



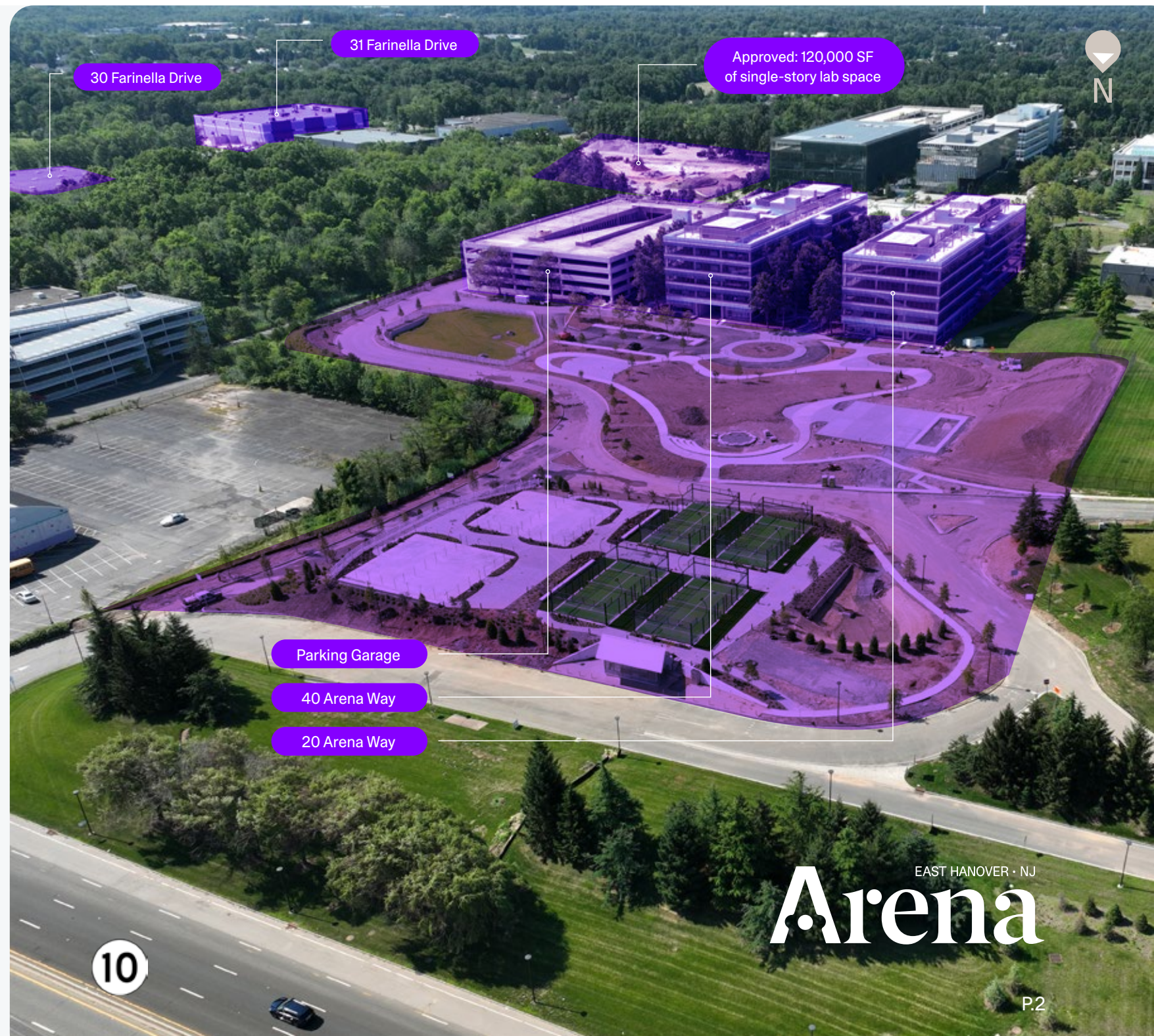
EAST HANOVER • NJ

Arena

Playbook.

An Arena for everyone.

Connect to the burgeoning development of Arena, the ultimate work, play, learn destination. 625,000 SF of office and R&D space, envisioned as a multi-layered activated campus dedicated to outdoor wellness, and tenant benefit to ensure both workdays and daily visits are always an exceptional experience. Arena strives for and fosters a dynamic and enriching environment for professionals, and visitors alike.



30 Farinella Drive

31 Farinella Drive

Approved: 120,000 SF
of single-story lab space

Parking Garage

40 Arena Way

20 Arena Way

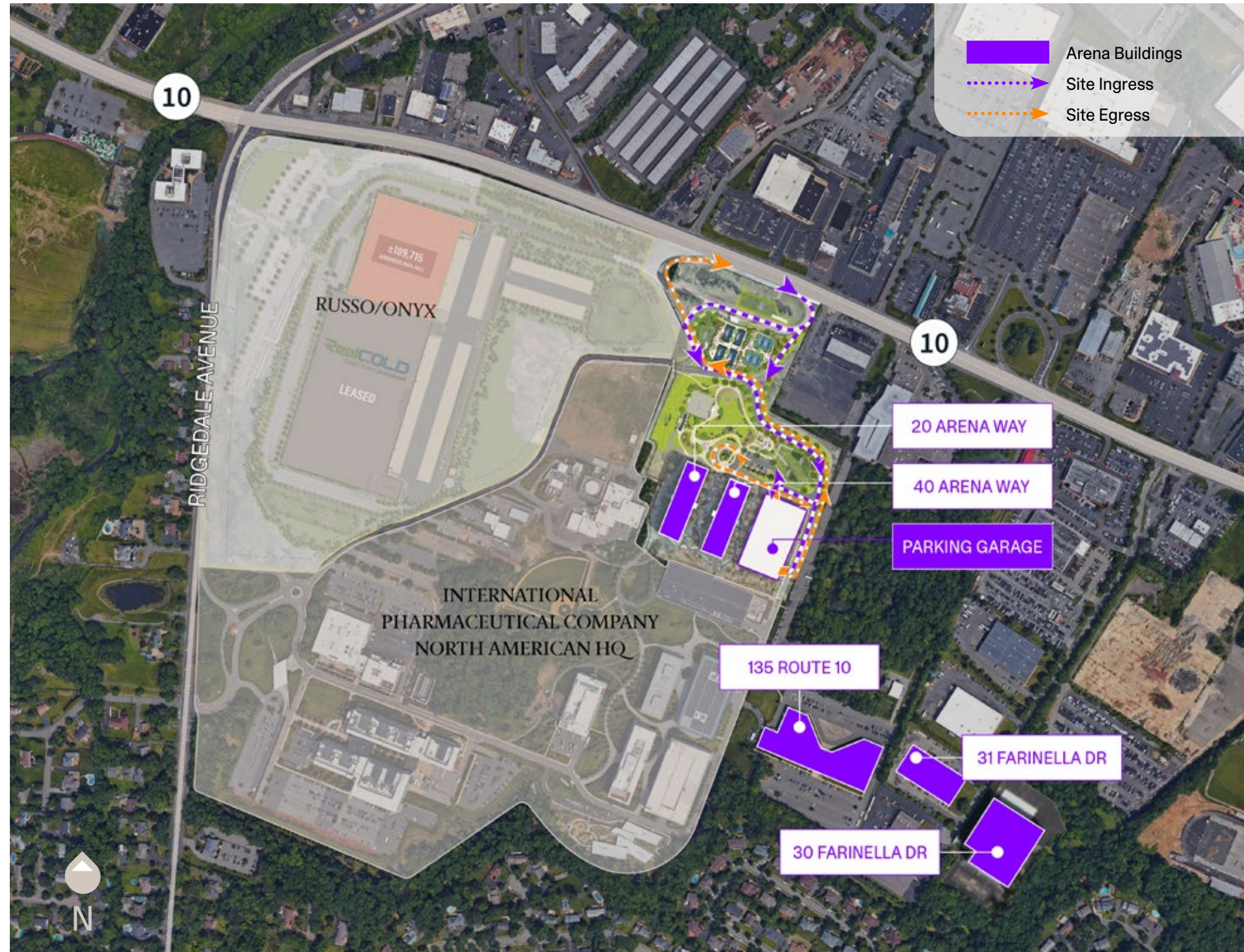
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Arena

