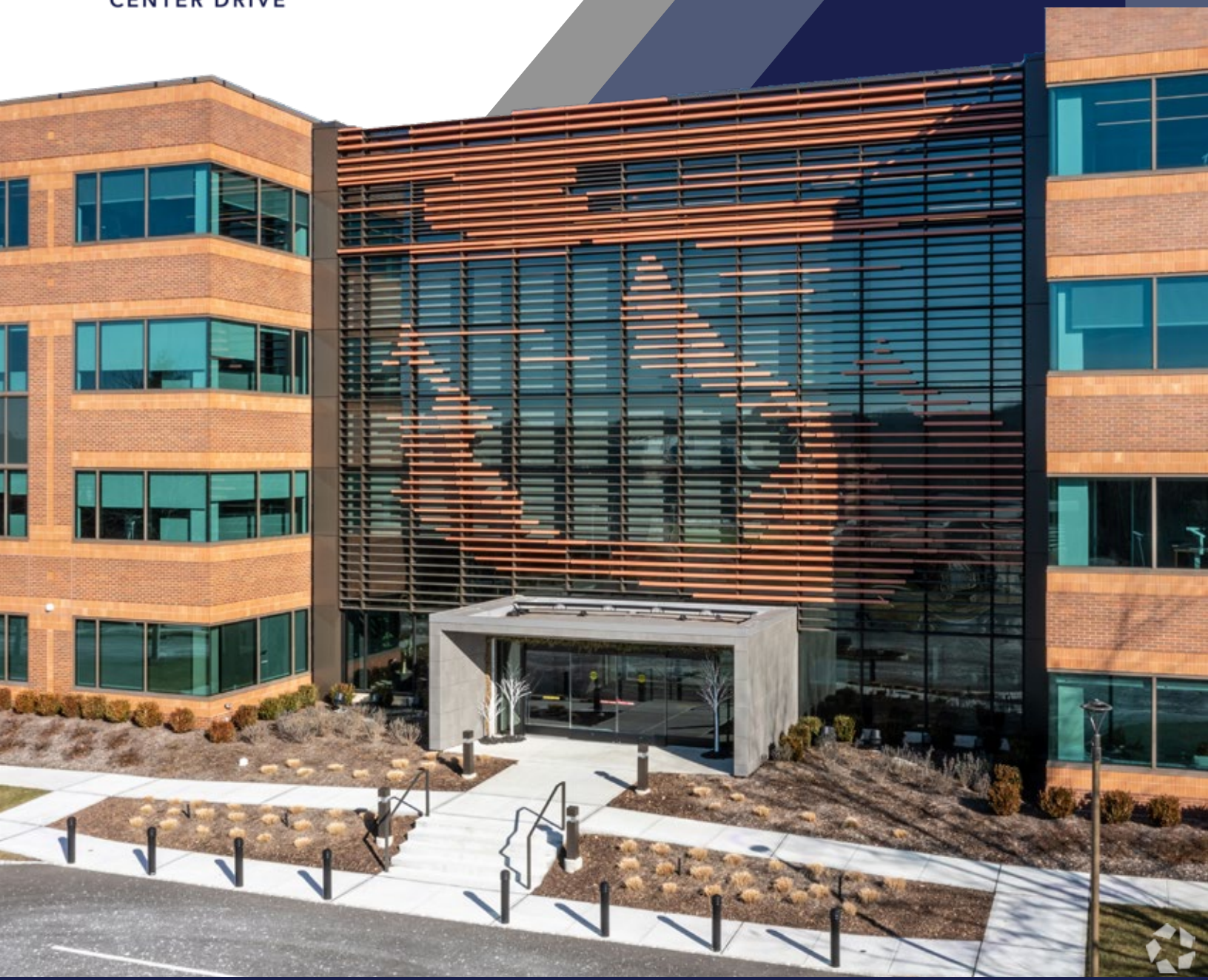
200 WARREN CORPORATE CENTER DRIVE



FOR SUBLEASE | UP TO 132,636 RSF
CLASS A, HQ OPPORTUNITY

BUILDING/EXTERIOR SIGNAGE AVAILABLE

JLL

MOVE IN. STAND OUT.

Trophy-quality space with executive amenities rarely available in sublease offerings.

Rare, turnkey occupancy in up to 132,636 RSF of trophy-quality space at 200 Warren Corporate Center Drive, located in one of Route 78's prestigious multi-tenant campus addresses, Warren Corporate Center. Skip the build-out costs and lead times—premium Steelcase furniture can be included; open floor plans and flexible floor plates allow for efficient space planning and future adaptability.

