



30 INDEPENDENCE BOULEVARD

WARREN • NEW JERSEY



PROPERTY OVERVIEW



94,478 SF AVAILABLE FOR LEASE

This Class A office building, built in 1997 and renovated in 2020, offers 213,257 SF across five stories on 31.59 acres. The corporate headquarters-quality property features brick and glass construction with a vaulting atrium and covered parking.

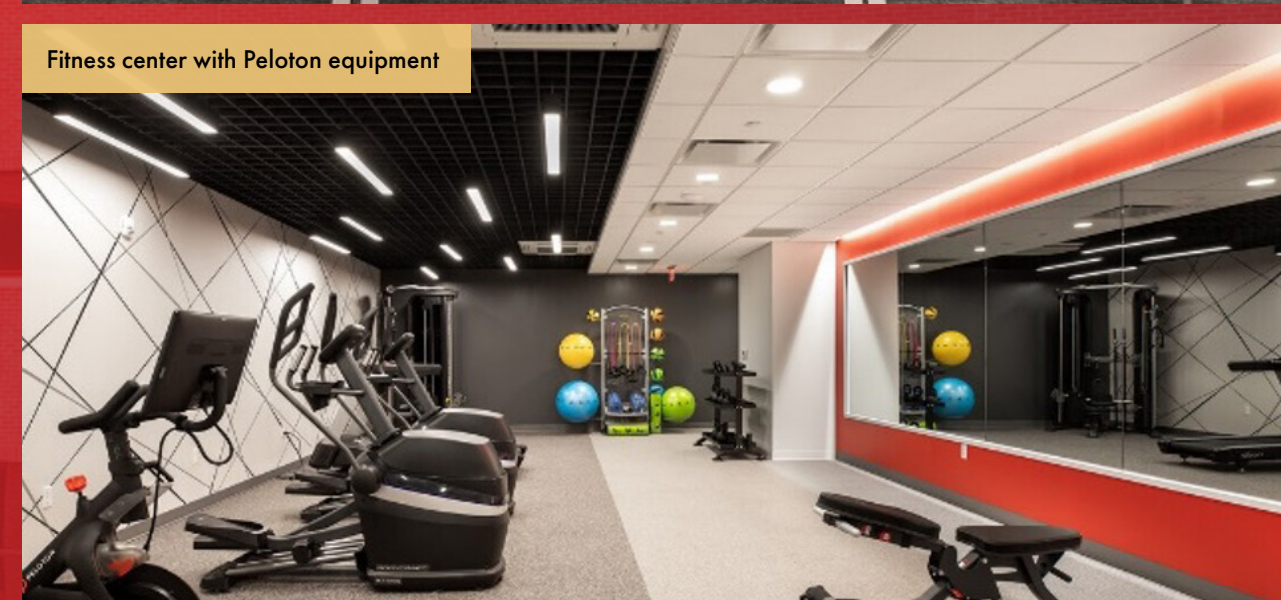
Strategically located at Exit 33 off I-78 and near the I-287 interchange, it's surrounded by notable corporate neighbors. The building is adjacent to Somerset Hills Hotel and within walking distance of Riverwalk Village Center, offering easy access to various amenities including hotels, restaurants, retail, and fitness facilities.

