

A vertical bar on the left side of the image with a light-colored wood-grain texture.

150

JFK PARKWAY

SHORT HILLS, NEW JERSEY

101,572 SF AVAILABLE FOR LEASE

Elevated to perfection

150 JFK PARKWAY SHORT HILLS, NEW JERSEY

247,476 SF

Class A office building

55,000 SF typical floor plate

Renovated 2019

5 Stories

5 elevators

13' slab to slab

Covered parking

Shuttle service

Located in one of New Jersey's most prestigious locations – 150 JFK Parkway, Short Hills, is exactly the perfect workspace imagined. Situated beside Canoe Brook Country Club's breathtaking views and championship golf course; moments from The Mall at Short Hills - filled with luxury boutiques, specialty stores and an array of dining establishments; just minutes from New Jersey Transit Midtown Direct, getting you to New York Penn Station under 40 minutes; and directly adjacent to a high-end hotel, retail and The Upton, luxury residential, currently being developed - you'll find everything you need.

Workspace elevated to perfection. With a recently renovated conference center, state-of-the-art full-service fitness center, brand new café, designer communal areas, chic lounge seating with free Wi-Fi and brand new parking garage – 150 JFK Parkway offers the kind of workspace you want to be in.



Space for the new generation

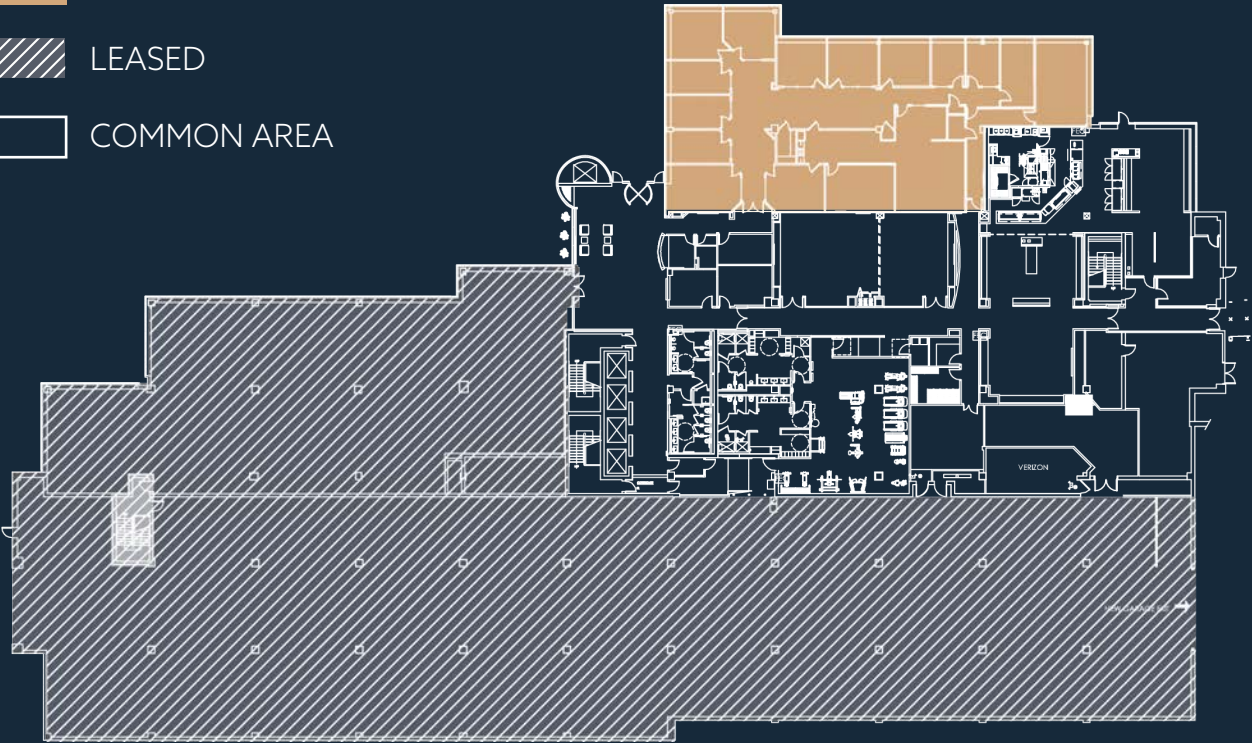
Recent capital improvements and amenities include:

- Renovated lobby featuring high-end wood, glass, granite finishes and media screens
- Full-service cafe with seating for 100+ people
- State-of-the-art conference center
- New fitness center with locker and shower accommodations
- 875-car newly built parking deck with electric charging stations
- Renovated elevators
- Newly landscaped outdoor spaces
- Lounge area with free Wi-Fi services
- Security cameras and roving security guard
- Five mile shuttle to Summit Train Station with a 40 minute ride to New York Penn Station
- Door-to-door professional service shuttles running Monday - Friday
- Corporate Uber program: Mack-Cali subsidizes up to \$10 per ride

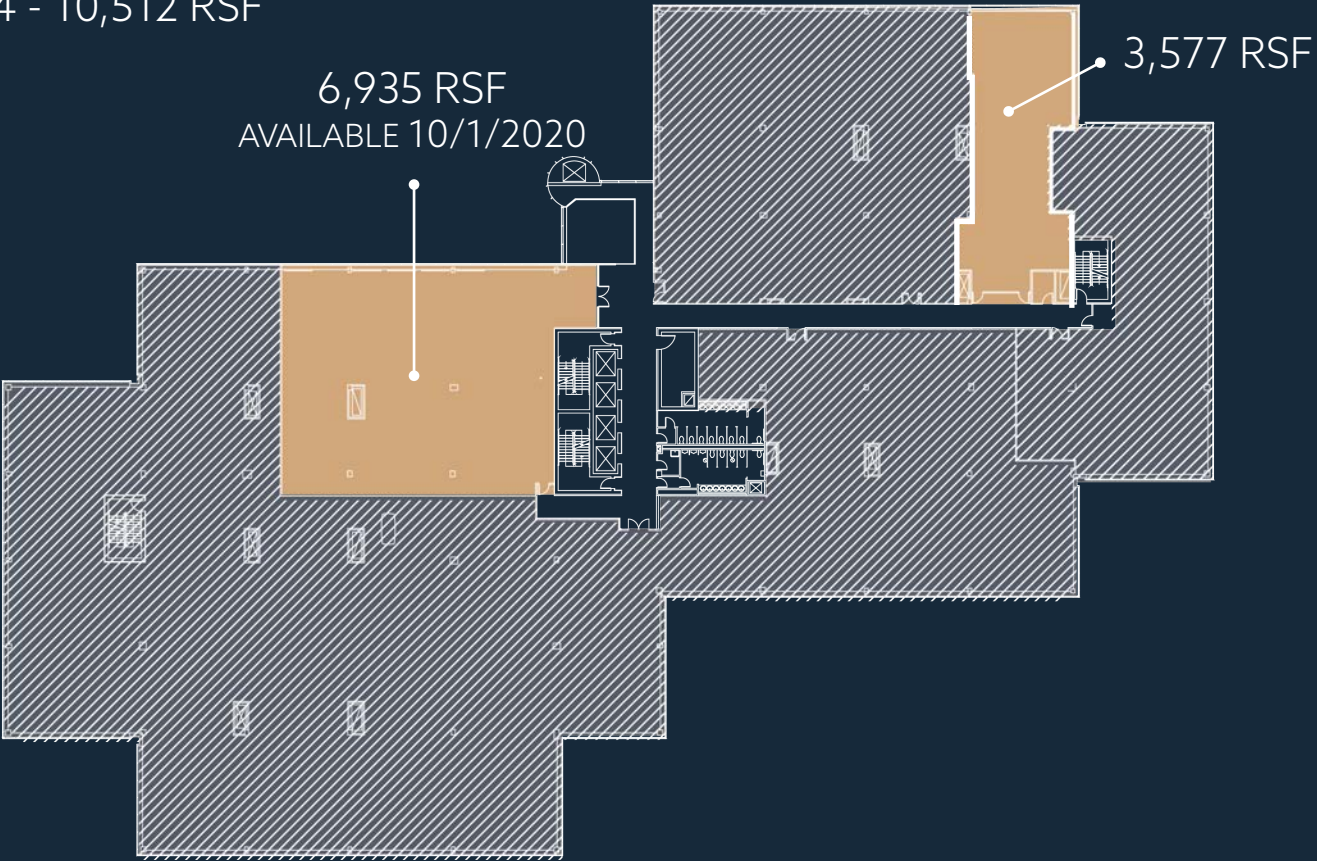


Floor 1 - 7,260 RSF AVAILABLE 11/1/2020

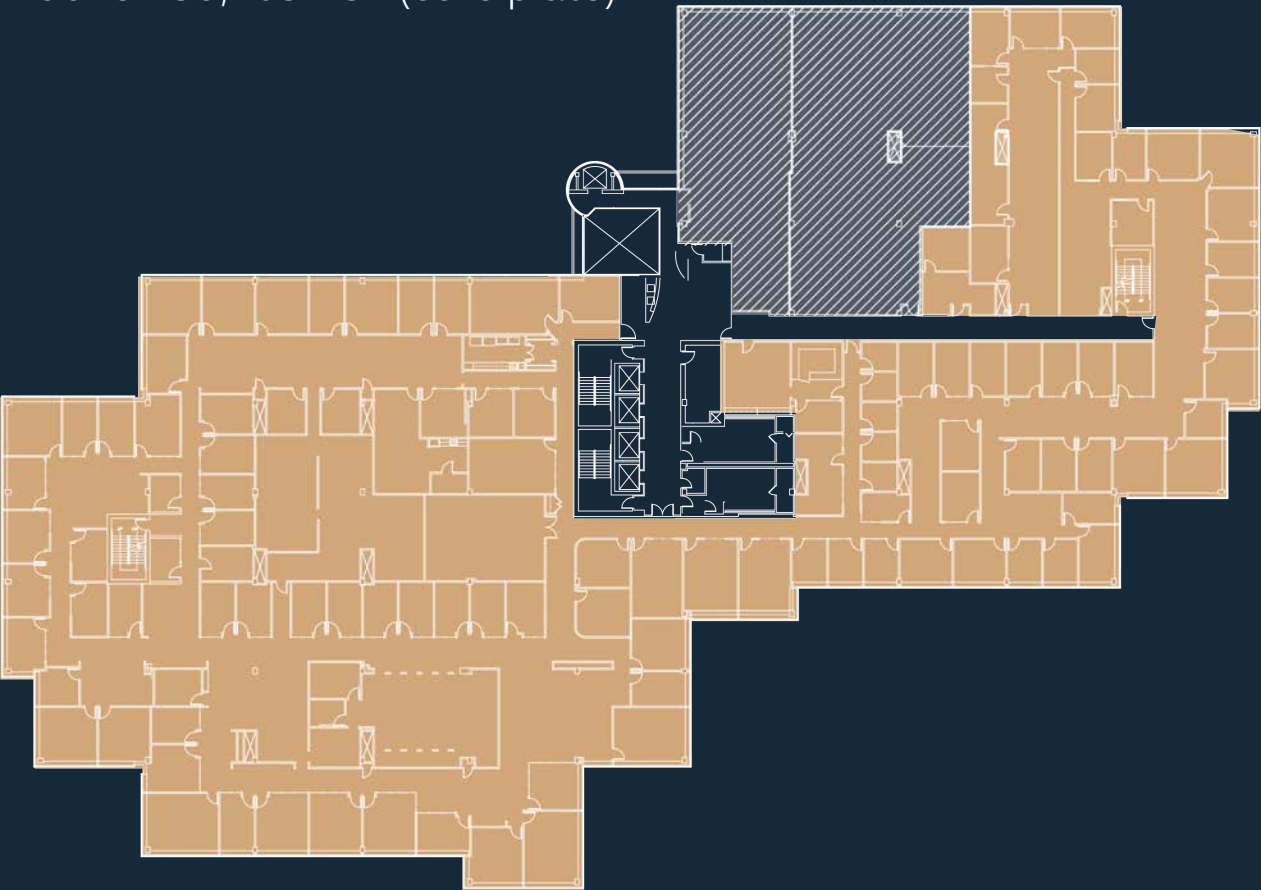
- AVAILABLE
- LEASED
- COMMON AREA



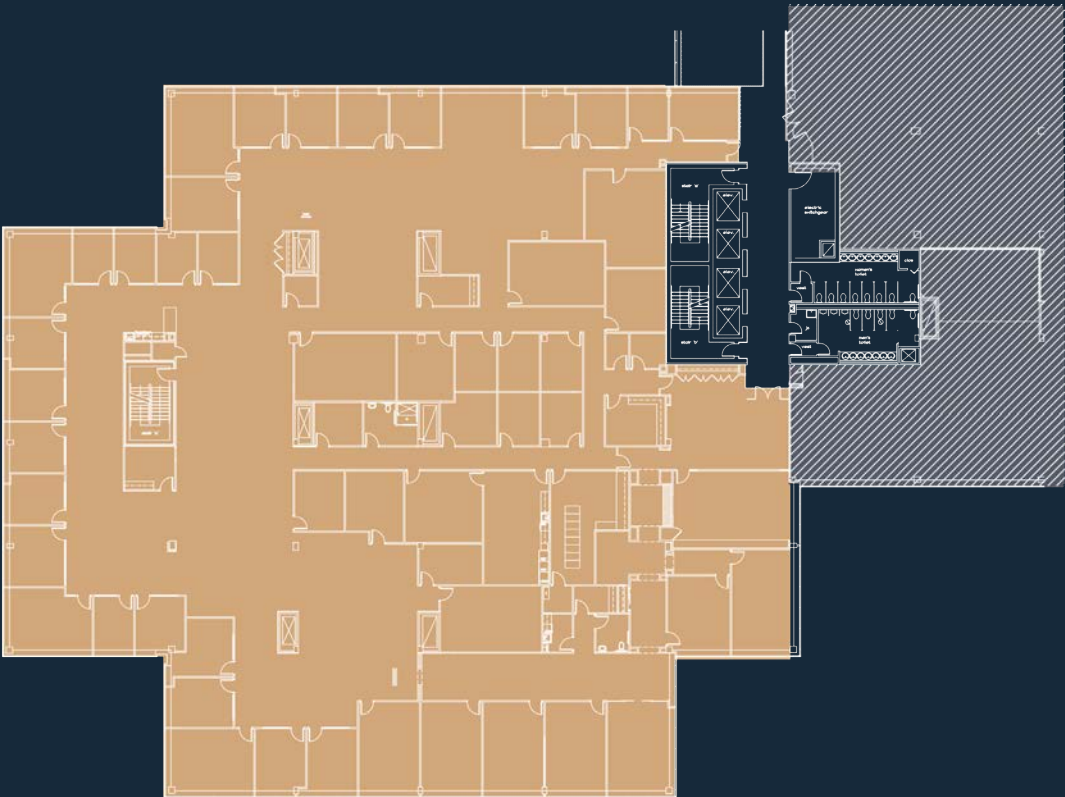
Floor 4 - 10,512 RSF



Floor 3 - 56,105 RSF (core plate)



Floor 5 - 33,423 RSF (as-build)





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SHORT HILLS, NEW JERSEY

Mack-Cali owns and manages
+/- 830,000 RSF in immediate area.

Roseland
Redevelopment
The Upton

THE MALL AT
SHORT HILLS

SUMMIT
GOLF COURSE

CANOE BROOK
COUNTRY CLUB

SCALINI
FEDELI

THE MALL AT
SHORT HILLS

RESTAURANT
SERENADE

DUNKIN'
DONUTS

THAI
PASSION

ARMINIO'S
ITALIAN CORNER

A TASTE
OF ASIA

BEAN
CURD

CHATHAM TRAIN
STATION

COTTAGE
DELI & WINE

CHARLEY'S
AUNT

THE GRAVITY
VAULT

EQUINOX
SUMMIT

PASCARELLA
BROTHERS
DELICATESSEN

RIVER
GRILLE

TWIN ELEPHANT
BREWING CO.

DUNKIN'
DONUTS

MARCO POLO
RESTAURANT & TAVERN

BROADWAY
DINER

World-class amenities

The Mall at Short Hills

One of the top 10 premier destination malls in the U.S. - The Mall at Short Hills is located within walking distance from 150 JFK Parkway and offers notable anchors such as Nordstrom and Neiman Marcus.