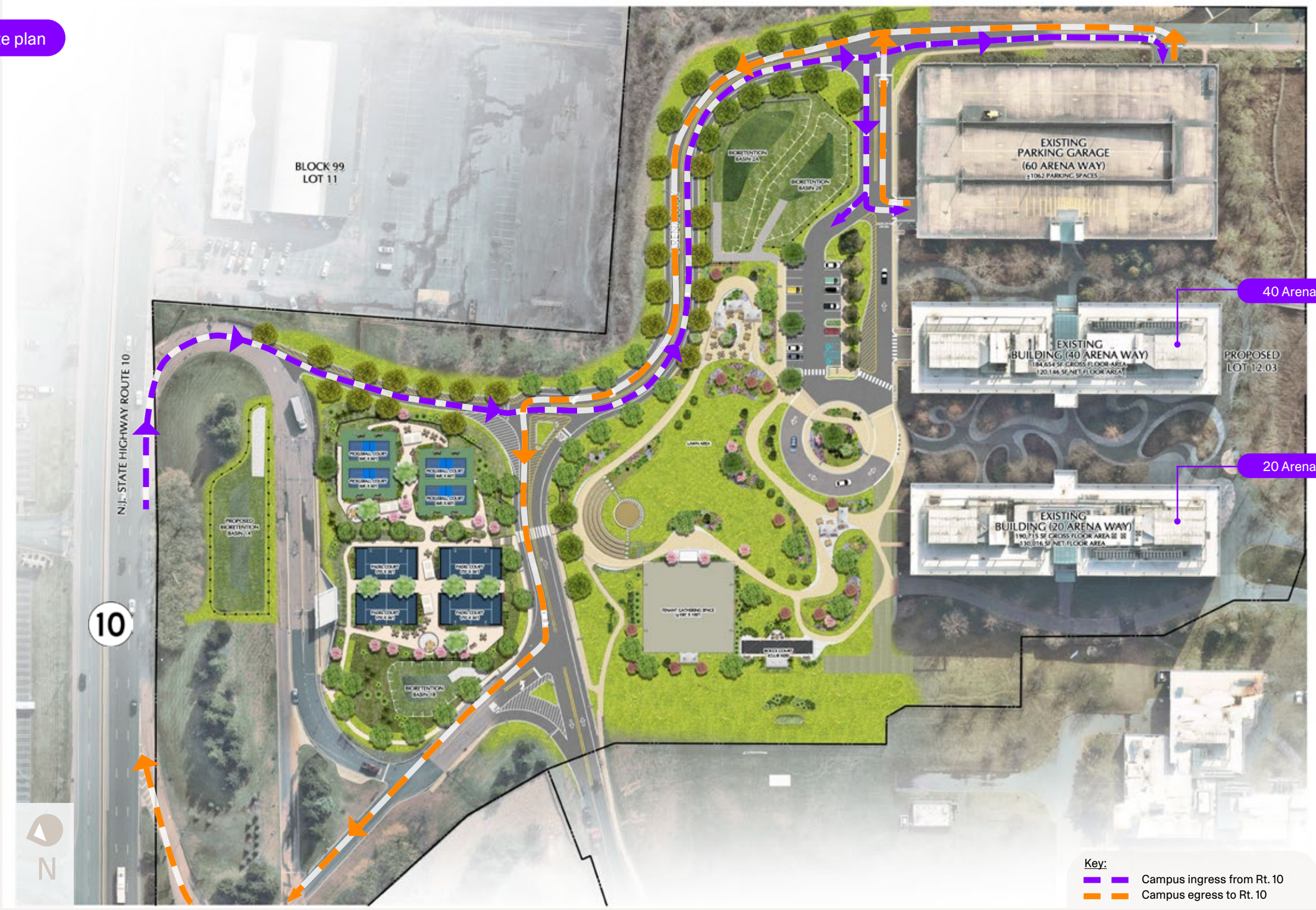
A thriving campus redefined.

Undergoing a remarkable transformation, the sprawling former pharmaceutical headquarters campus is currently being repurposed and reimagined, dividing the property into three separate and distinct areas.

- Notably, the prestigious North American Headquarters of an esteemed international pharmaceutical company, will continue to occupy one section, emphasizing their ongoing prominence in the industry and commitment to the community.
- On the northeast portion of the campus, Overseen by New Vernon Equities, stands **Arena**. Consisting of 17 acres and spanning an impressive 625,000 SF, **Arena** offers a cutting-edge office headquarters and R&D hub, fostering innovation and collaboration, while encouraging community engagement through shared spaces, events, and networking opportunities. A unique, vibrant outdoor space will facilitate organic interactions among campus, and the surrounding community.
- On the campus' northwest site, Russo Development and Onyx Equities have developed a premier 62-acre industrial campus. It features a 602,409 SF state-of-the-art logistics facility anchored by Florida-based Real Cold, which will occupy more than 412,000 SF. This multi-tenant building offers a headquarters-quality environment designed to support significant industrial operations and growth, providing a thriving space for industrial operations and growth.



Arena: Master site plan





Headquarters opportunity.

Discover the possibilities within the two impressive office buildings at Arena, 20 & 40 Arena Way, available for lease.

These exceptional buildings are thoughtfully designed to accommodate headquarters occupancy or multiple tenants, catering to diverse business needs. With a strong emphasis on employee well-being, these buildings foster a thriving and collaborative work environment. Spanning across five floors, the office spaces offer ample room for growth and development.

The planned ground plane amenities will add to the overall tenant experience, providing a wellness center, fitness areas, a café with indoor and outdoor seating, a coffee bar, and well-equipped conference rooms. Additionally, a versatile event space offers flexibility for hosting a range of events and gatherings.



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A winning double header:

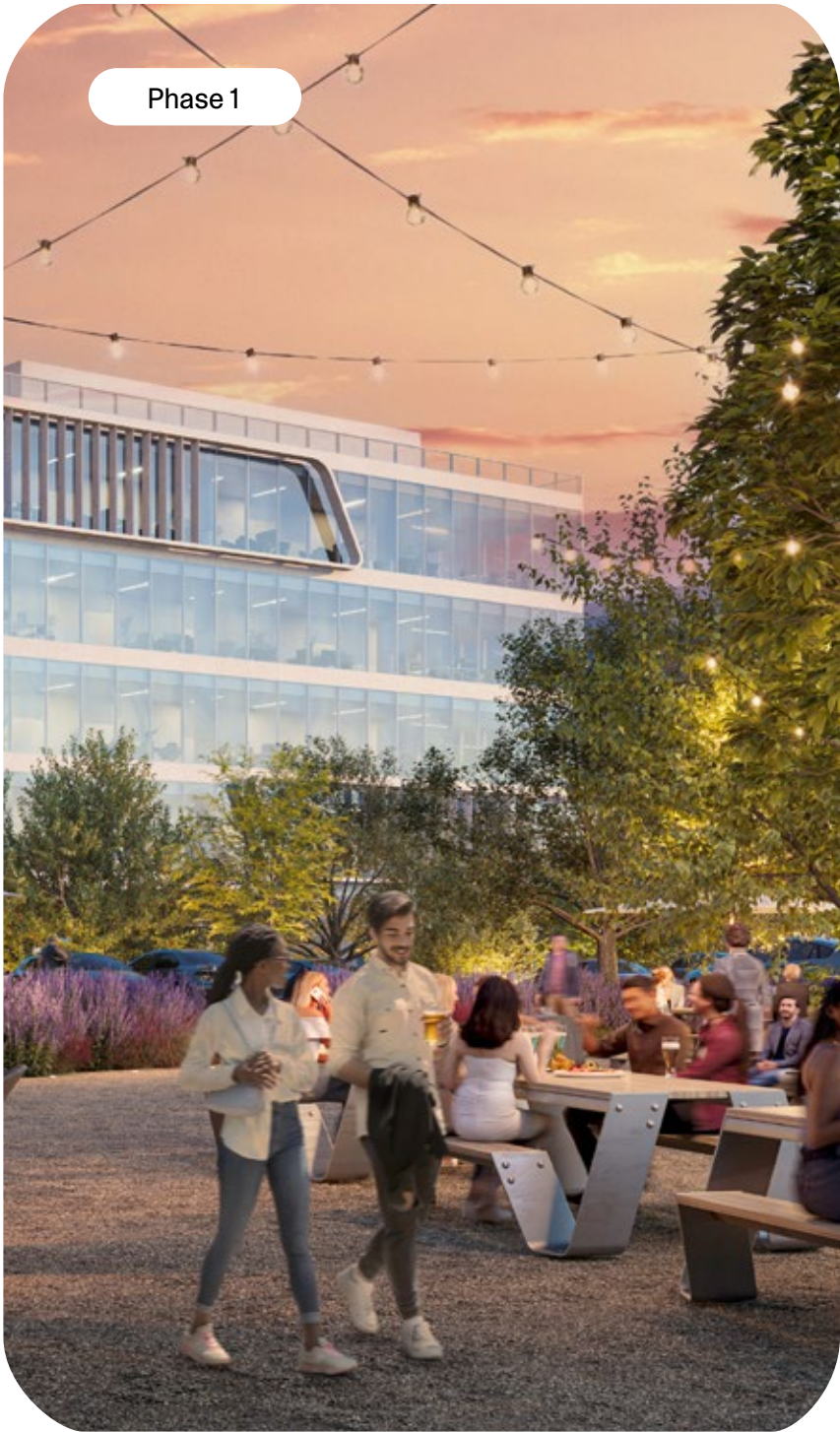
The Arena’s transformation is a strategic, multi-million dollar, two-phase investment in creating the ultimate corporate destination.

Phase 1 - Q2 2026 COMPLETION

Redefines the arrival experience with a dedicated main entrance on Route 10 and a redesigned internal road system for seamless campus access. This gateway opens to an 8-acre outdoor oasis designed for wellness and team-building, featuring exclusive sports courts (pickleball, padel, bocce), a walking trail, and a vibrant social hub with an amphitheater and beer garden with fire pits, providing a dynamic backdrop for private corporate events.

Phase 2 - Q2 2026 COMMENCEMENT

Further elevates the campus experience, beginning with the central courtyard between 20 & 40 Arena, which will be transformed with new landscaping and inviting outdoor seating. This hospitality-driven approach extends indoors to fully renovated lobbies anchored by a vibrant coffee bar to energize the workday. The upgrades continue with a state-of-the-art wellness center, a full-service café and game room, and sophisticated tenant lounges. A dedicated co-working area will also be available, offering tenants ultimate flexibility for agile teams and scalable growth.



Strategic Talent Advantage

Tap into Morris County's dynamic professional community, where a deep pool of life sciences professionals are within a **45-minute commute** to The Arena.

The Arena

1,015,333

GenZ population

1,164,540

Millennial population

1,048,234

Office Labor
(Resident workers)

Office Labor

Demographic labor statistics include over 190 categories including the following occupational categories: Accountants and Auditors, Compliance Officers, Computer Systems Analysts, Data Scientists, Financial and Investment Analysts, Financial Risk Specialists, Human Resources Specialists, Information Security Analysts, Lawyers, Management Analysts, Project Management Specialists and Tax Preparers



Opportunity ahead.

Situated in East Hanover, one of Morris County's most prominent amenity corridors, Arena enjoys a prime location that seamlessly blends work and play. Just minutes away from Route 10, Route 24, and I-287, Arena offers convenient accessibility from all directions as well as easy access to Morristown's Airport.

10 Minutes

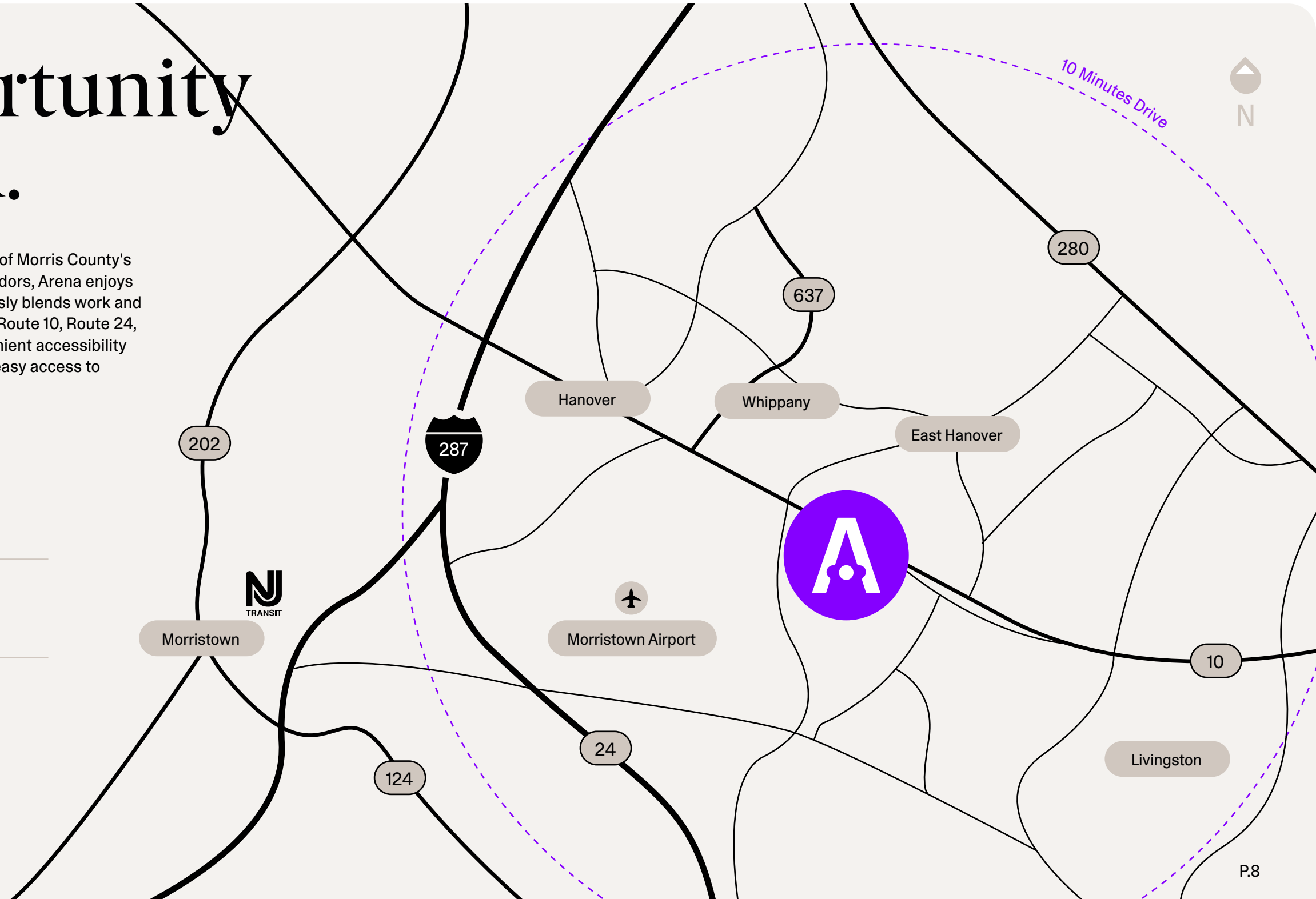
by car to Interstate 287

12 Minutes

by car to Morristown Airport

15 Minutes

by car to NJ Transit Rail



A guide to Morris County.

