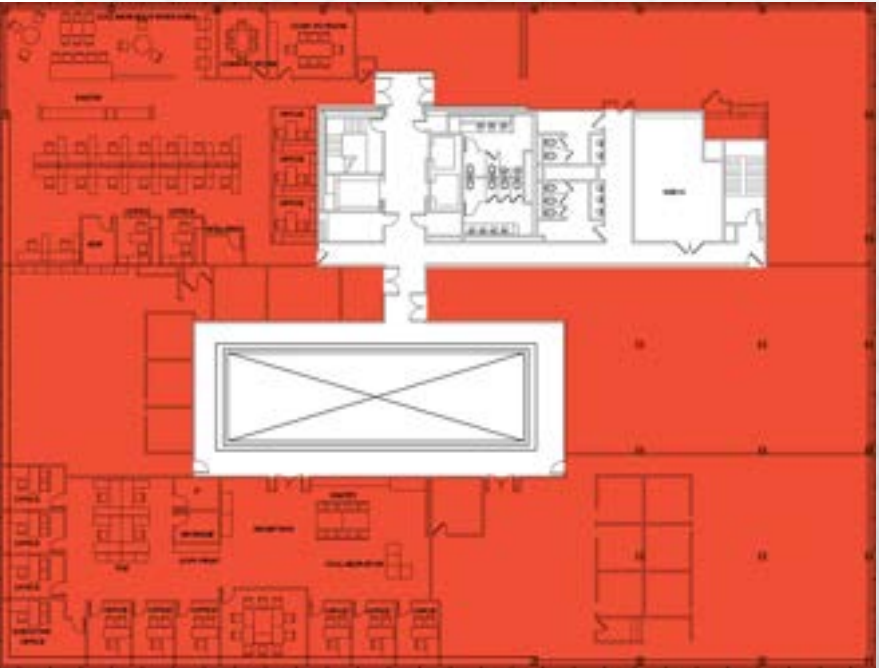
Ground Floor: 4,736 SF



3rd Floor: 7,558 SF



4th Floor: 31,278 SF (Divisible)



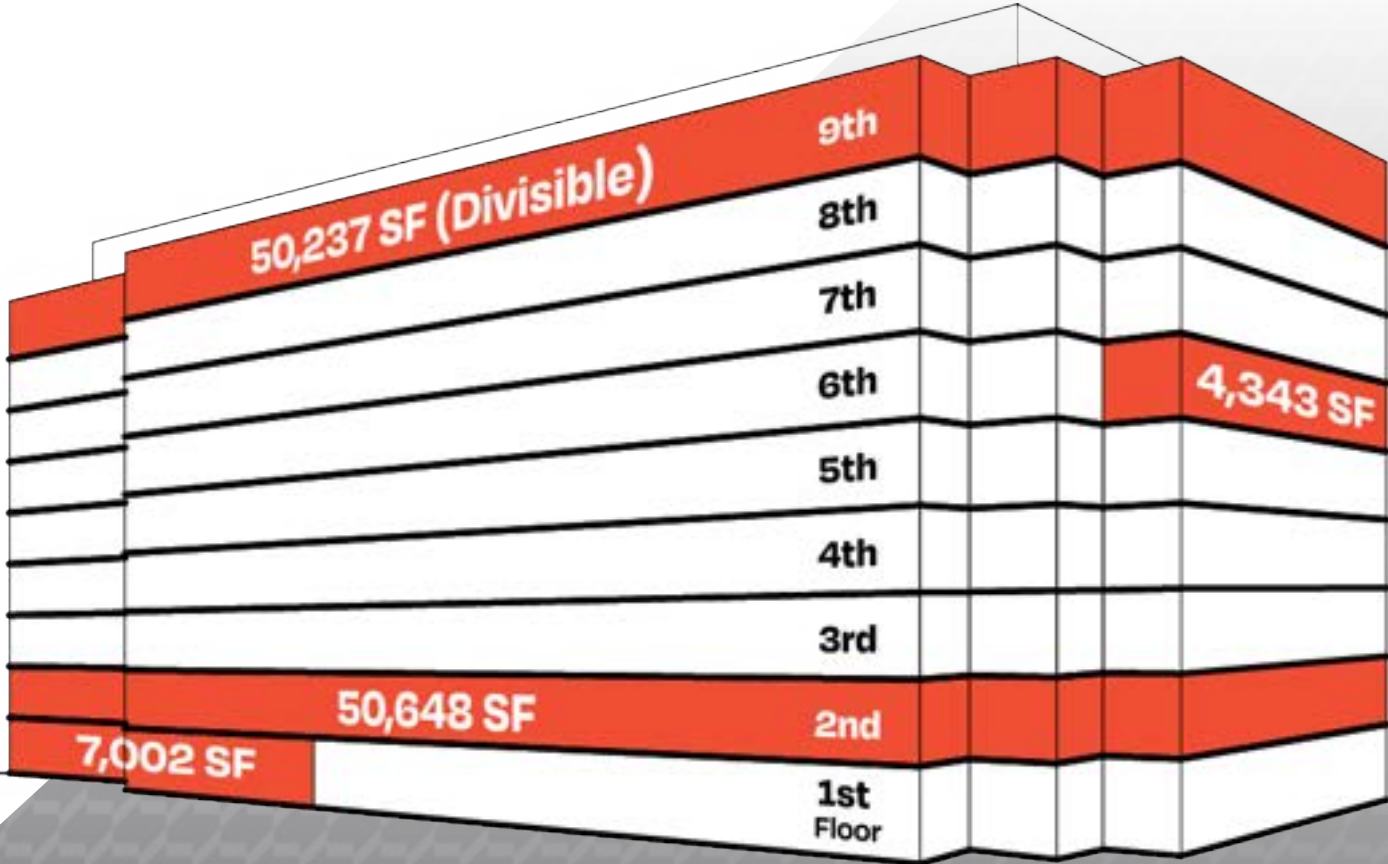
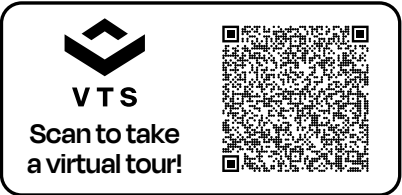
194 Wood Avenue South

