EDGE
AT HANOVER CROSSING



AVAILABLE FOR LEASE

204,150 RSF DIVISIBLE TO 27,679 RSF

JLL

CORPORATE EXCELLENCE REDEFINED

Elite business workplace with world-class facility management

Edge at Hanover Crossing stands as a premier multi-tenant office destination, offering 204,150 RSF of headquarters-quality space, available for immediate occupancy.

Engaged & Well-Capitalized Ownership

LEED Gold Certified

Gensler
Building Architect

Trophy Building | New Construction 2014

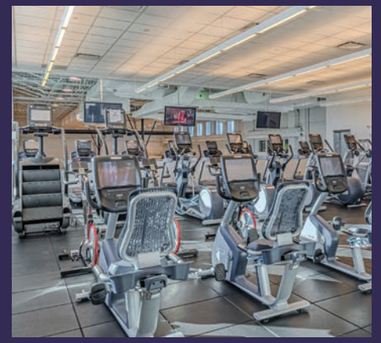
New full service cafeteria with tenant lounge and updated lobby entrance.

Move-in Ready with Premium Furniture

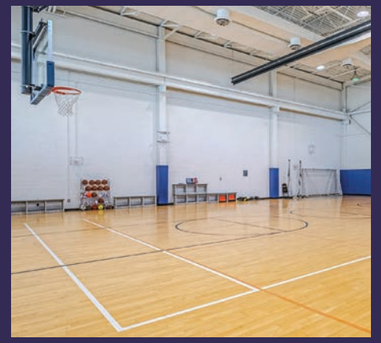
One of the newest office buildings in New Jersey, Edge at Hanover Crossing, located at 100 Bayer Boulevard, Whippany, offers corporations the opportunity to join Bayer and Tiffany & Co. in leasing space, managed and operated to the exacting standards of its Fortune 200 owner-occupier.

Strategically situated off Route 10 close to I-287, I-80, I-280 and Routes 24 and 46, in affluent Morris County, the building provides excellent accessibility to a highly educated workforce, a diverse array of amenities and proximity to key business hubs, making it the premier choice for forward-thinking organizations.





Health & Wellness Facility



Basketball Court



Starbuck's Branded Coffee Bar



Coffee Bar & Lounge



Pre-Conference Area



Conference Center

Edge at Hanover Crossing redefines corporate wellness with its unique health-centric amenities, which includes: a stand-alone 14,000 SF fitness facility (includes group fitness, cardio & weight equipment, locker rooms with towel service and a full basketball court), outdoor walking paths, bocce courts, and an on-site Medical Clinic.

Elevating the dining experience, tenants can enjoy a Starbucks-style coffee bar with adjoining tenant lounge, and a spacious new 14,858 SF full-service cafeteria.

A cutting-edge conference center is available for corporate events, complemented by a stylish pre-function space.

Capping off this comprehensive workplace ecosystem, which truly caters to every aspect of modern professional life, tenants can leverage a commuter-friendly shuttle service to NJ Transit's Madison Train Station.