Originally developed by AT&T as Lucent Technologies' headquarters, Warren Corporate Center is a six-building, 856,000+ SF multi-tenant campus built to Fortune 500 standards with institutional-quality infrastructure and state-of-the-art amenities. Prestigious tenants including Everest Reinsurance, PTC Therapeutics, Regeneron and MetLife validate the caliber of this Route 78 address, while the 20,000 SF Warren Hills Amenity Center elevates the workplace experience beyond typical office environments.

SUBLEASE HIGHLIGHTS:

Exceptional turnkey sublease opportunity **42,734 RSF to 132,636 RSF** available

Term through 04/2036

The space can be delivered fully furnished with high-quality steelcase furniture throughout, eliminating significant capital expenditure and lengthy lead times associated with traditional build-outs.

Adjacent parking garage with dedicated company entrance provides convenient, professional access for employees and visitors.

In-building amenities include full-service cafeteria with sprawling outdoor patio and abundant seating, coffee bar, sundry shop, and professional conferencing center that support both productivity and workforce wellness.

Built for corporate headquarters demands: dedicated on-site power substations with full generator backup and state-of-the-art HVAC systems with digital controls provide the infrastructure reliability today's businesses requires.

Access to adjacent campus' 20,000 SF amenity building which includes additional food service, fitness center, basketball court & conference space.

Minutes from the I-78/I-287 interchange providing north-south and east-west connectivity to NYC, Philadelphia, Pennsylvania markets, and deep regional labor pools.



Positioned at I-78 Exit 36 within a prestigious 170-acre corporate campus, 200 Warren Corporate Drive delivers seamless connectivity and direct access to one of the region's strongest labor pools.

The I-78 corridor puts you just 7 miles from the I-78/I-287 interchange, connecting you to a skilled, diverse workforce across multiple counties—all within a 30-minute commute. Major employers including AT&T, Bristol Myers Squibb, FiServe, Johnson & Johnson and Verizon have established operations throughout the corridor, validating the exceptional talent depth.



REGIONAL CONNECTIVITY

7 MI.
Exit 21A/B

11 MI.
NJ Transit's Summit train station with direct access to NYC

12 MI.
Amenity rich Bridgewater, Rt. 22, Rt. 202/206, and Bridgewater Commons Mall

16 MI.
Dowtown Morristown amenities and culture

18 MI.
Exit 142 A/B/C

22 MI.
Newark Liberty Int'l Airport

35 MI.
Midtown Manhattan/ NYC

IT'S MORE THAN AN OFFICE.
IT'S A DESTINATION.

WARREN HILL AMENITY CENTER FEATURES

- Coffee Bar
- Full-service cafeteria
- Fitness center
- Full court basketball and multi-purpose area/townhall
- Conference center
- Outdoor seating and roof deck area
- Grab-and-Go food and beverage options



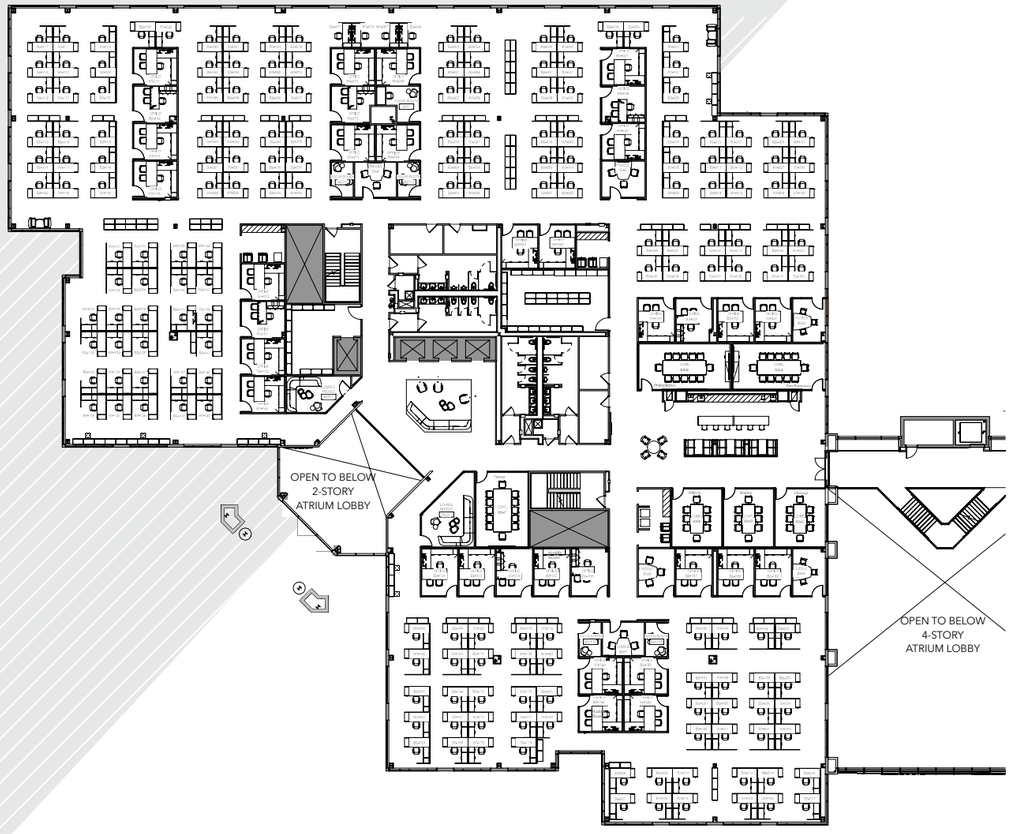




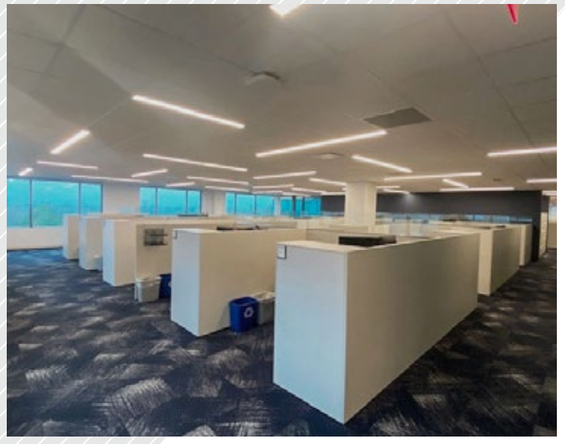


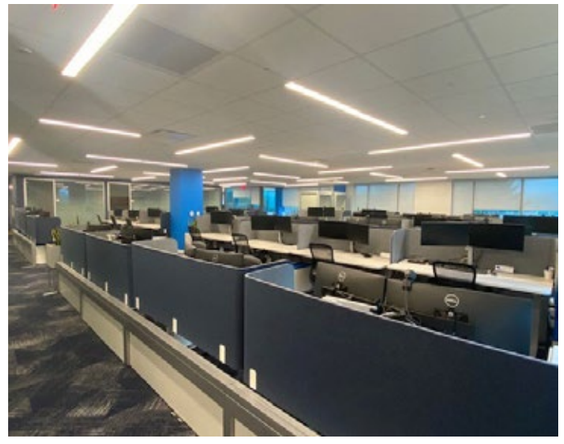
FURNISHED. FUNCTIONAL. READY.

2ND FLOOR: ±42,734 RSF

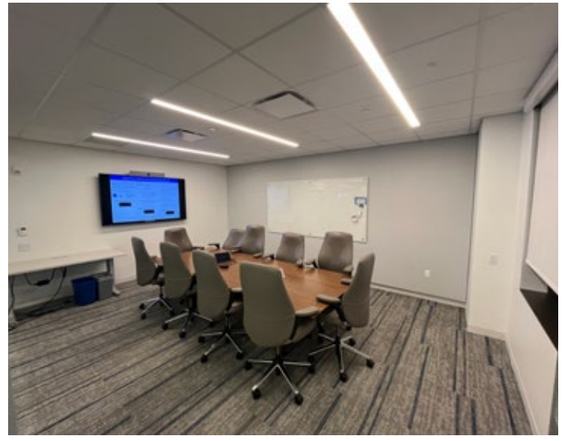












ALSO AVAILABLE: 1ST FLOOR - 1,100 RSF STORAGE SPACE

Seat Count: Building B, Floor 2

Total Offices	35
Total Workstations	103
Total Benches	97

General note:
ETS Area is open hotel desking

N

3RD FLOOR: ±44,956 RSF

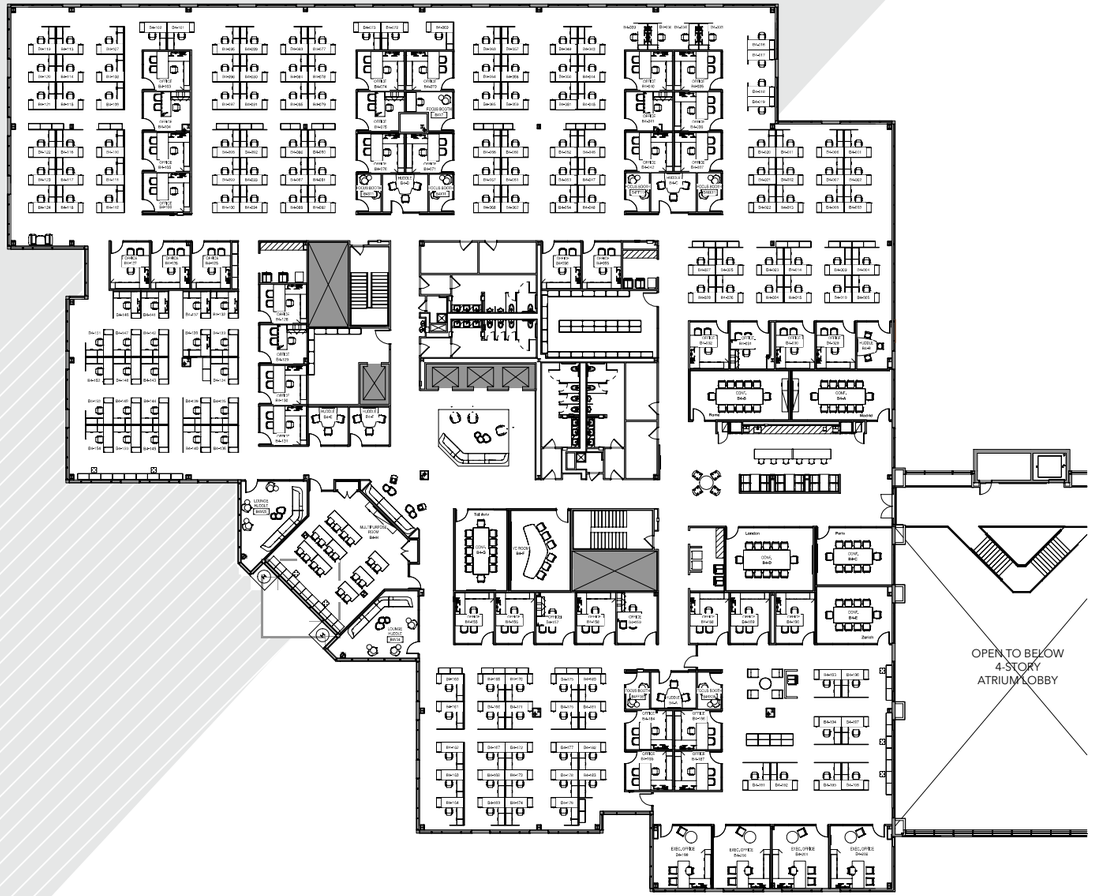


Seat Count: Building B, Floor 3

Total Offices	34
Total Workstations	155
Total Benches	38

N

4TH FLOOR: ±44,956 RSF



Seat Count: Building B, Floor 4

Total Executive Offices	4
Total Offices	40
Total Workstations	152
Total Benches	4

N

QUALITY THAT EXTENDS BEYOND YOUR DOORS.





Café / Coffee
1. Starbucks
2. Panera Bread
3. Starbucks
4. Dunkin
5. Panera Bread

Golf Courses
1. Watchung Valley Golf Club
2. Warrenbrook
3. Coakley-Russo Memorial
4. Basking Ridge Country Club
5. New Jersey National Golf Club
6. Trump National Golf Club
7. Fox Hollow Golf Club
8. Green Knoll
9. Raritan Landing

Hotel
1. Somerset Hills Hotel Tapestry Collection by Hilton
2. Courtyard by Marriott Basking Ridge
3. Delta Hotels by Marriott
4. Bernards Inn
5. Old Mill Inn
6. Embassy Suites by Hilton
7. AC Hotel Bridgewater

Retail Hubs
1. Dewy Meadow Shopping Center
2. Riverwalk Village Shopping Center
3. The Hills Village Center
4. Lyons Mall Shopping Center
5. Warren Village Shopping Center
6. The Corner Village at Warren
7. Bridgewater Commons
8. Somerset Shopping Center
9. Somerville Circle Shoping Center
10. Chimney Rock Crossing
11. Bridgewater Promenade

Restaurants
1. Alfie's Italian Restaurant
2. Luka's Seafood & Grille
3. Uproot Restaurant
4. Stone House at Stirling Ridge
5. The Stirling Hotel
6. Red Horse by David Burke
7. 3 West
8. Seasons 52
9. Tommy's Tavern & Tap