IN-BUILDING AMENITIES

Technology-enabled conference center with 80-person capacity



Fitness center with Peloton equipment



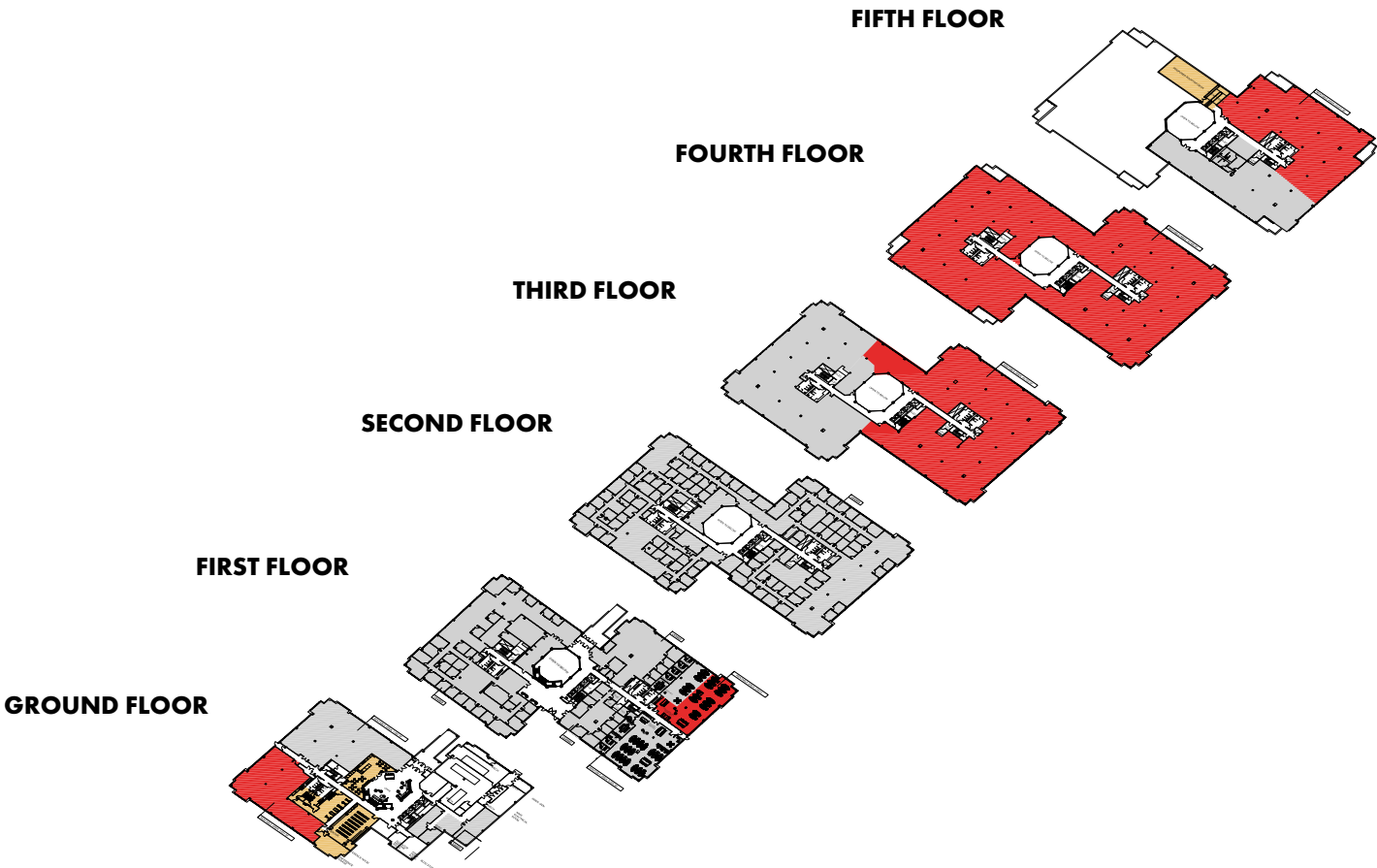
Dynamic food service and event space



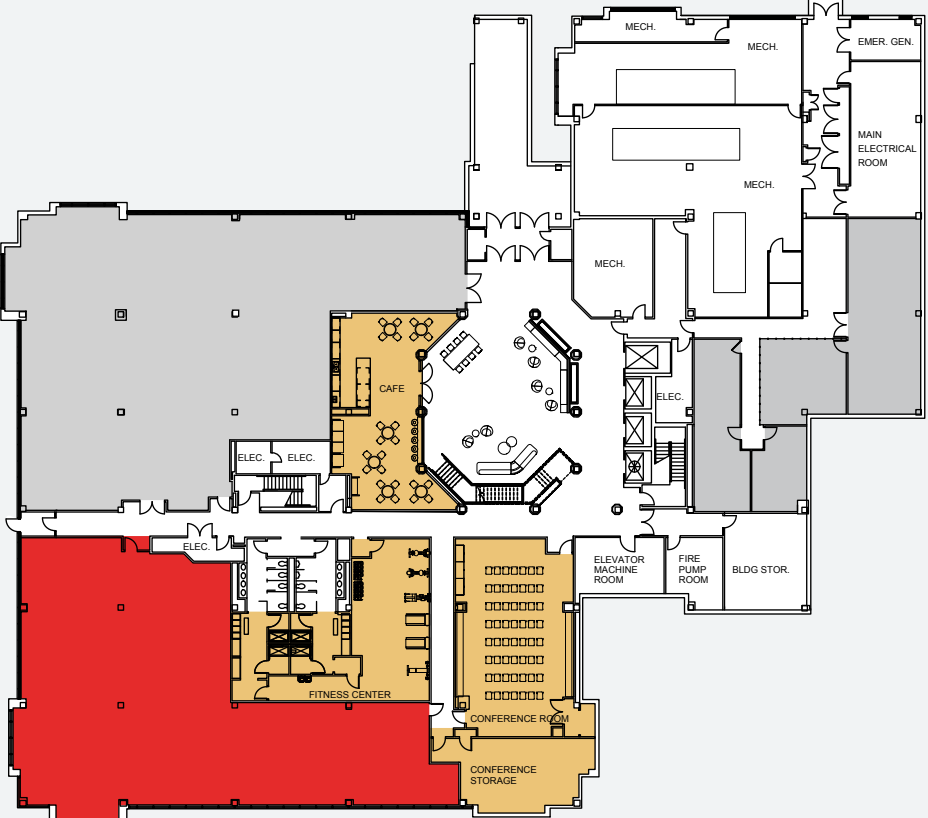