Building Specifications

- Built 1999; 9 stories; 470,692 SF
- Column spacing— 30' x 30'
- Ceiling height— 13'6" slab-to-slab; 10' finished
- Parking— 1,570 spaces
- Parking ratio— 4.20/1,000 SF
- Amenities— 24/7 grab-and-go food, manicured outdoor patio with wifi, full service cafe, fitness center with trainer, 8 EV charging stations, conference room with connectivity
- Roof— Single-ply EPDM membrane installed in July 2013 with a warranty through July 2033
- Structure— Steel frame with concrete footings & a floor load of 100 lbs/SF
- Exterior— Granite panel façade with aluminum mullions & glass insulated tinted glass
- Foundation— Concrete footings
- Emergency generator— Two spectrum Detroit Diesel generators, 1st— 1,250 KW, 2nd 1,500 KW. Powered by no. 2 diesel fuel
- HVAC— Two Mammoth self-contained DX with VAV's and fan powered boxes HVAC units per floor (18 total) with an average tonnage of 70 per unit. Siemens controls with electric reheat coils
- Electric— PSE&G has two feeds from separate substations. Two transformers at 13,200/480 volts. 6 watts/rentable square foot.
- Fire protection— Two standpipes in stairwells 1 & 2. Simplex 4100 fire panel. Smoke detectors located throughout the building. Building is fully sprinklered and each floor is monitored by the fire alarm system.
- Utilities
 - Electric— PSE&G
 - Sewer— Woodbridge Township
 - Water— Middlesex Water Company
 - Gas— Elizabethtown Gas Company
 - Telephone— Verizon
- Providers— Verizon, AT&T, MCI, Lightower, Zayo & Century Link