Restaurants and Bars

- 01. Il Capriccio
- 02. Godfather's
- 03. Shake Shack
- 04. Luigi's Italian
- 05. Summit Thai
- 06. Panevino Ristaronte
- 07. Capital Craft
- 08. Seasons 52
- 09. The Capital Grille
- 10. Trattoria Toscana
- 11. The Committed Pig
- 12. The Office Tavern Grill
- 13. Guerriero's
- 14. South+Pine
- 15. Stirling Tavern

Retail

- 01. PGA Superstore
- 02. Whole Foods Market
- 03. REI
- 04. Trader Joes
- 05. Nordstorm Rack
- 06. Livingston Mall

Recreation

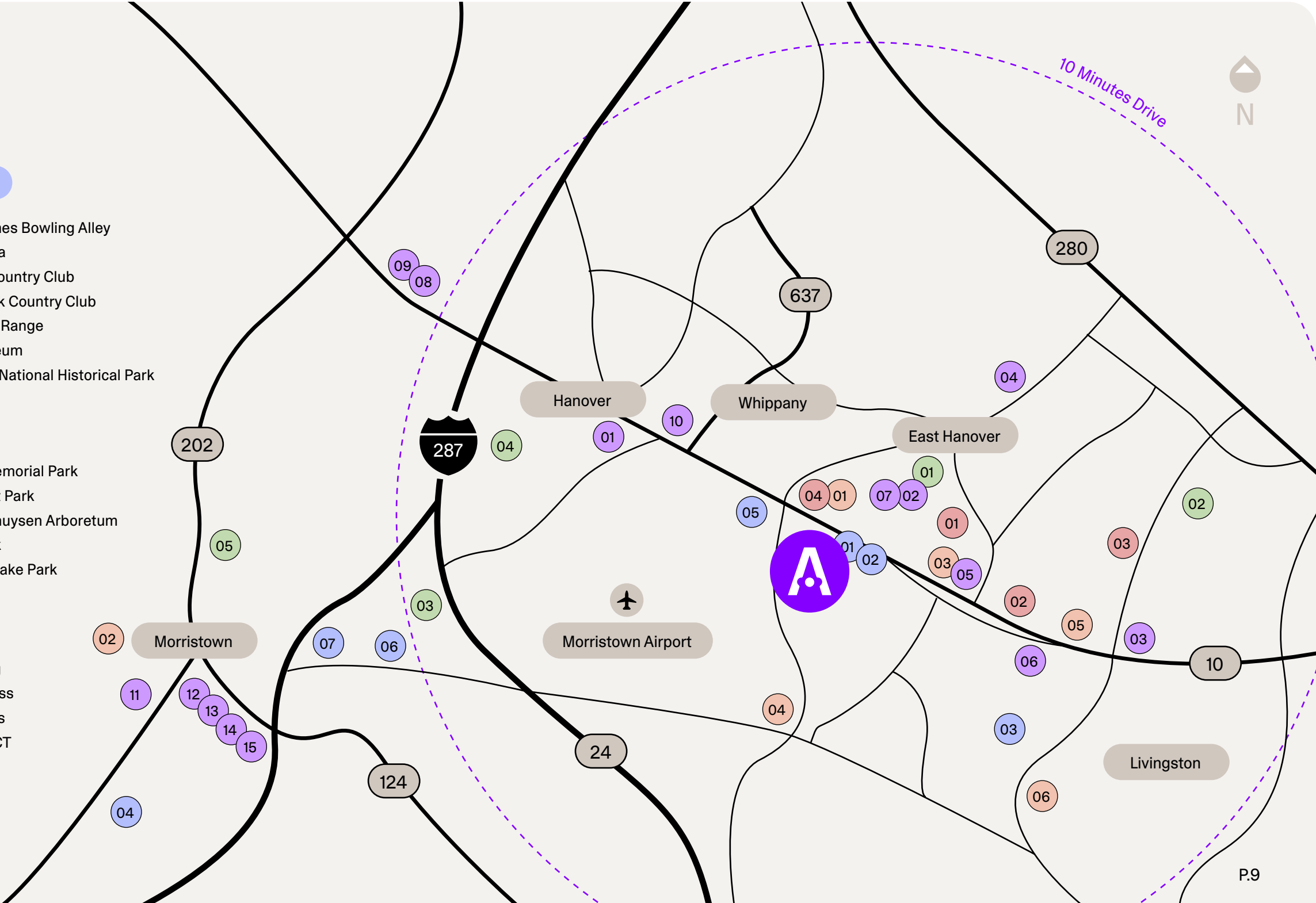
- 01. Hanover Lanes Bowling Alley
- 02. AMC Cinema
- 03. Cedar Hill Country Club
- 04. Spring Brook Country Club
- 05. Anchor Golf Range
- 06. Morris Museum
- 07. Morristown National Historical Park

Parks

- 01. Restland Memorial Park
- 02. Riker Hill Art Park
- 03. The Frelinghuysen Arboretum
- 04. Central Park
- 05. Speedwell Lake Park

Fitness

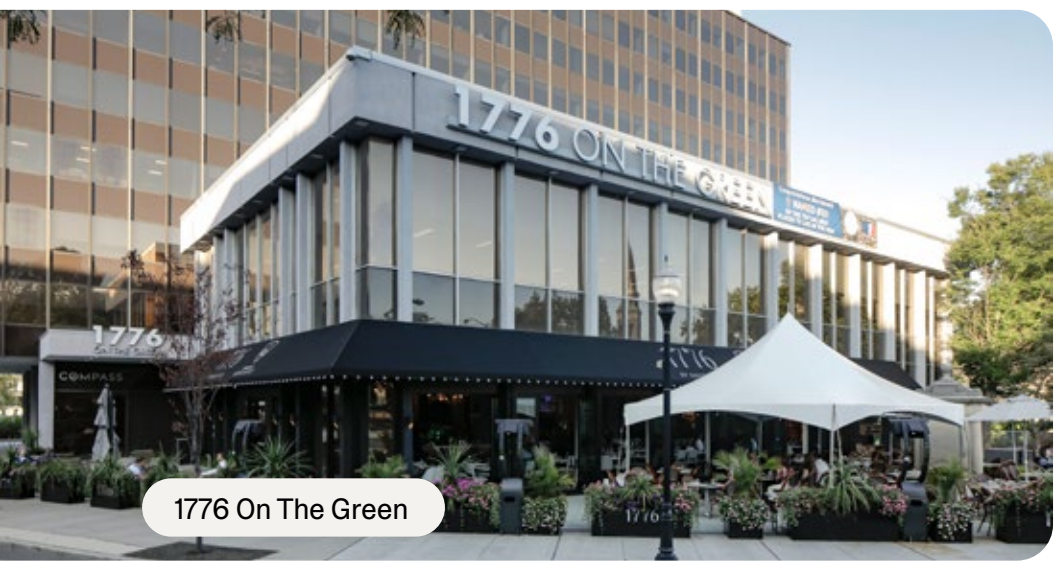
- 01. F45 Training
- 02. Planet Fitness
- 03. Zapp Fitness
- 04. The DISTRICT



Morristown



Morristown, NJ, a town rich in history and vibrant activity, offers diverse options to cater to various needs both day and night. Explore charming streets with boutique shops and hidden treasures. Sample exquisite culinary delights at renowned restaurants like 1776 by David Burke, Jockey Hollow, Blue Morel, Stirling Tavern, and Roots Steakhouse. Unwind at local bars, where lively ambiance and refreshing libations await. Immerse yourself in captivating performances at the Mayo Performing Arts Center for cultural entertainment.



