



For lease

300 Atrium Drive, Somerset NJ | 1,293 - 35,000 SF

 **JLL** SEE A BRIGHTER WAY

Campus setting with direct I-287 access



Strategic access to major thoroughfares and metropolitan markets - 30 miles southwest of NYC and 60 miles northeast of Philadelphia



Customizable office layouts to accommodate tenant needs



Ideally located adjacent to hotels with two commuter rails within a 10-min drive



Highly educated regional workforce, a pipeline of talent in technology, life sciences, engineering, and business fields



<1 mile

from I-287

2 min

walk to the Courtyard Somerset

30 min

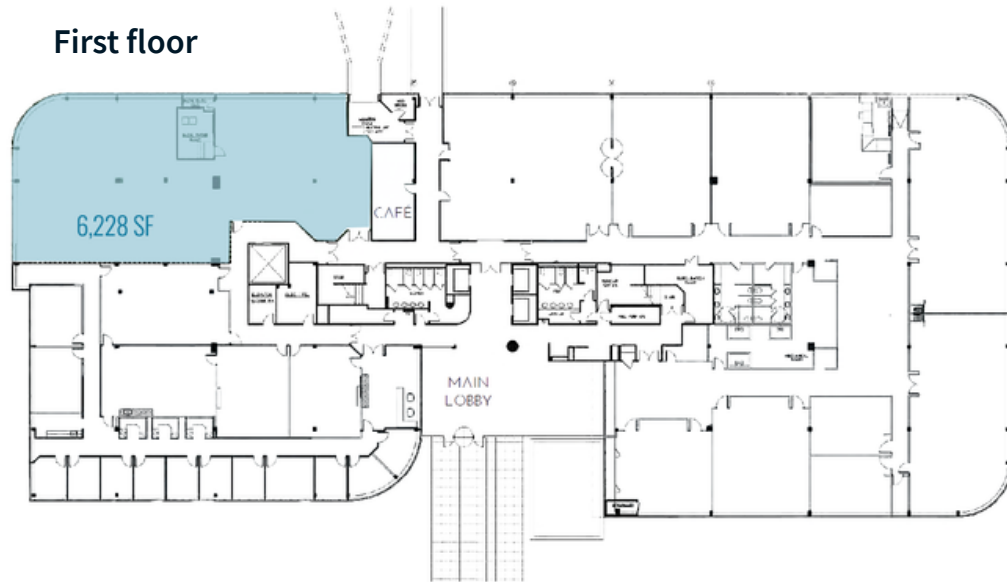
to Newark Int'l Airport

45 min

to over 4M potential employees

Floorplans

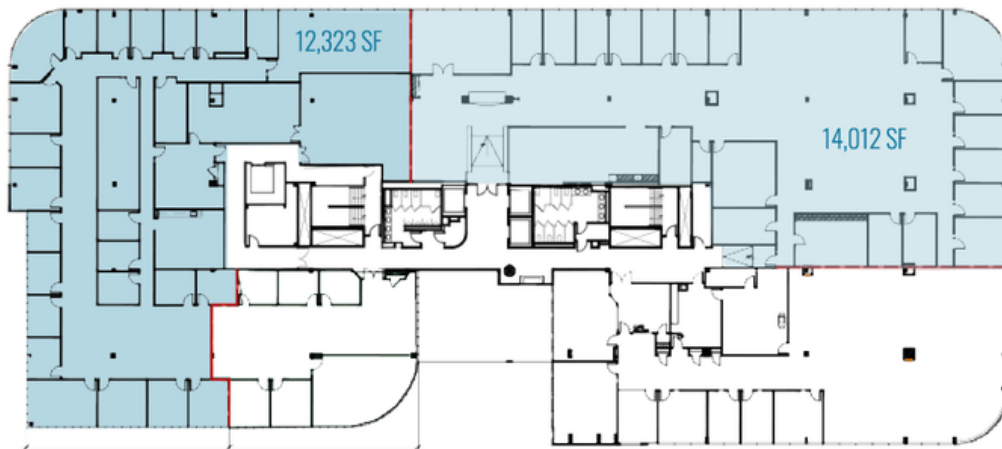
First floor



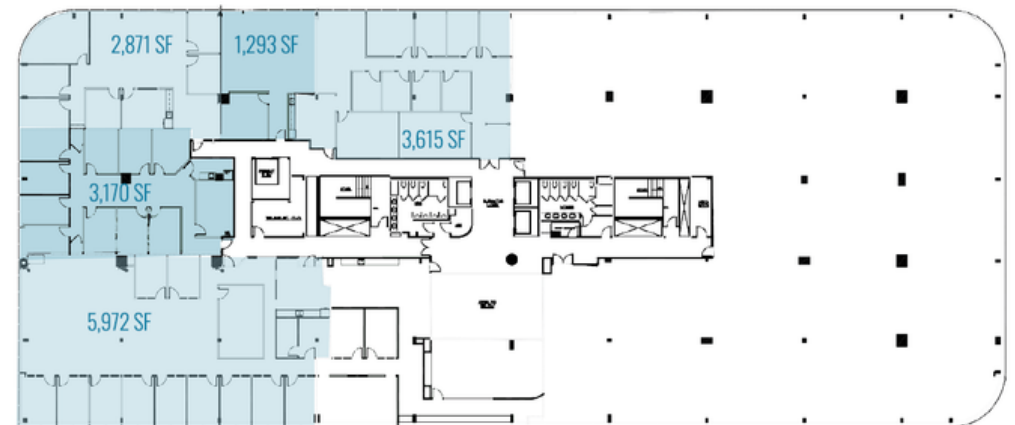
Second floor

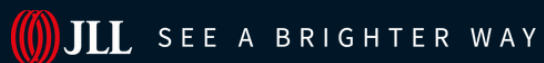


Third floor



Fourth floor





About JLL

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