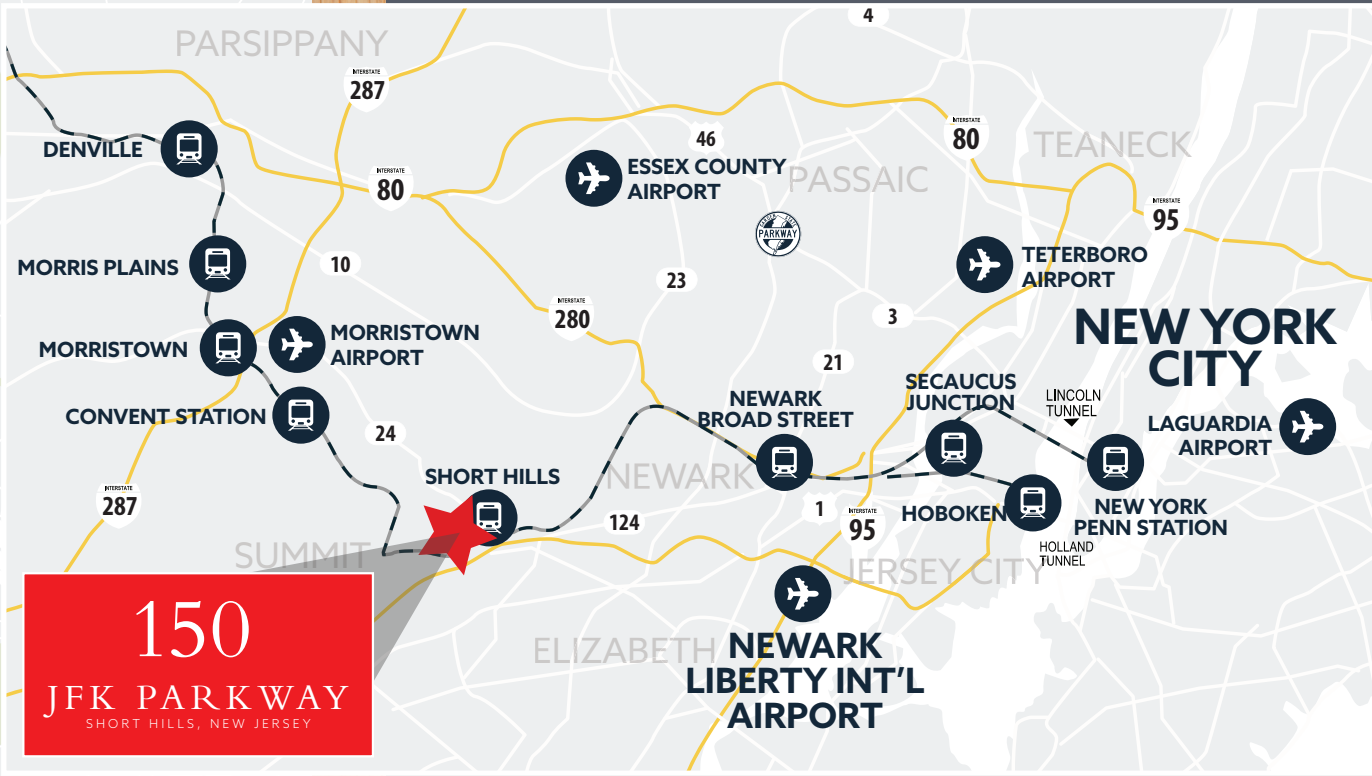
Hotels

Hilton Short Hills - located just 1 mile from the property and was rated one of the best hotels in NJ by U.S. News & World Report.

Coming soon - located adjacent to the property, a brand new boutique hotel.

Central Location

Downtown Chatham, Millburn, Morristown, Madison and Summit - offer a variety of high end local shops and restaurants. The Route 10 Corridor provides numerous national retail and restaurant destinations.



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SHORT HILLS, NEW JERSEY

Exceptional
Short Hills
location

Easily accessible via Interstates 78, 80, 95 and 287, Short Hills is conveniently nestled along the prestigious, high growth Route 24 Corridor. The affluent community of Short Hills is a popular place for both businesses and residents - its transportation connectivity to Manhattan is excellent and its close proximity to nearby residential communities of Millburn, Summit, Livingston, Chatham, Madison and Florham Park makes it a desirable location to call home.