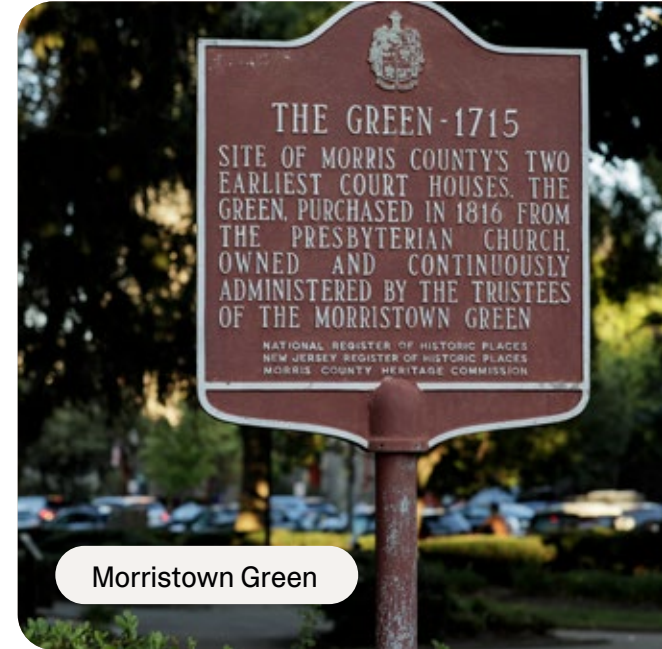
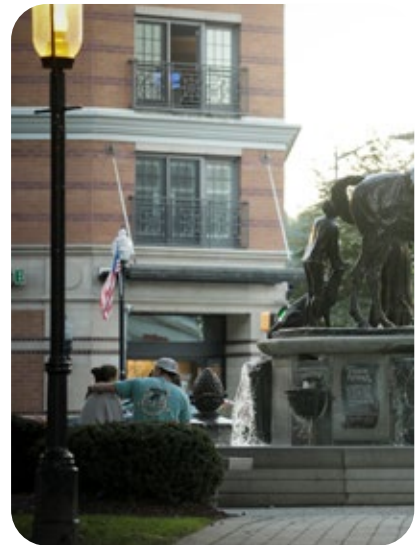
1776 On The Green



Luna Cafe



Revolution Gastropub



Morristown Green



National Historical Park



NJ Transit

Adding to its historical significance, Morristown National Historical Park was the site of the 1779-'80 winter encampment of the Continental Army under General George Washington. Morristown truly comes alive, offering a unique day-to-night experience.



Conceptual rendering for illustrative purposes only. Not indicative of final design.

Conceptual rendering - Arena ampitheater / Green space



Conceptual rendering for illustrative purposes only. Not indicative of final design.

Conceptual rendering - Beergarden

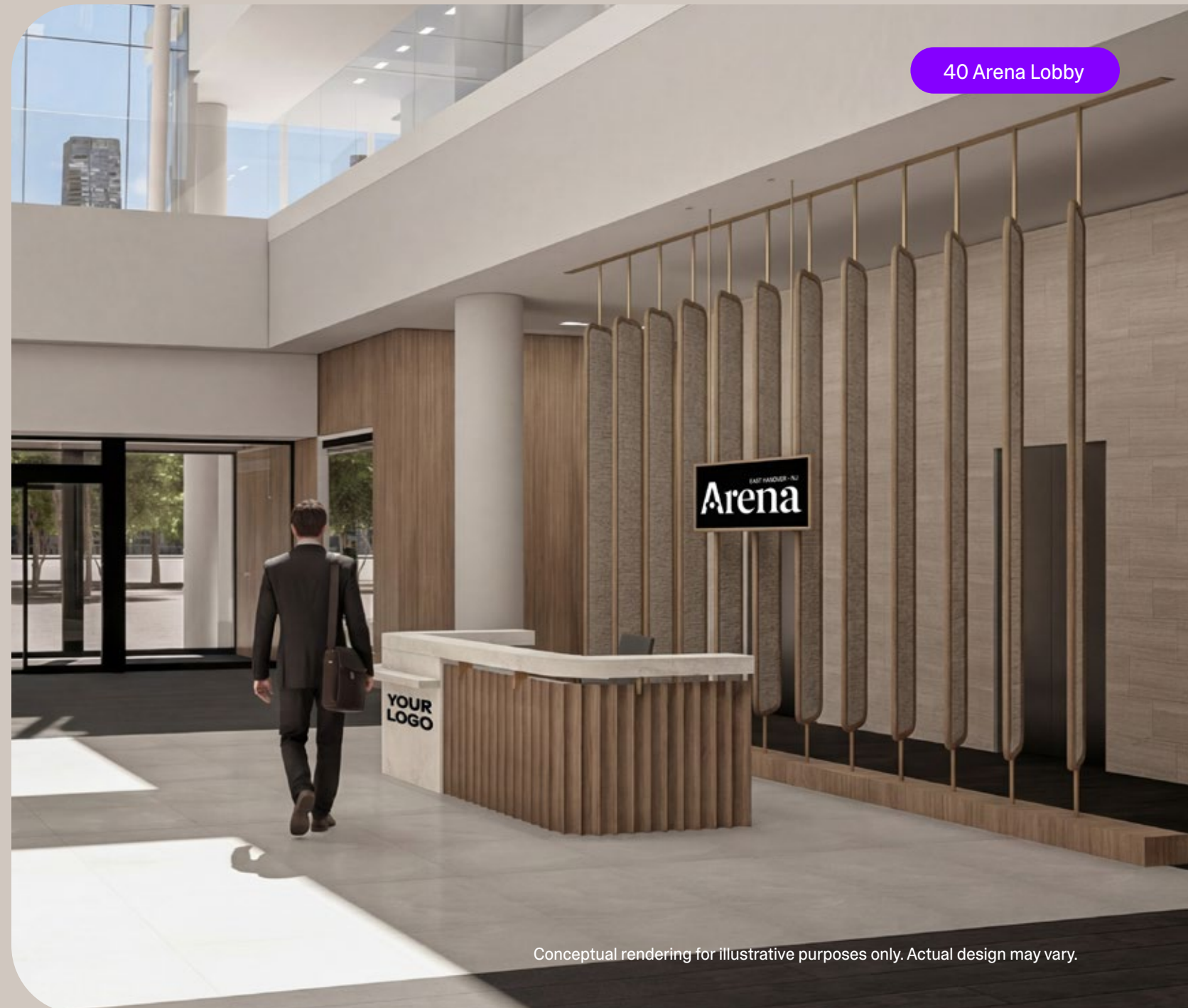


Conceptual rendering for illustrative purposes only. Not indicative of final design.