AMENITIES FOR THE MODERN WORKPLACE



1
New 14,858 SF Full-Service Cafeteria & Tenant Lounge

2
Coffee Bar & Lounge

3
Tenant Medical Clinic

4
Conference Center

5
14,000 SF Fitness Facility

6
Basketball and Bocce Courts

7
Outdoor Walking Path

8
Bocce Courts

A TASTE OF WHAT'S NEW

14,858 SF Full Service Cafeteria









WORKSPACE WITHOUT THE WAIT

Move-in ready space with premium furniture







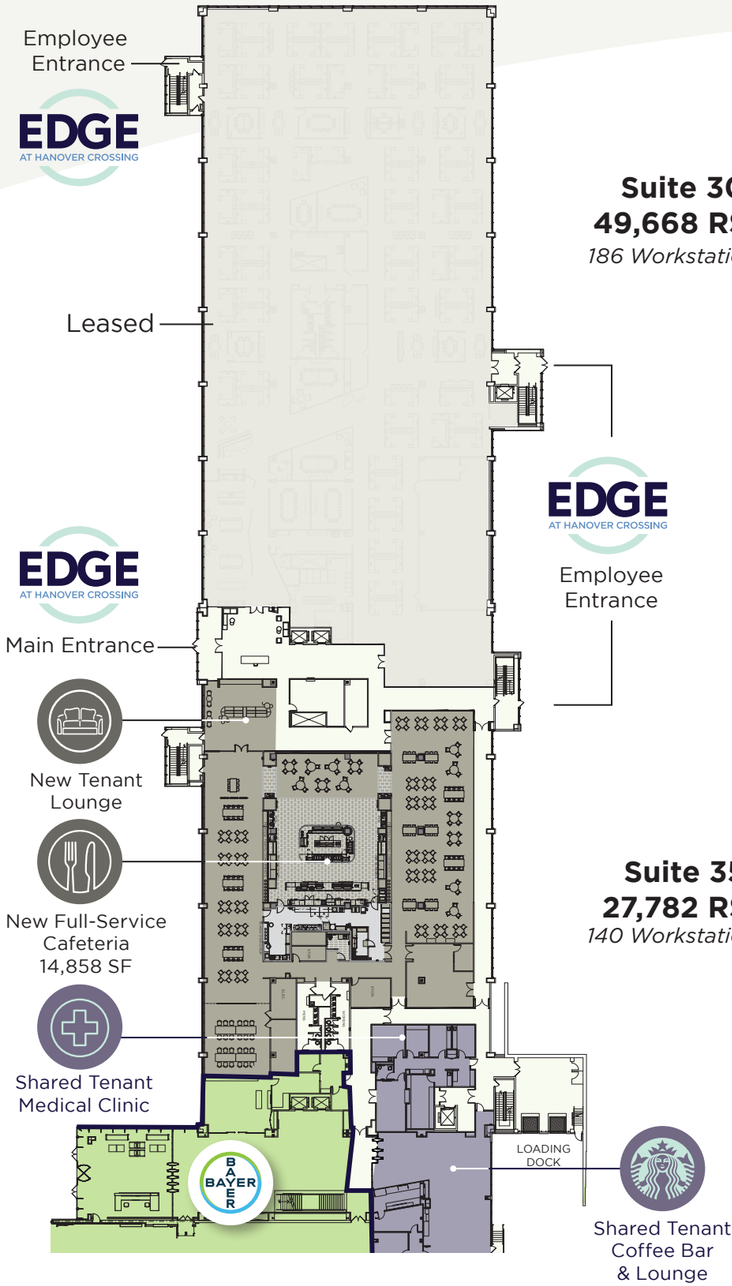




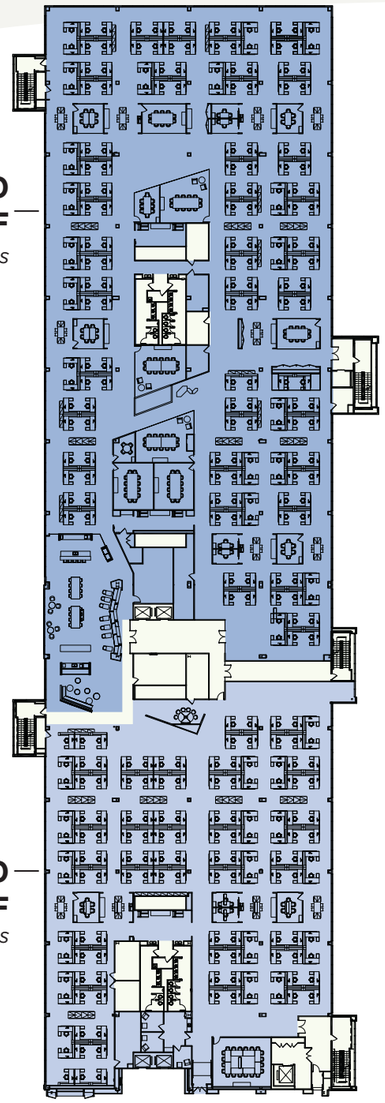
MOVE-IN READY SUITES

PREMIUM FURNISHED & FUNCTIONAL LAYOUTS

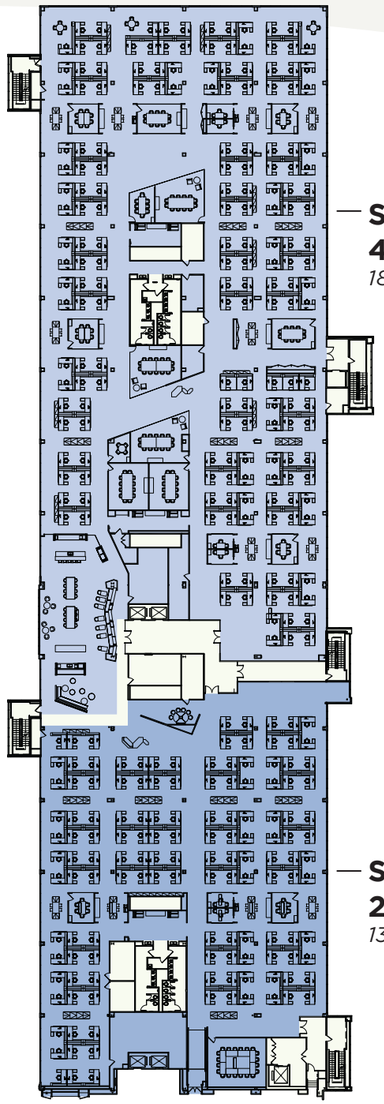
1ST FLOOR
LEASED / AMENITIES



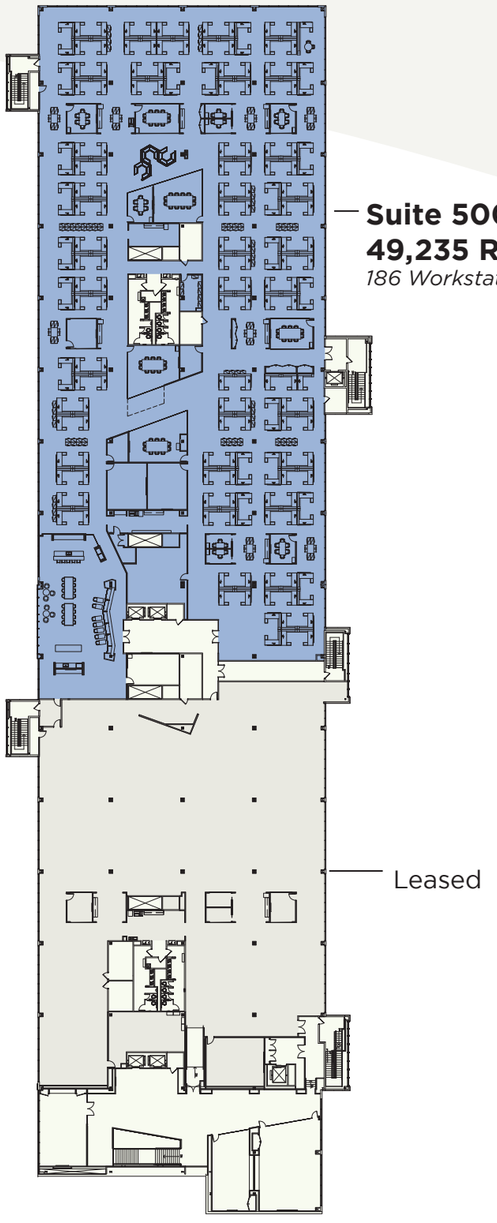
3RD FLOOR
27,782 RSF – 77,450 RSF



4TH FLOOR
27,679 RSF – 77,465 RSF



5TH FLOOR
49,235 RSF



SPECIFICATIONS

BUILDING

Year Built / Renovated	2014
Site Size (Acres)	~93
Architect	Gensler
Total Building size (SF)	B100 is 353,293 Rentable Square Feet (RSF)
Number of Floors	Five (5)