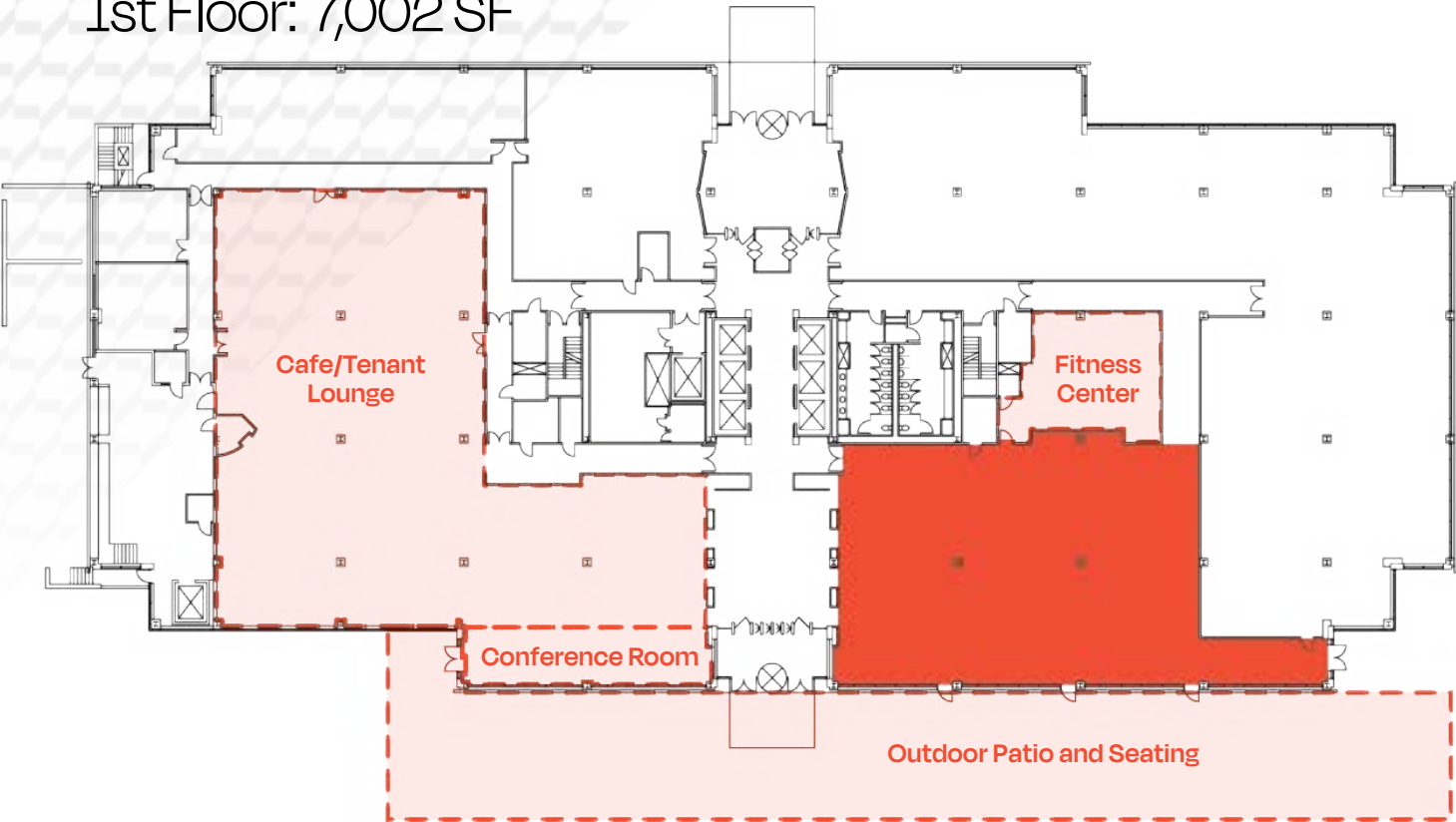
Availability

6 Suites Available
4,343 - 112,230 SF
50,648 Max. Contiguous SF

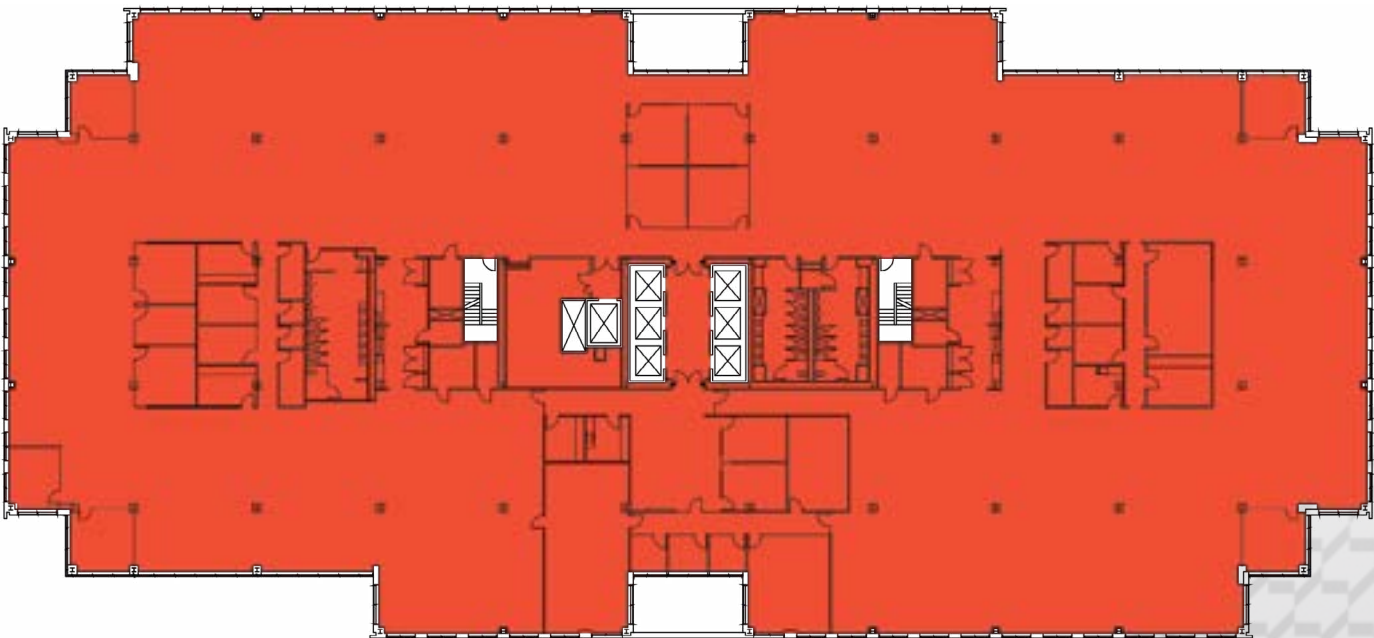


194 Wood Avenue South

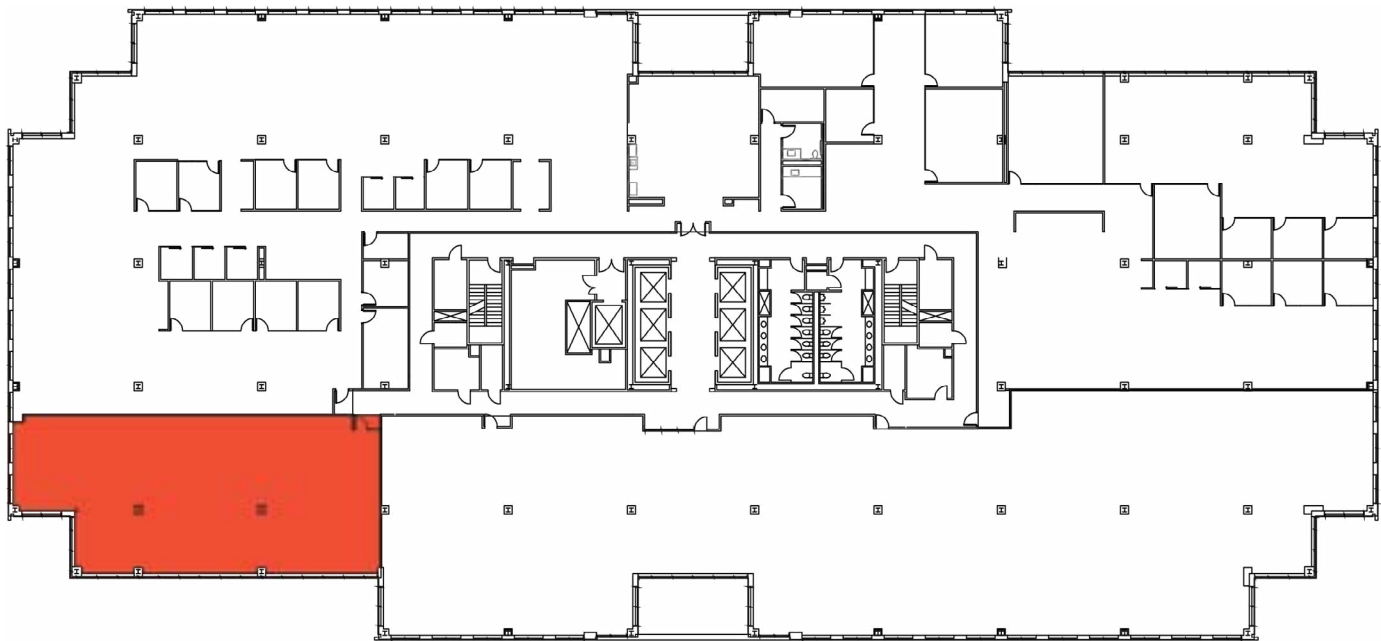
1st Floor: 7,002 SF



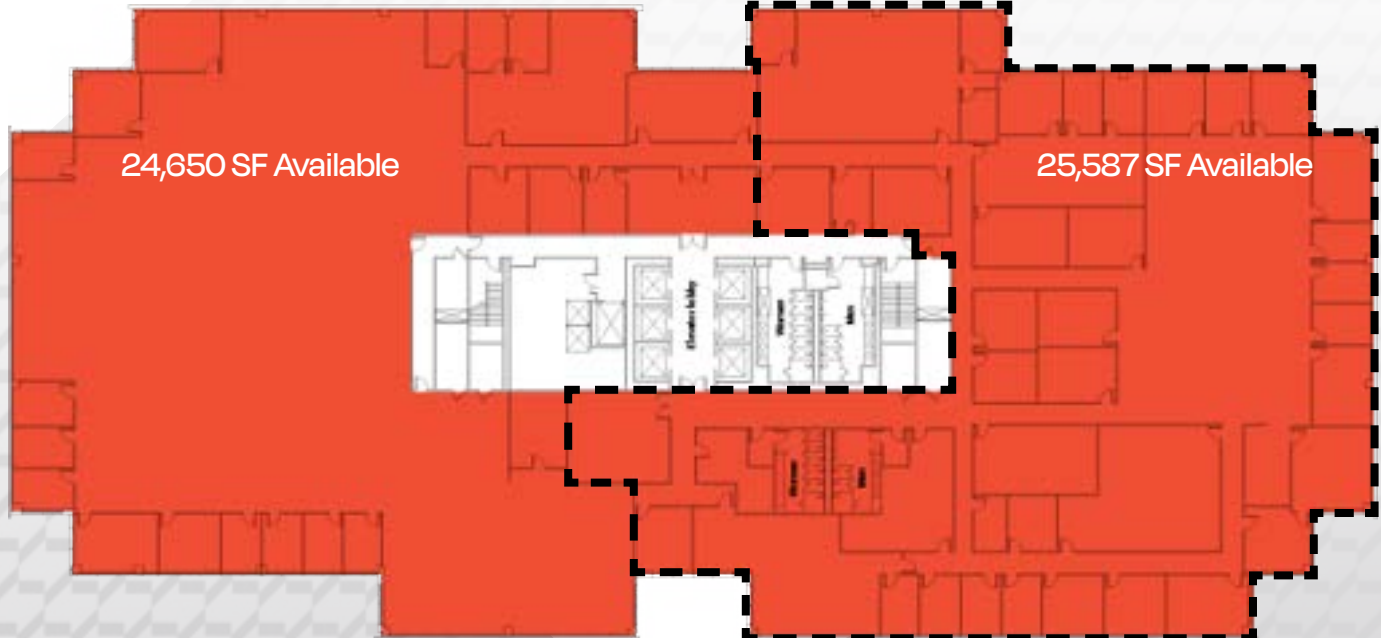
2nd Floor: 50,648 SF



6th Floor: 4,343 SF



9th Floor: 50,237 SF (Divisible)



Available



About OPAL

Founded in 2012, Opal Holdings is a prominent real estate investment firm based in New York City. Using strategic partnerships, Opal Holdings has under its Real Estate portfolio assets under management \$4,000,000,000.

For more information and to arrange a private tour:

Timothy R. Greiner

+1 973 476 8969
Tim.greiner@jll.com

Chris Conklin

+1 973 441 8423
Chris.conklin@jll.com

Erin Moran

+1 732 673 0773
Erin.moran@jll.com

Dan Spero

+1 973 829 4719
Dan.spero@jll.com

Jones Lang LaSalle, Inc.

A licensed real estate broker

8 Campus Drive, Suite 305

Parsippany, NJ 07054



Although information has been obtained from sources deemed reliable, JLL does not make 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. JLL does not accept 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 with JLL regarding this matter, this information is subject to the terms of that agreement.
©2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.