Huddle up or take a time out.

The ground plane is a transient environment that provides tenants with the freedom of seamless access between the two buildings, facilitated by an immersive biophilic corridor. Upon entering either building, occupants are greeted by impressive lobby atrium's flooded with abundant natural light, setting the stage for the robust amenity offering.

Ground plane amenities comprise of a wellness center, fitness areas, a café with both indoor/outdoor seating, a coffee bar, an ice cream shop, as well as large and small conference rooms, and a versatile event space.



40 Arena Lobby

Conceptual rendering for illustrative purposes only. Actual design may vary.



Our dedication to wellness traverses immersive green space, exercise facilities, and meditation areas, promoting physical and mental well-being. Community engagement is encouraged through shared spaces, events, and networking opportunities, facilitating organic interaction.



Work and play between the A's.

Access, Identity & Security

- Route 10 direct access
- Full campus and building electronic security
- Building and identity signage
- Expansive lobbies with full height atriums
- Uber and car service drop-off areas

Health & Wellness

- Full-service gym and locker rooms
- Outdoor recreation, including padel and pickleball
- Wellness and meditation rooms
- Walking paths
- Group fitness classes
- Golf simulators

Convenience & Hospitality

- Tenant concierge services
- EV charging stations
- Ample storage options
- Employee mail and package drop-off
- Dry cleaning and laundry
- Elevated coworking options for tenant growth and flexibility

Food & Beverage

- Hot and cold beverage service
- Grab-and-go food and beverage
- Café with elevated coffee and food offerings
- Prepared meals on demand
- Full catering service
- Doordash reception services

Meet & Collaborate

- 30+ seat boardroom
- 100+ seat auditorium
- 6,000 SF work and dining area, including pool and ping pong tables
- Fous rooms and phone booths
- Event and pre-function space
- Outdoor amphitheater
- Outdoor meeting and collaboration spaces, including fire pits
- Team huddle rooms
- Tenant lounge

Construction schedule.

Outdoor:

Completed:

- New access, drop-off and visitor parking
- Front yard landscaping and base court improvements
- Amphitheater

2026

Q1	Q2	Q3
----	----	----

- Topcoat paving & access to Ridgedale Ave
- Electric Pad and all remaining landscaping
- Outdoor seating

Pergula connections between 20 and 40 Arena

Indoor:

Completed:

- All Electric RE100 compliant transition
- LEED Silver
- New open platform BMS system
- New hot water service

2026

Q1	Q2
----	----

New Chiller coils, motors and vav boxes

- | | |
|--|--|
| <ul style="list-style-type: none">• Auditorium and conference rooms• New electric service• F&B areas | <ul style="list-style-type: none">• Fitness center• Informal gathering spaces• Lobby refurbishment |
|--|--|



Building Specifications.

Campus

Year Built:
2007

Renovated:
2025

Parking

Surface parking:
4/1,000 SF parking

Parking garage:
1,033 parking spaces
66 visitor parking spaces

Drop off area: Serving
both buildings

20 Arena & 40 Arena

Size
Two (2), five-story ~170,000 SF office buildings

Typical floor size
±34,000 RSF

Construction
Full height glass curtain wall façade with steel construction and full height five-story interior atrium

Ceiling Height
9’6” finished ceiling height above an 18” raised floor that circulates HVAC

Column Spacing
30’ lengthwise and
40’-30”-40’ on the width



HVAC
Features two air handler units per building serving floors 2-5 (creating 8 tenant zones), with various terminal types throughout different areas. Ownership is replacing all major components before the 2026 cooling season.

New BMS is a Tridium Niagara platform. The open platform system is cross compatible with BacNet, ModBus via MSTP and Internet Protocols.

Loading Dock
Central loading and trash management facility including service elevators in each building

Interconnected Basement
~15,000 SF of storage space

In-building amenities
20 Arena: Conference center/auditorium and full-service cafeteria with dining room

40 Arena: Conference rooms, coffee bar, co-working, fitness center with locker rooms and tenant lounge

Conceptual rendering - Atrium reception lobby



Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Atrium lobby entrance

YOUR LOGO

YOUR LOGO

Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Atrium reception desk



Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Atrium reception seating

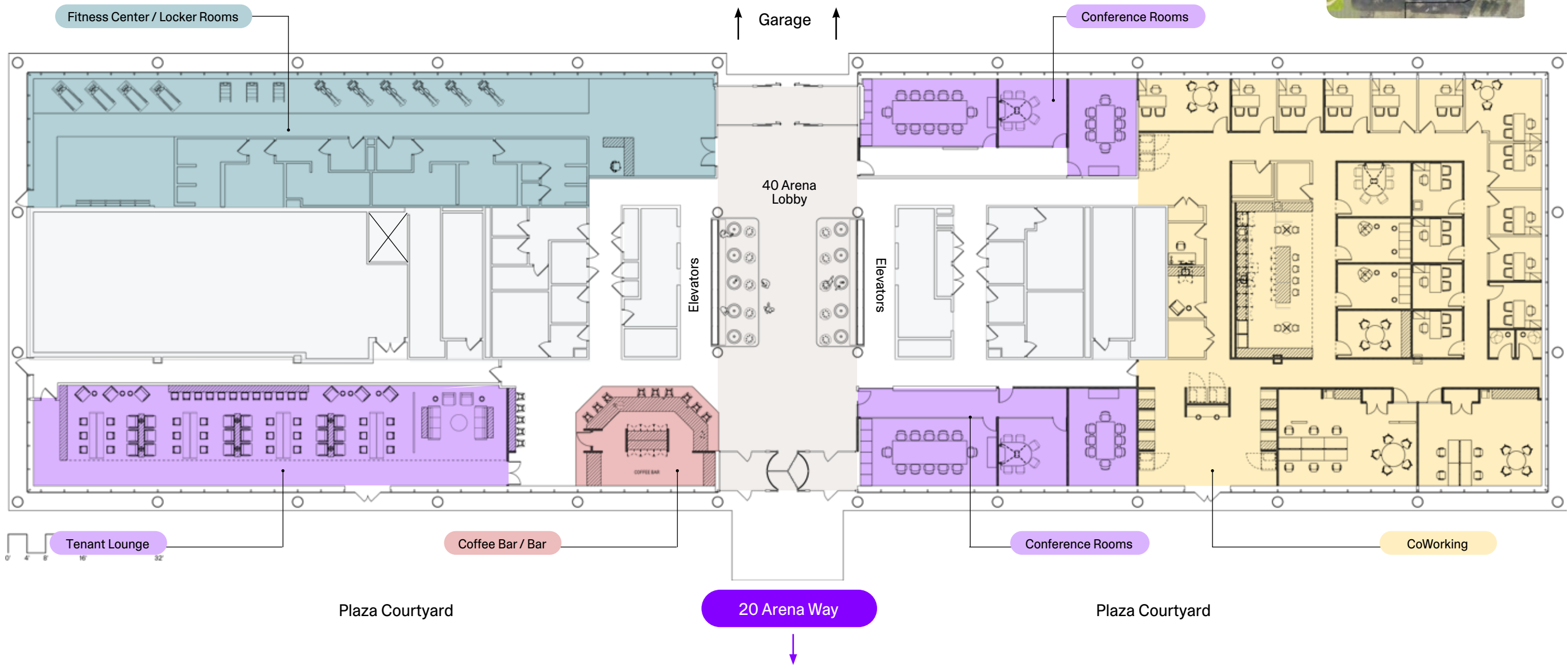
**YOUR
LOGO**

Conceptual rendering for illustrative purposes only. Actual design may vary.