NJ Transit Train Stations
1. Lyons - Gladstone Branch of Morris & Essex Line
2. Millington - Glandstone Branch of Morris & Essex Line
3. Somerville - Raritan Valley Line

ALFIE'S RISTORANTE-ITALIANO

STONEHOUSE

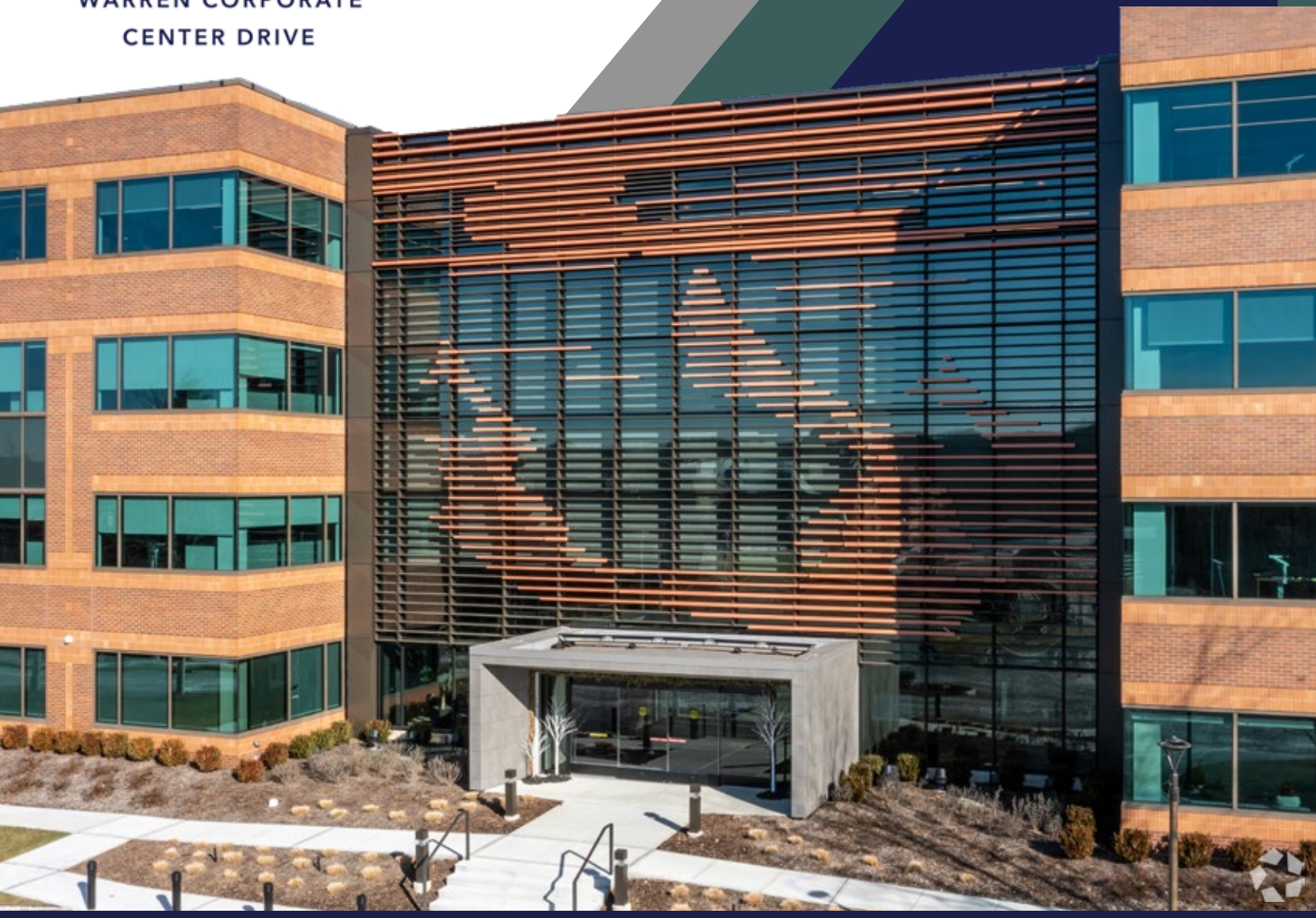
Lukas' Seafood & Grille

Panera BREAD

uproot

RED HORSE BY DAVID BURKE

200 WARREN CORPORATE CENTER DRIVE



FOR MORE INFORMATION AND TO ARRANGE A TOUR, PLEASE CONTACT OUR LEASING TEAM.

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