Foundation	Slab on Grade
Frame	Steel & Concrete
Floor Design Live Load	Office area 100/SF
Column Spacing	~35'
Windows	Full height 8'6" windows
Roof	Membrane – new in 2014
Ceiling Heights *(finished and slab-to-slab)*	8'6" to drywall ceiling, 9'6" to drop ceiling ~13'5" to deck. 5th floor to deck is 17'11"
Loading	Shared, two bays also used for storage. Auto self-levelers, 4' high dock. Manual doors 9' high, 8' wide.
ADA Compliance	Yes
Parking Ratio	3.7/1,000 RSF
Certifications & Awards (LEED, WELL, etc.)	2015 LEED Gold Energy and Environmental Design
Telecommunication Providers	Verizon, Crown Castle and Lightpath Fiber. All three are demarked in B200 lower level. Tenant to install their own fiber from demark room(s) to their suite.
Building Standard Hours	Monday thru Friday, 7:00 AM - 6:00 PM
Security	24-7 manned with rover and command center. Gated access after hours. Visitor Check-In Center

SYSTEMS

HVAC	DX on the roof, VAV boxes, Siemens BAS. 1,000 tons of cooling for building, natural gas heating.
Electric Systems	4160V to 480V to 120V Bayer owned substation
Emergency Power	Life Safety Generator
Elevators	3 passenger – 1 freight
Fire Safety Systems	Sprinklered
Security Systems	Badge Access to Building & Suites, CCTV
Utilities	Electric (JCP&L), Natural Gas (PSEG, the molecules are sourced separately), Water (United Water) & Sewer (Southeast Morris County Municipal Utility Authority)



WHERE WORKPLACE MEETS LIFESTYLE

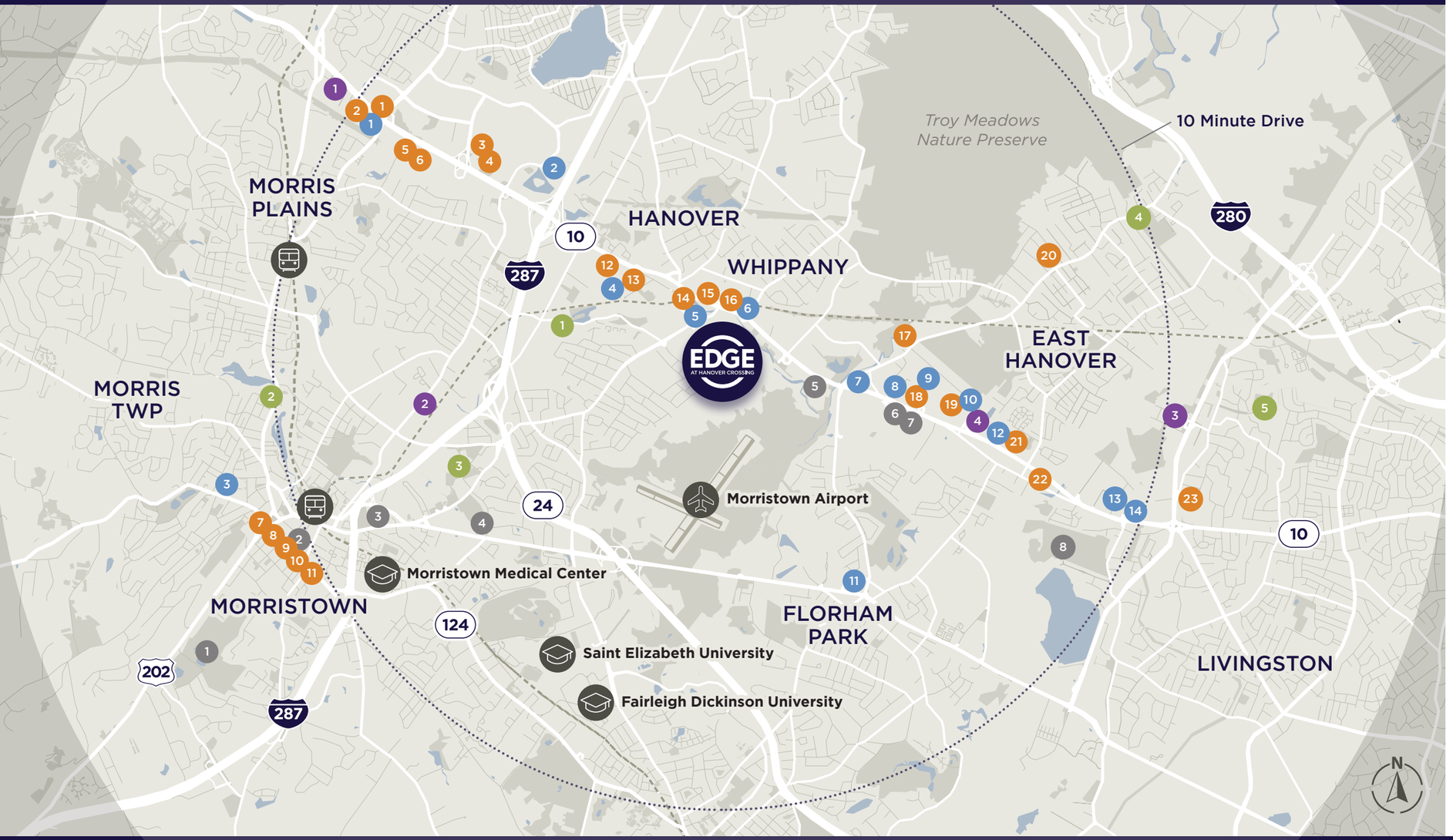
The Edge at Hanover Crossing provides more than prestigious business space—it offers a lifestyle. The adjacent, planned mixed-use redevelopment will create a walkable neighborhood featuring a boutique 123-room hotel, 9,000 SF of diverse retail, a 4,000 SF dining destination, and over 360 new residences. Experience the competitive advantage of a location where business productivity meets lifestyle amenities in one dynamic, integrated community.

KEY:

1. New 3200 Seat Cafeteria (1st Floor)
2. Starbucks Coffee & Lounge
3. Conference Center
4. Fitness Center
5. Boccee Courts
6. Hanover Crossing Redevelopment



PRIME LOCATION, ENDLESS POSSIBILITIES



SELECT LOCAL AMENITIES

Restaurants & Bars

1. Tommy's Tap House
2. Chick-fil-A
3. The Capital Grille
4. Seasons 52
5. Starbucks
6. Miller's Ale House
7. The Committed Pig
8. The Office Tavern Grill
9. Guerriero's
10. South+Pine
11. Stirling Tavern
12. Nikko Japanese Restaurant
13. Chick-fil-A
14. Il Capriccio
15. Trattoria Toscana
16. Jersey Mikes/Starbucks
17. Last Licks Ice Cream
18. Capital Craft
19. Godfather Brick Oven Pizza
20. Luigi's Italian
21. Summit Thai
22. Panevino Ristorante
23. Shake Shack

Retail

1. Uncle Giuseppe's Marketplace
2. Wegmans
3. Whole Foods Market
4. BJ's Wholesale Club
5. QuickChek
6. CVS
7. WaWa
8. PGA Superstore
9. Costco Wholesale
10. Home Depot
11. Trader Joe's
12. REI
13. Nordstrom Rack
14. Livingston Shopping Center

Parks

1. Central Park
2. Speedwell Lake Park
3. The Frelinghuysen Arboretum
4. Lurker Park
5. Riker Hill Art Park

Recreation

1. Spring Brook Country Club
2. Mayo Performing Arts Center (MPAC)
3. Morristown National Historical Park
4. Morris Museum
5. Anchor Golf Range
6. Hanover Lanes Bowling Alley
7. AMC Cinema
8. Cedar Hill Country Club

Fitness

1. F45 Training
2. Planet Fitness
3. Zapp Fitness
4. FIIT Culture

DEMOGRAPHICS AT A GLANCE within 5 miles

620,612
Total Population

$208,246
Average Household Income

225,500
Total Households

64.2%
Bachelor's Degree or Higher

MINUTES FROM KEY DESTINATIONS

5 Min
Morristown Airport

10 Min
Downtown Morristown & NJ Transit Moristown Station

35 Min
Newark Liberty Int'l Airport

50 Min
Lower Manhattan

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