40 Arena Way

First Level Amenity Plan

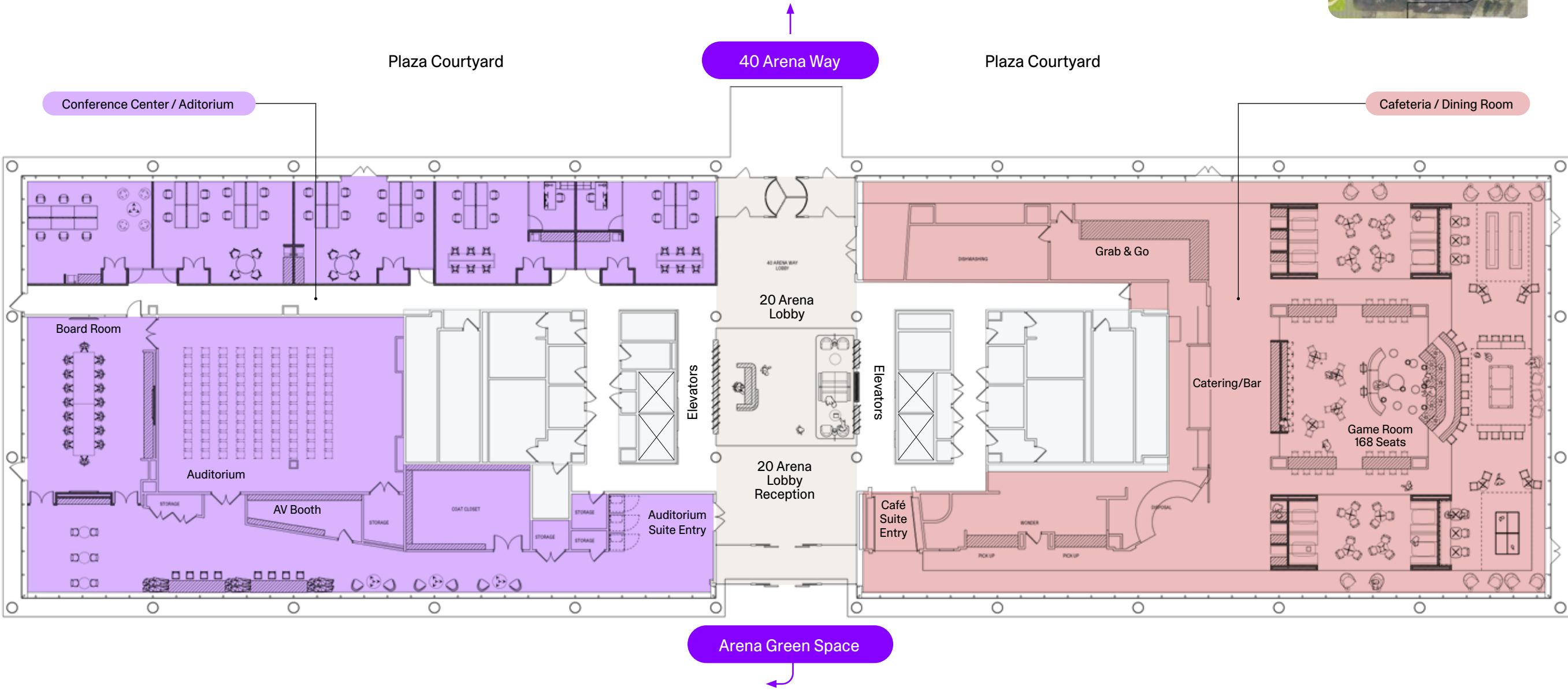
Key Plan:



20 Arena Way

First Level Amenity Plan

Key Plan:



Conceptual rendering - Atrium built-in seating



Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Coffee bar / Bar

**YOUR
LOGO**



Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Game room / Lounge



Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Café tiered seating



Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Café perimeter seating



Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Café counter seating



Conceptual rendering for illustrative purposes only. Actual design may vary.

Conceptual rendering - Café single booth seating



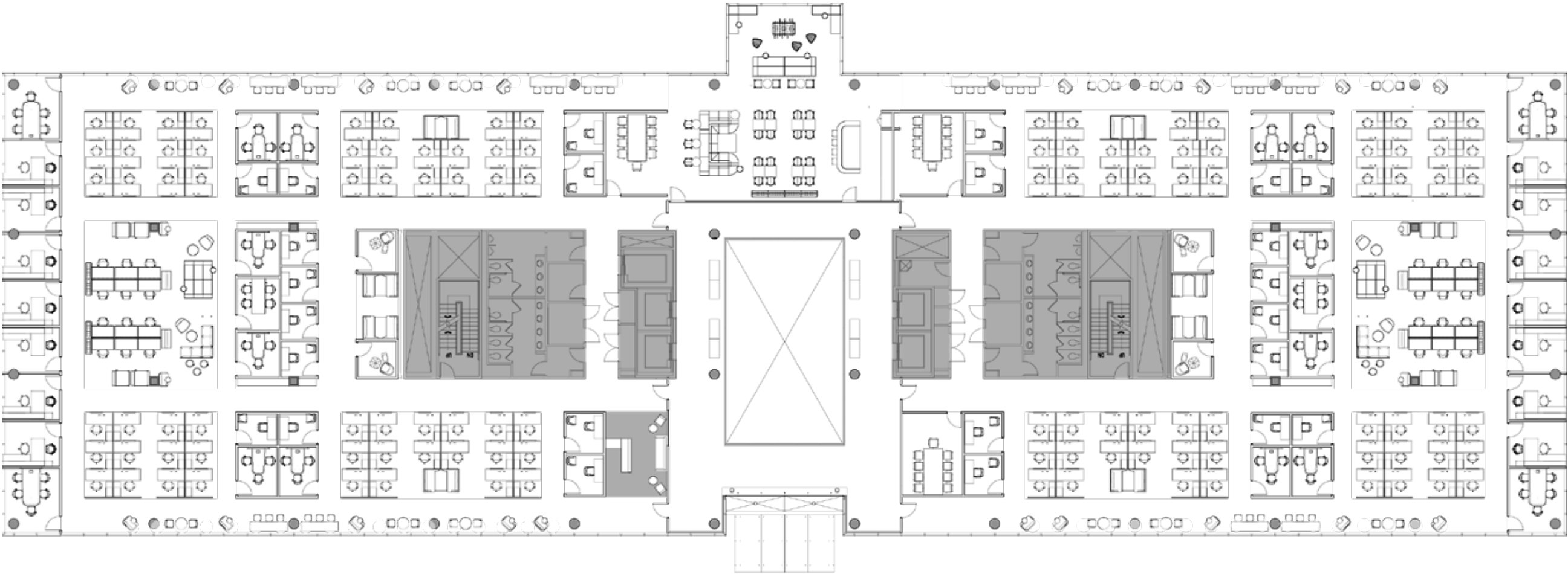
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Testfit

Traditional

Level 1
Typical Floor ±34,000 SF

Dashboard	Private office	14	Open collaboration	40
	Focus seats/workstation	136	Copy/print/coffee	4
	Reception	1	Wellness	2
	Focus room	24	Pantry	1
	Huddle room	12	Prayer/serenity	2
	Meeting room	9	Vistas	78
	Flex meeting	0	Phone booth	8

