

Price change – below market!



For Sublease

All-encompassing work/life experience

- 22,615 RSF on the 3rd floor of Building 4
- Can be demised to 9,833 RSF and 12,953 RSF
- Term expires 7/31/2029
- Base rent: \$29.50/SF with 2.5% annual increases
- In “shell condition,” offering a substantial tenant improvement allowance
- State-of-the-art business/conference center, fitness center and event center; childcare on site
- A variety of upscale restaurants, boutique shops, including farm-fresh eateries
- Walking trails and light filled atriums in an interactive environment
- A new 186-room rooftop hotel opening in 2021
- Conveniently located to Garden State Parkway, Routes 34 and 35; shuttle service to and from Hazlet Station
- A multi-tenant corporate campus, 1.2 million square feet located on 150 acres
- Substantial parking

22,615 RSF

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Location:

Situated along Crawford's Corner Road, Bell Works is approximately one mile from Exit 114 of the Garden State Parkway. Its central New Jersey location provides easy access to points north and south.

MORRISTOWN
45 MILES

NEWARK
22 MILES

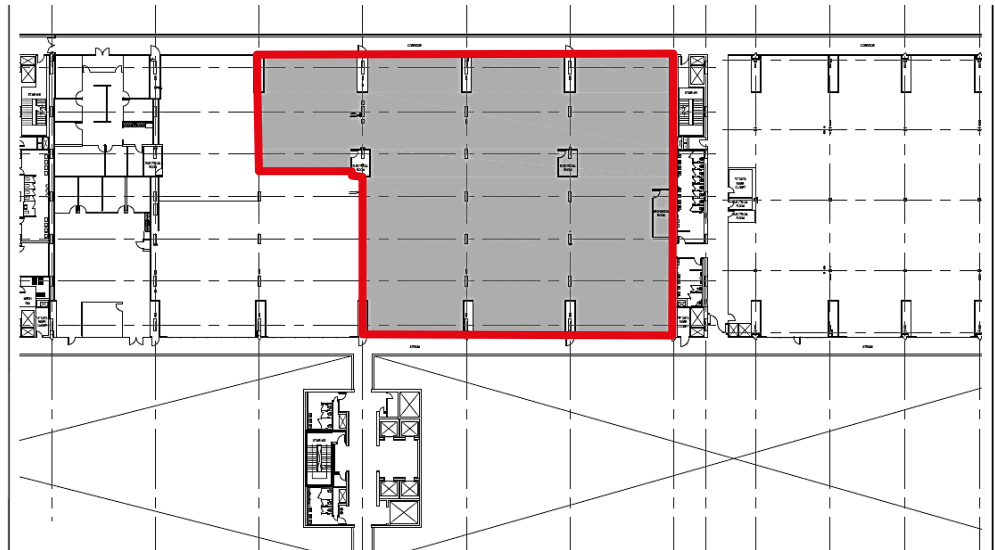
MANHATTAN
22 MILES

TRENTON
45 MILES

PHILADELPHIA
74 MILES

'Metroburb'
a self-contained
metropolis in a
suburban locale

3rd floor: 22,615 SF



Demising plan