RECENT RENOVATIONS



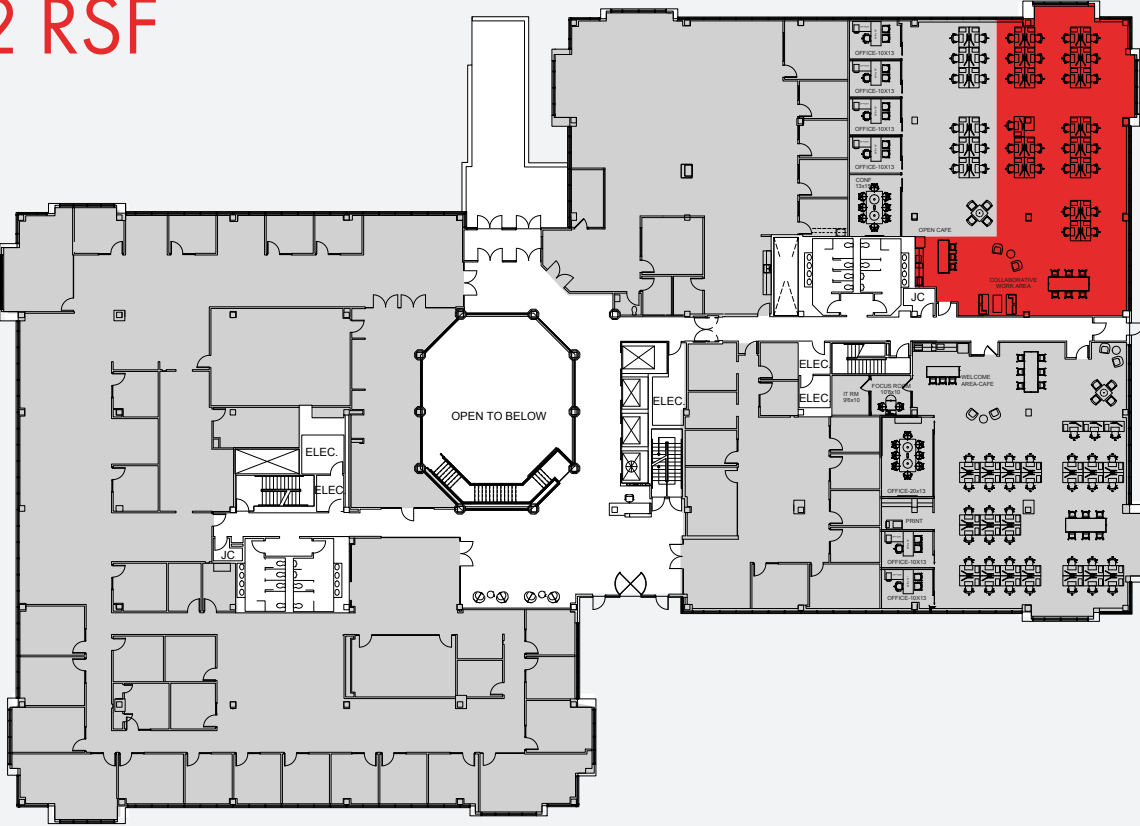
AVAILABILITIES



GROUND FLOOR
5,831 RSF

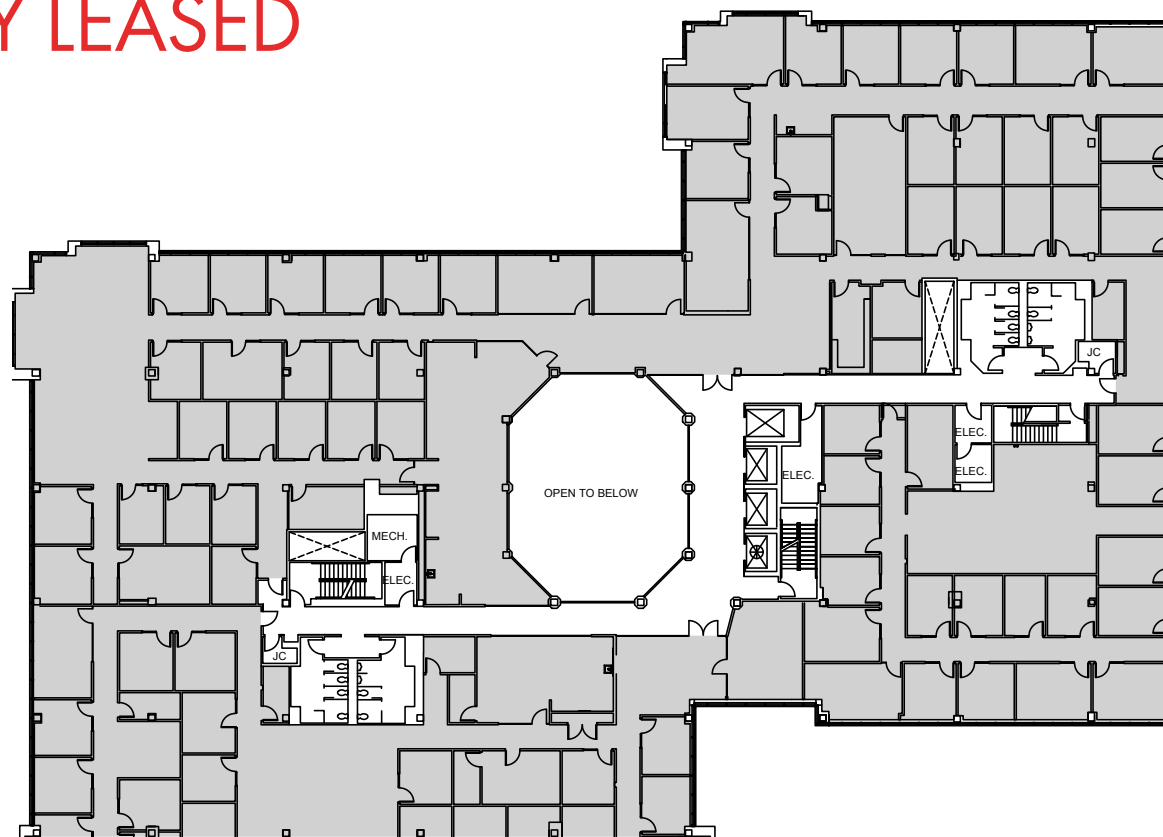


FIRST FLOOR
3,562 RSF



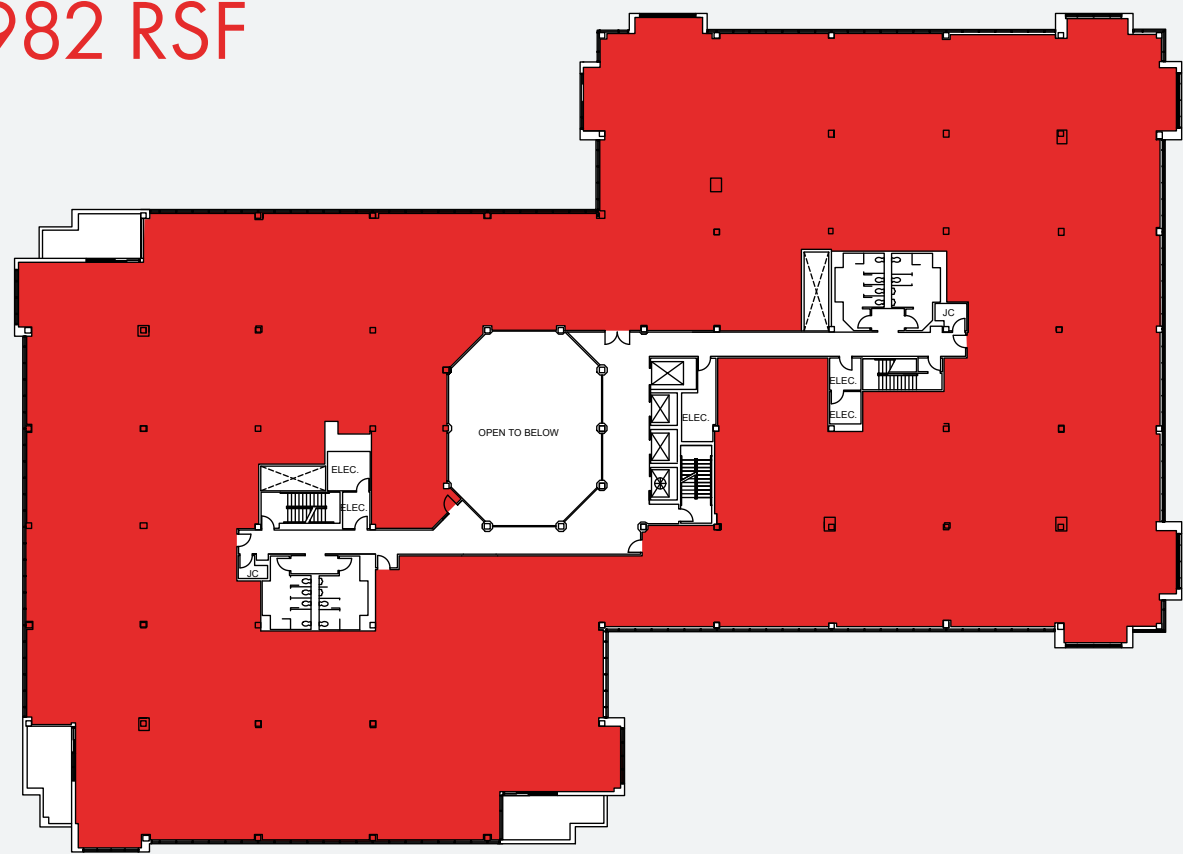
SECOND FLOOR

FULLY LEASED



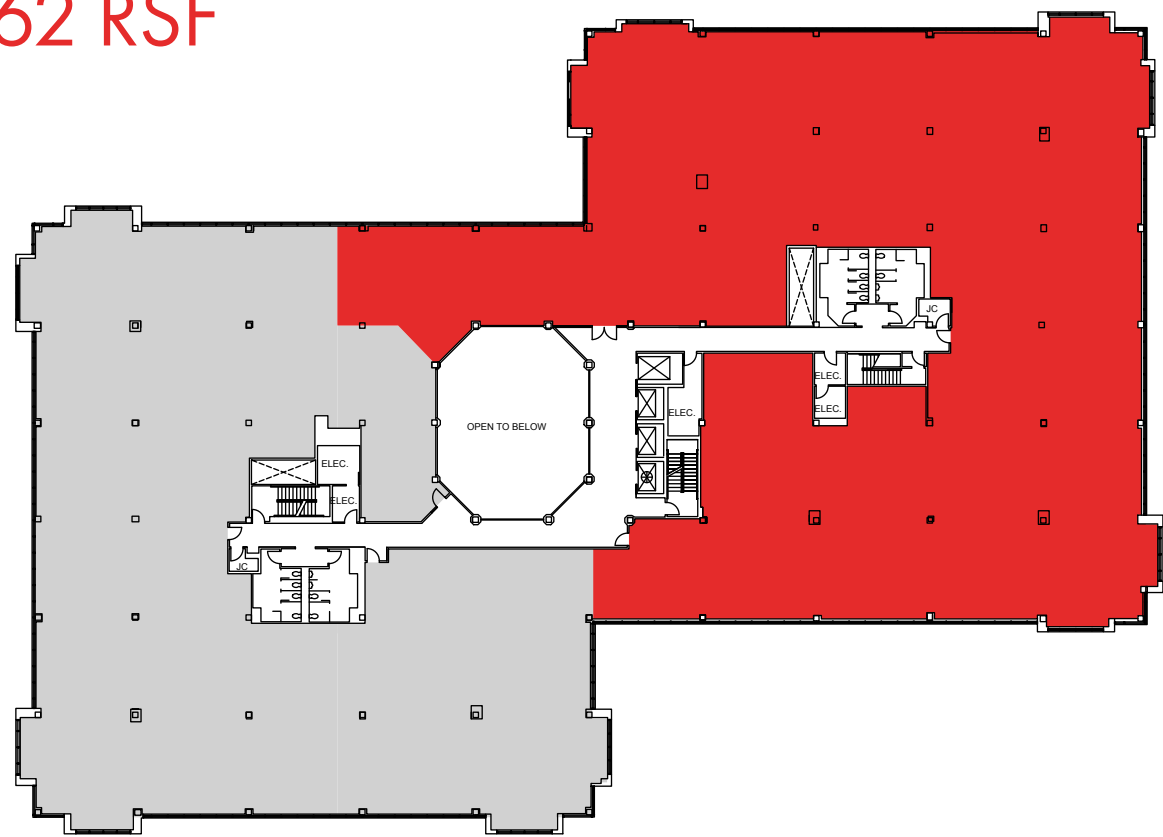
FOURTH FLOOR

44,982 RSF



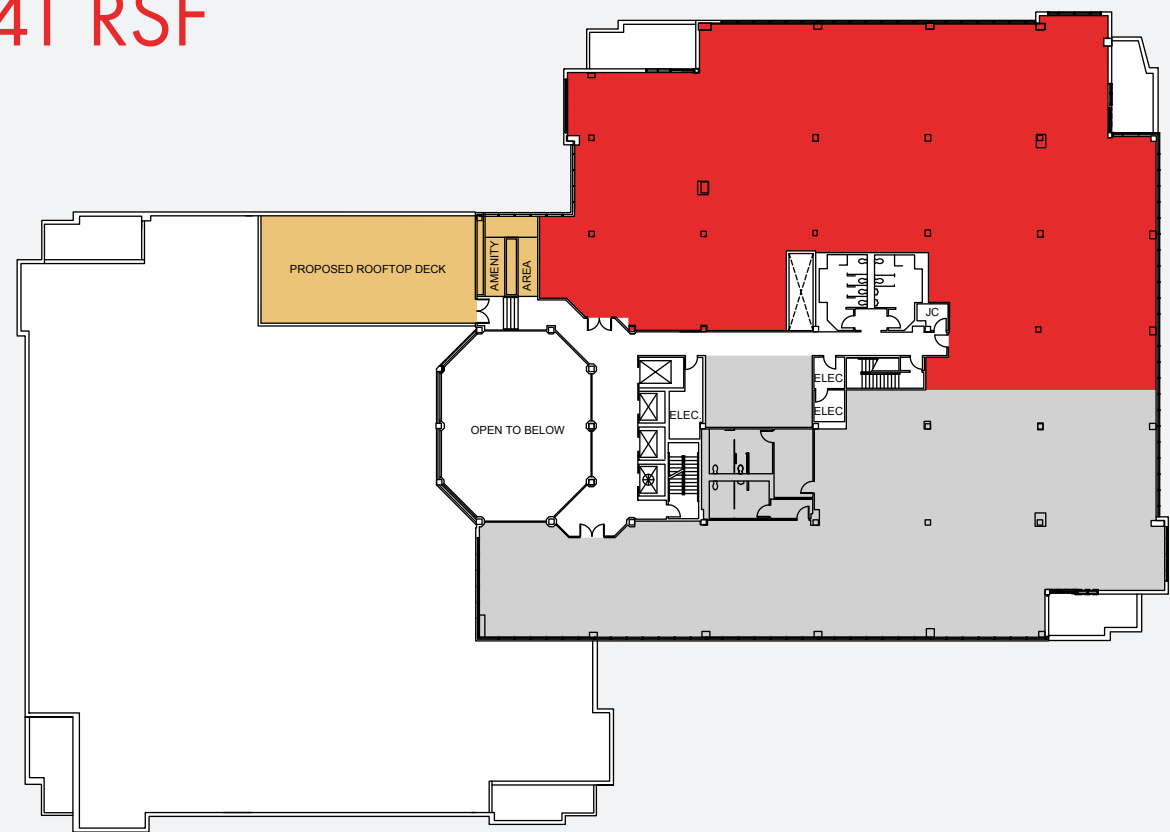
THIRD FLOOR

25,562 RSF



FIFTH FLOOR

14,541 RSF



LOCATION & AMENITIES



CORPORATE NEIGHBORS





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FOR MORE INFORMATION, PLEASE CONTACT:

DAN SPERO

M: +1 973 829 4719

E: dan.spero@jll.com

CHRIS CONKLIN

T: +1 973 829 4675

E: chris.conklin@jll.com

KEVIN SAWTELL

M: +1 908 295 5913

E: kevin.sawtell@jll.com

JONES LANG LASALLE BROKERAGE, INC.

A licensed real estate broker

8 Campus Drive, Suite 305, Parsippany, NJ 07054

T: +1 973 829 4600 | jll.com/new-jersey

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