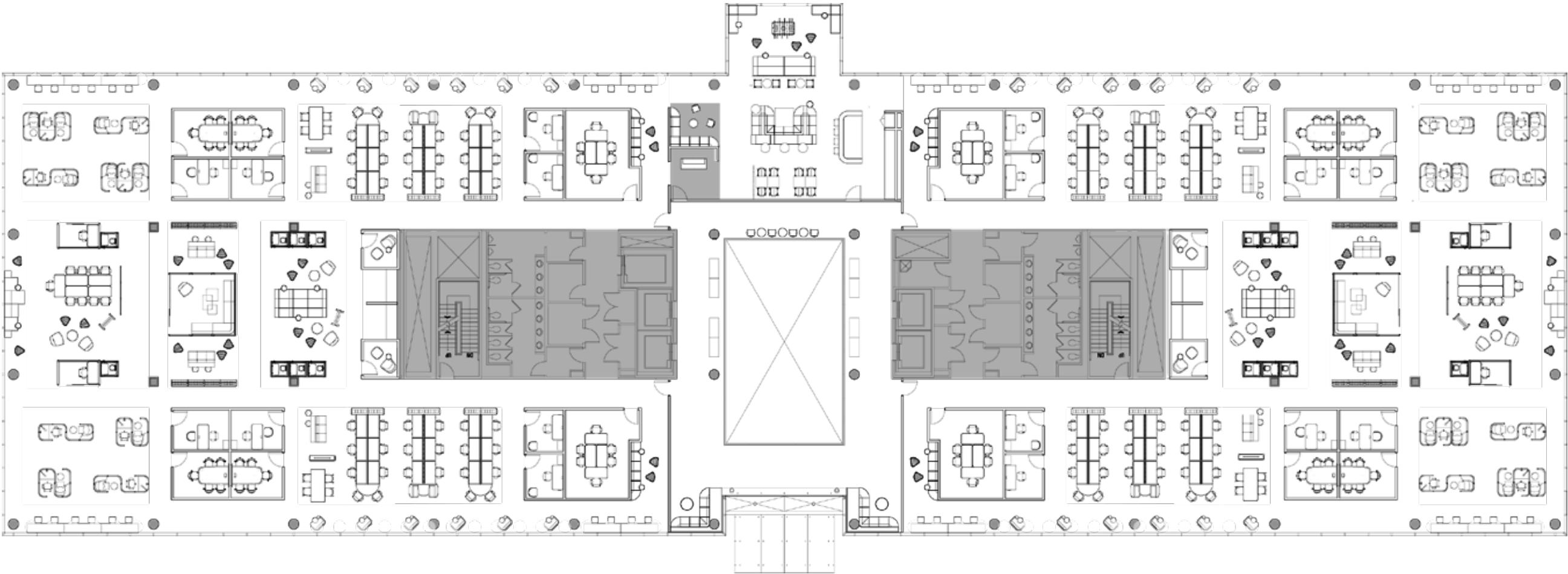


Testfit

Agile

Level 1
Typical Floor ±34,000 SF

Dashboard	Private office	8	Open collaboration	110
	Focus seats/workstation	112	Copy/print/coffee	2
	Reception	1	Wellness	2
	Focus room	10	Pantry	1
	Huddle room	8	Prayer/serenity	2
	Meeting room	2	Vistas	64
	Flex meeting	1	Phone booth	16

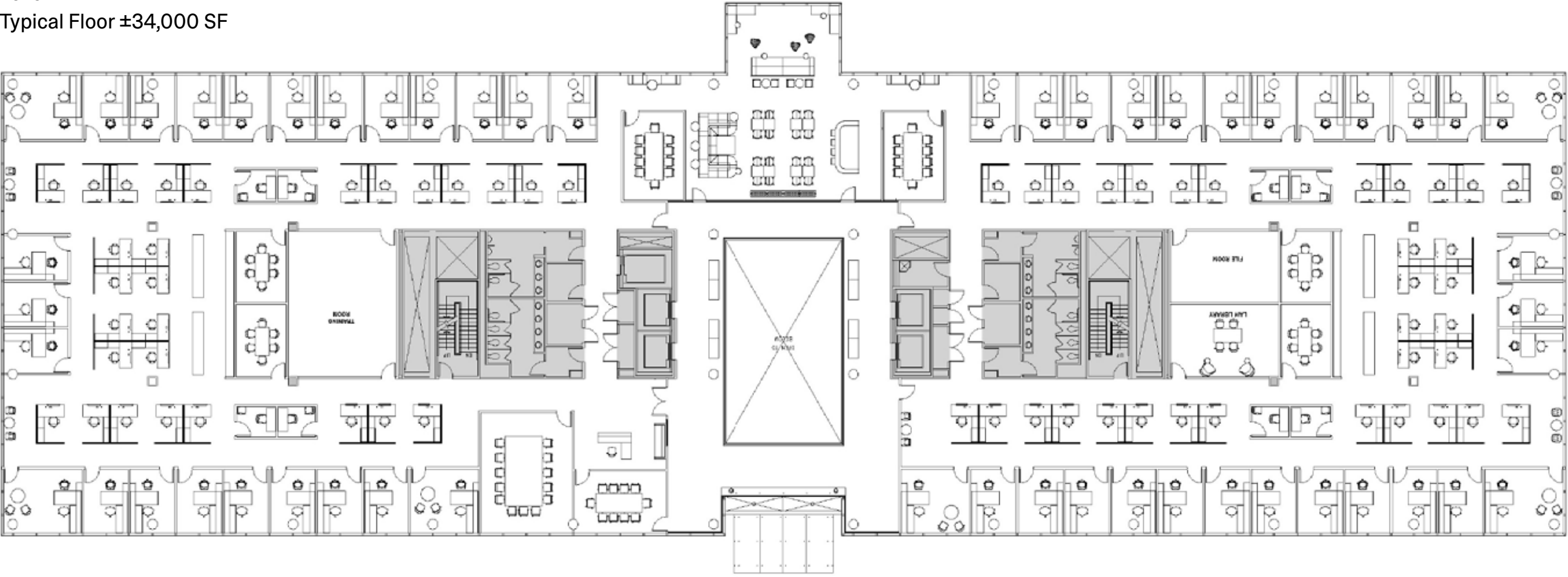


Professional Services

Dashboard

Partner office	6	Copy/print/coffee	2
Associate office	46	Law Library	1
Work stations (6x8)	61	Filling Room	1
Reception	1	Pantry	1
Focus room	8	Training Room	1
Meeting room	8		

Level 2
Typical Floor ±34,000 SF



The A Team

The transformation of Arena is guided by an expertly curated team of industry leaders. This collaboration unites the foremost experts in development, architecture, engineering, construction, and leasing, each contributing their best-in-class expertise to deliver a truly visionary corporate campus.



Owner/ Developer

New Vernon Equities (NVE), founded in 2019 by Michael Petillo, Michael Mackessy, and Peter Gilpatric, specializes in acquiring, developing, and managing properties that enhance local communities in line with master plans and zoning regulations. Our projects drive local economic development and provide tenants with innovative, sustainable spaces. NVE is dedicated to generating outstanding returns for Principals, partners, and investors.

MANCINI:

Architect

Mancini is a national design firm with a 110+-year-old history and a tech-forward approach. A full-service design firm specializing in architecture, planning, and interior design, Mancini is headquartered in New York City with regional offices in Millburn and Red Bank, New Jersey, Phoenix, Arizona, Seattle, Washington, and Tampa and West Palm Beach, Florida. The firm complements its century of expertise with a contemporary entrepreneurial spirit and technological skill for clients in the commercial, aviation, healthcare, education, financial and professional services, retail, multifamily residential, restoration, institutional, religious, sports, tech, life sciences, and media sectors.

LANGAN

Engineer

Our mission is to contribute to the success of our clients by providing an unmatched combination of people's technical excellence, practical experience, and responsiveness.



Leasing Agent

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Arena

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