Time by car/Uber

Short Hills to Morristown:	29 minutes
Short Hills to NYC:	47 minutes
Short Hills to Newark Airport:	27 minutes

Time by train

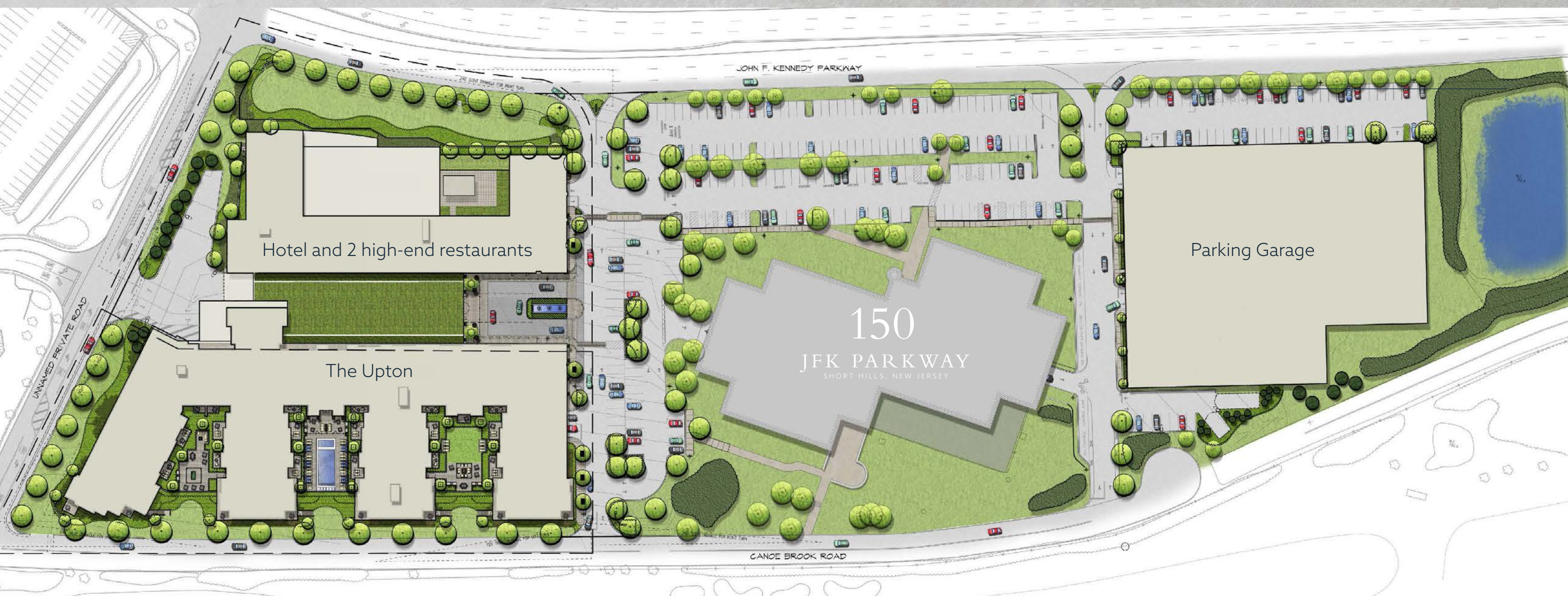
Short Hills to Morristown:	25 minutes
Short Hills to NYC:	37 minutes (express) 70 minutes (transfer)
Short Hills to Newark Airport:	77 minutes

More than just convenience

150 JFK Parkway is adjacent to a new development coming soon by Roseland Residential Trust, subsidiary of Mack-Cali. The master plan will consist of The Upton - 123 luxury multi-family apartments; a boutique hotel and two high-end restaurants.

Roseland Residential Trust is an owner, manager and developer of luxury lifestyle-oriented multifamily mixed-use properties in select waterfront and transit-oriented markets throughout the Northeast. A subsidiary of Mack-Cali Realty Corporation, one of the country's leading real estate investment trusts [REITs], Roseland is the master developer for several nationally recognized mixed-use destinations, including Port Imperial, a \$3-billion, 200 acre community on the Hudson River Waterfront in New Jersey; Portside at East Pier in East Boston, where the company is redeveloping a half-mile of Boston Harbor into a luxury community; and Overlook Ridge, a 92-acre, master-planned community located north of Boston.

A recognized leader in multifamily innovation, Roseland is known for creating locally inspired communities that enhance the beauty, economic vitality and energy of their surrounding environs. Fully integrated and self-managed, the company comprises a team of professionals committed to enriching the quality of life of its communities' residents.



For more leasing information, contact:



Jodie Matthews
Executive Vice President
+1 973 829 4698
jodie.matthews@am.jll.com

Blake Goodman
Executive Vice President
+1 973 829 4739
blake.goodman@am.jll.com

Colleen Maguire
Associate Vice President
+1 973 829 4724
colleen.maguire@am.jll.com

Owned & managed by:

