

SUMMIT
EAST

UNPRECEDENTED OPPORTUNITY.
UNLIMITED POSSIBILITIES.



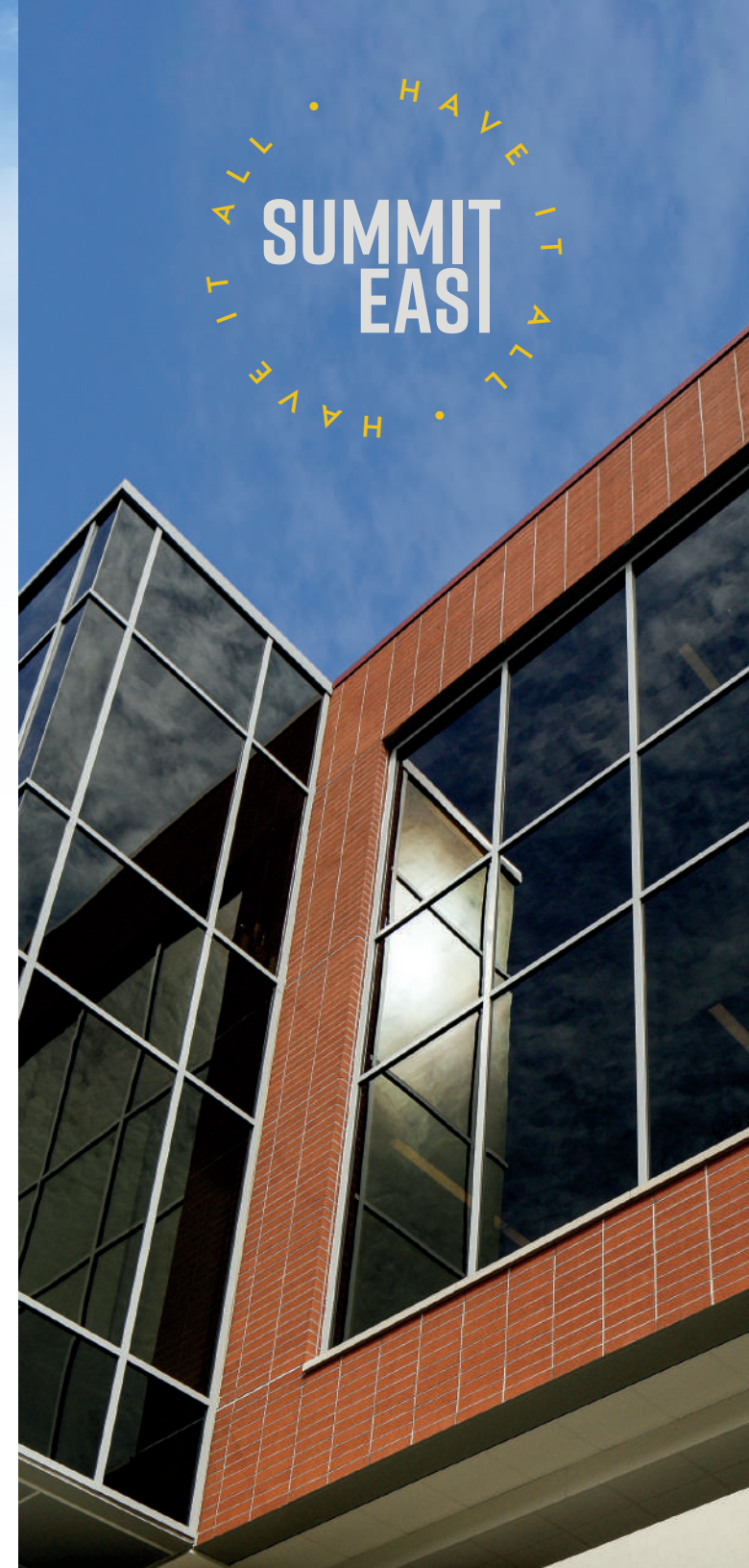
631,000

DISCOVER A $\pm 631,000$ SF CAMPUS FULL OF OPPORTUNITIES TO MAKE YOUR OWN.

Summit East Corporate Campus located in Summit, New Jersey, is comprised of 630,573 RSF. The site currently operates as a headquarters campus for Celgene Corporation, which is a subsidiary of Bristol Myers Squibb. Consisting of 11 buildings, the campus is mostly interconnected, including two enclosed pedestrian bridges. Situated on 46.5 picturesque acres, the campus was designed for office and research functions.

Over the past four years, the campus underwent an extensive \$98 million renovation, including new mechanical systems, high end finishes throughout, and features an attractive courtyard and state-of-the-art amenity and conference building (Building J). In addition, Building L was constructed in 2015 at a cost of \$123 million, housing a 191,448 RSF, two story office building above a structured parking garage.

**A PRESTIGIOUS,
CLASS-A CAMPUS
WITH BOUNDLESS
POTENTIAL.**



IT ALL ADDS UP

46 ACRE
CAMPUS

\$221M

CAPITAL
IMPROVEMENTS
COMPLETED

45+ CONFERENCE &
MEETING SPACES

10K SQUARE FOOT
FITNESS CENTER

4 FOOD
SERVICE
OPTIONS

CAMPUS FEATURES



OFFICE

Building L is a two-story, 191,448 SF headquarters opportunity, built above structured parking.



R&D / LAB

11 office buildings ideal for R&D, healthcare and specialty uses, with 45+ conference and meeting spaces.



AMENITIES

Existing fitness, food, and outdoor space. Or, reconfigure the entire campus for your needs.



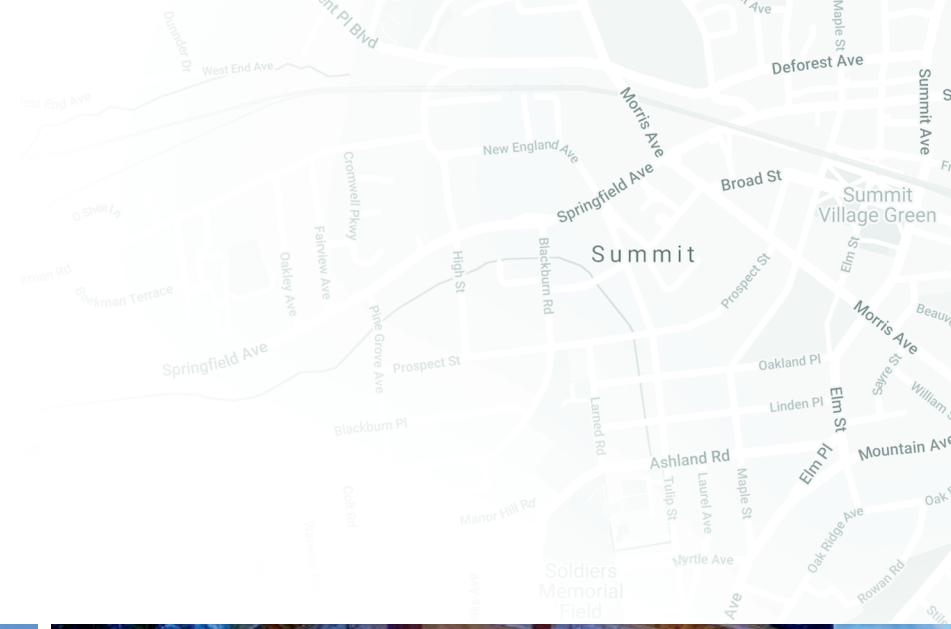
CONFERENCE

Building J is a state-of-the-art amenity and conference building with fitness and data center.

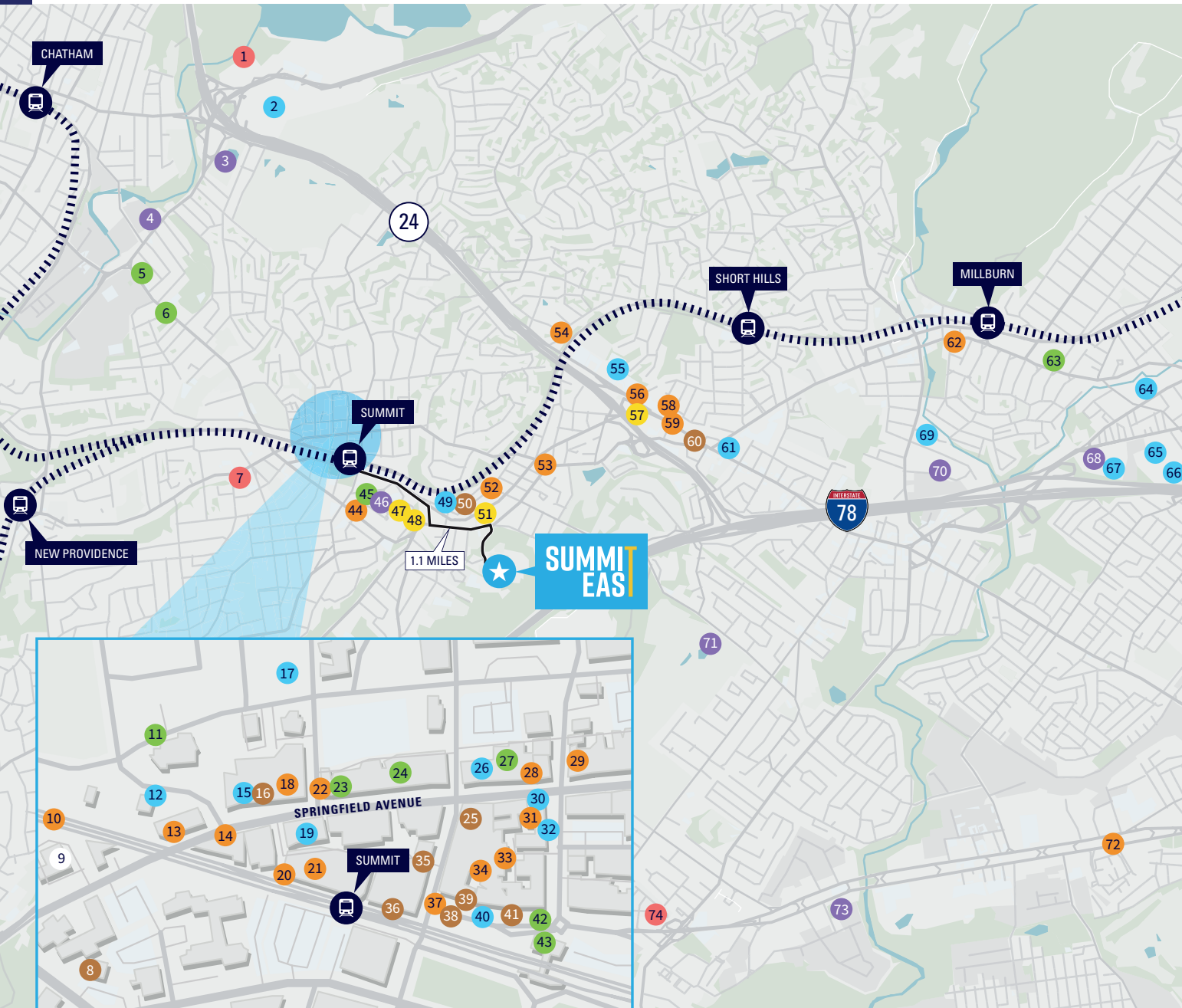
07901

ROOM TO GROW IN NJ'S PREMIER ZIPCODE

A city of around 22,000 with a small-town feel, Summit is considered one of the most desirable places to live in New Jersey. Summit offers the best in dining, shopping, transit, housing, school systems, and workforce.



LOCAL AMENITIES



Banks

- 5. ConnectOne Bank
- 6. Lakeland Bank
- 9. PNC Bank
- 11. Peapack-Gladstone Bank
- 23. Investors Bank
- 24. Bank of America
- 27. M&T Bank
- 42. Chase Bank
- 43. Princeton Bank & Trust Co
- 45. TD Bank



Childcare

- 47. Zadie's Nurturing Den
- 48. Bright Horizons
- 51. The Learning Circle YMCA
- 57. Superkids



Coffee/Convenience

- 8. 7-Eleven
- 16. Ahrrr's Coffee Roastery
- 35. Boxwood Coffee
- 36. Starbucks
- 38. Dunkin'
- 39. Manhattan Bagel
- 41. Summit Diner
- 50. Natale's Summit Bakery
- 60. Dunkin'



Fitness/Golf

- 3. Summit Golf Course
- 4. Equinox Summit
- 46. CrossFit Veracity
- 68. Planet Fitness
- 70. CrossFit Millburn
- 71. Baltusrol
- 73. 24 Hour Fitness



Hotels

- 1. Hilton Short Hills
- 7. The Grand Summit Hotel
- 74. Hilton Garden Inn



Restaurants

- 10. Winberie's Restaurant & Bar
- 13. ZRolls Ice Cream
- 14. Doria's Pizza & Restaurant
- 18. Roots Steakhouse
- 20. Fin Raw Bar and Kitchen
- 21. Fiorino
- 22. Summit House Restaurant + Bar
- 28. The Committed Pig
- 29. La Pastaria
- 31. VillageTrattoria
- 33. Summit Creek Grill
- 34. Serra Restaurant
- 37. Subway
- 44. Latin Bistro
- 52. Banderas Deli & Restaurant
- 53. Huntley Taverne
- 54. Benihana
- 56. Wendy's
- 58. Panera Bread
- 59. Chipotle Mexican Grill
- 62. Oscar's Deli & Restaurant
- 72. Chick-Fil-A



Retail

- 2. The Mall at Short Hills
- 12. Dorl'dor
- 15. Henry's Fine Jewelry
- 17. CVS
- 19. Lululemon
- 26. West Elm
- 30. AT&T Store
- 32. Saimona Wine & Liquor
- 40. FedEx
- 49. Arenas Market
- 55. Kings Food Markets
- 61. Wine Library
- 63. Trader Joe's
- 64. Staples
- 65. Whole Foods Market
- 66. Target Mobile
- 67. The Home Depot
- 69. ShopRite of Millburn

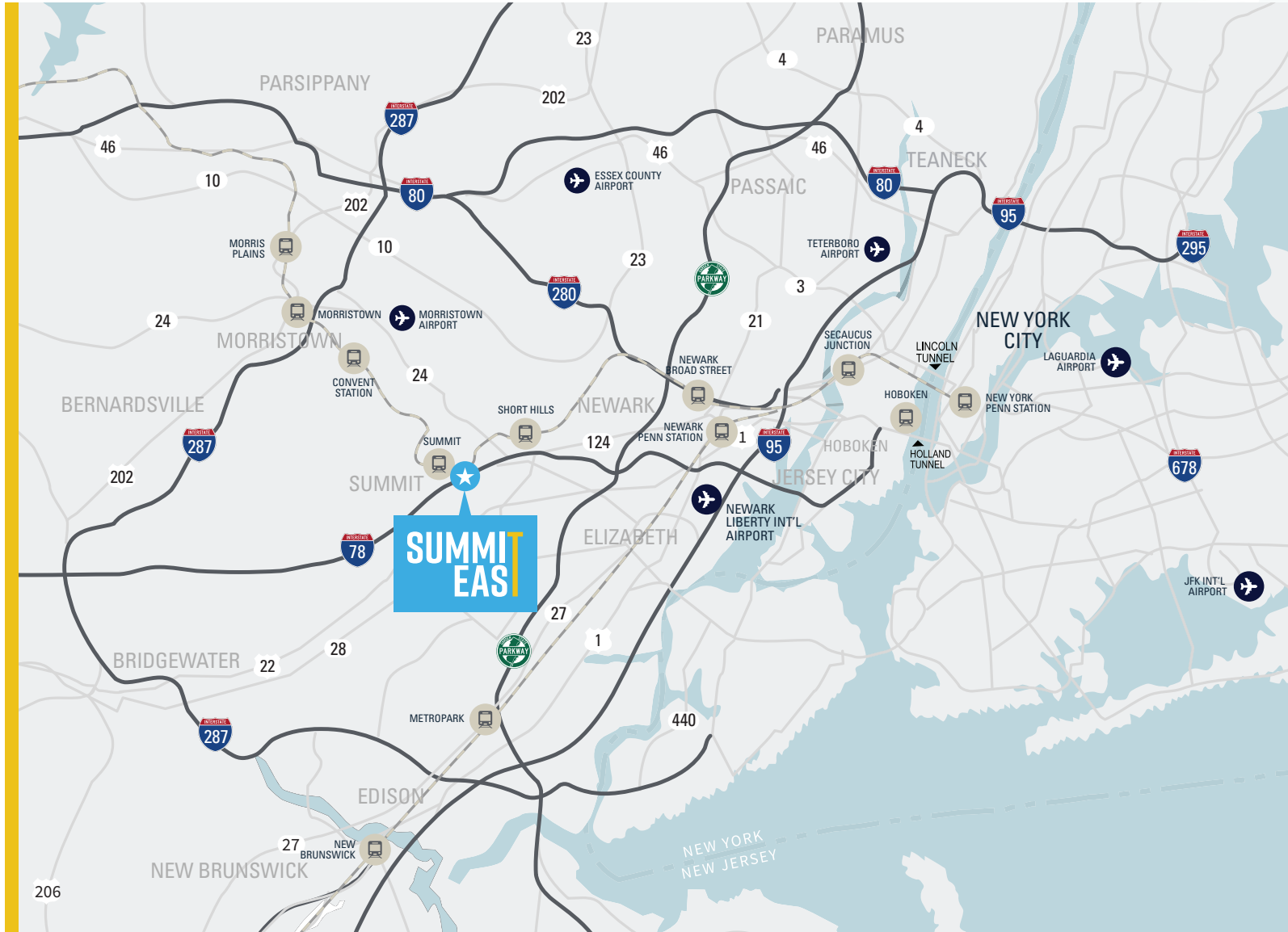
TRANSIT

EXCEPTIONAL ACCESS

■ 22 MILES FROM NYC

■ 5 MINUTES TO DOWNTOWN SUMMIT

■ NJ TRANSIT DIRECT TO MIDTOWN MANHATTAN



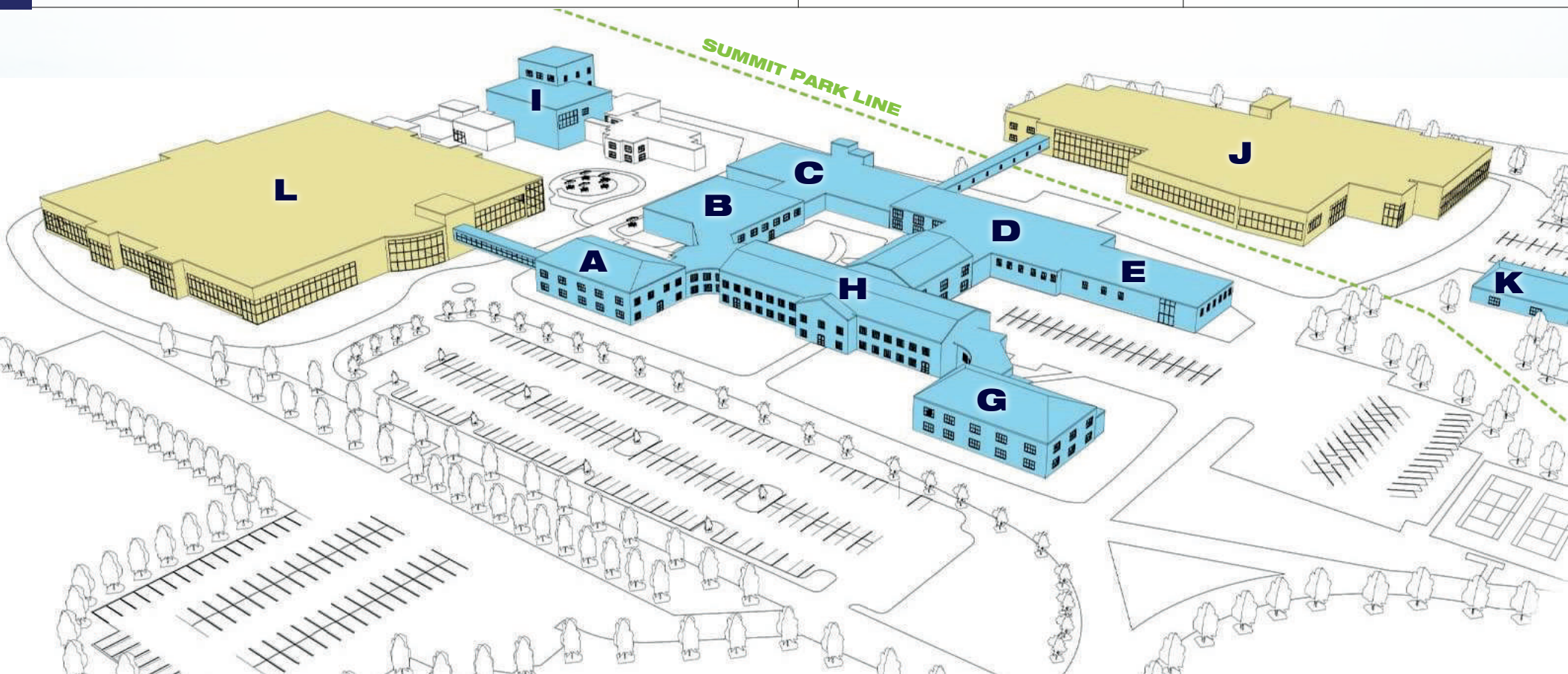
SITE PLAN

Consisting of 11 buildings, the campus is mostly interconnected, including two enclosed pedestrian bridges. Summit East is an iconic headquarters campus that includes two of the best Class-A buildings in the state, along with 9 additional buildings which may be configured or reused for virtually any purpose.

- IDEAL FOR OFFICE, R&D, HEALTHCARE & SPECIALTY USES
- 45+ CONFERENCE & MEETING SPACES
- \$221M CAPITAL IMPROVEMENTS

Building	SF
A	21,948
B	26,505
C	51,625
D	51,441
E	21,371
G	17,782

Building	SF
H	43,143
I	33,093
J	153,582
K	8,689
L	191,448



WALKING PATH

SUMMIT PARK LINE

1.2 MILE WALKING PATH
INTO DOWNTOWN SUMMIT

ACCESSIBLE FOR
PEDESTRIANS & BICYCLISTS

CONNECTING OUR COMMUNITY
TO DOWNTOWN

ELECTRIC BIKES
AVAILABLE ON CAMPUS



AMENITIES



CENTRAL COURTYARD WITH OUTDOOR SEATING, BBQ GRILL WITH SERVERY



1 MINUTE WALK DOWNTOWN VIA "THE PARK LINE" WALKING PATH



4 FOOD SERVICE OPTIONS, WITH 2 FULL-SERVICE CAFETERIAS



STATE-OF-THE-ART FITNESS CENTER



DIRECT TRAIN ACCESS TO MIDTOWN MANHATTAN



45+ CONFERENCE AND MEETING SPACES



BUILDING L

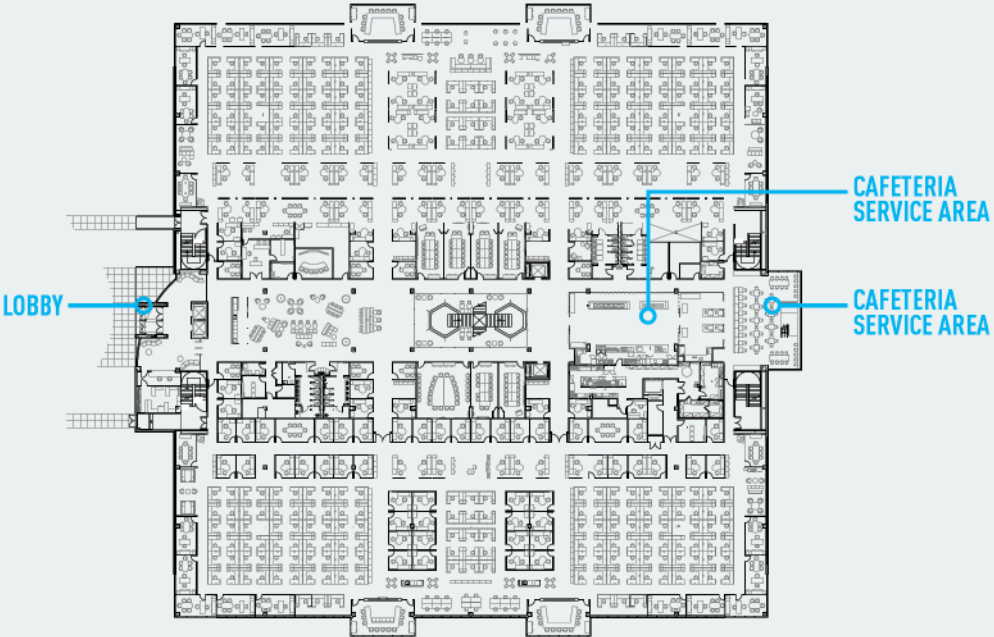
191,448 SF HEADQUARTERS OPPORTUNITY

YEAR BUILT	2015
USE	OFFICE / CONFERENCE / CAFETERIA
OFFICE CONFIGURATION	<ul style="list-style-type: none">• 296 OFFICES / 554 WORKSTATIONS / 76 TOUCHDOWN SPACES• 11 PANTRY / BREAK ROOM AREAS
CONFERENCE CONFIGURATION	<ul style="list-style-type: none">• CONFERENCE SPACE WITH 56 MEETING ROOMS (INCLUDING 8 PRIVATE PROJECT PRESENTATION ROOMS WITH 11 SEATS) + 1 TELEPRESENCE ROOM (6 SEATS)• CONFERENCE ROOM SUPPORT SERVICE DESK
AMENITIES	<ul style="list-style-type: none">• CAFETERIA WITH 2 LEVEL SEATING AREA• LARGE CENTER SKYLIGHTED ATRIUM WITH SOFT SEATING COLLABORATIVE AREAS• SECURE ENTRANCE
STORIES	2 STORY OFFICE / 4 STORY PARKING
ELEVATORS	4 PASSENGER - (2) 3,000 LB, (2) 3,500 LB 1 FREIGHT - 5,000 LB
CEILING HEIGHT	9' FINISHED / 16' SLAB TO SLAB
TYPICAL COLUMN SPACE	45'-0"
COLUMN CONFIGURATION	45' x 30' - 45' SQUARE GRID SPACING
GENERATOR	500 KW
ACRES	SITED ON 36.28 ACRES ON NORTH PORTION OF CAMPUS

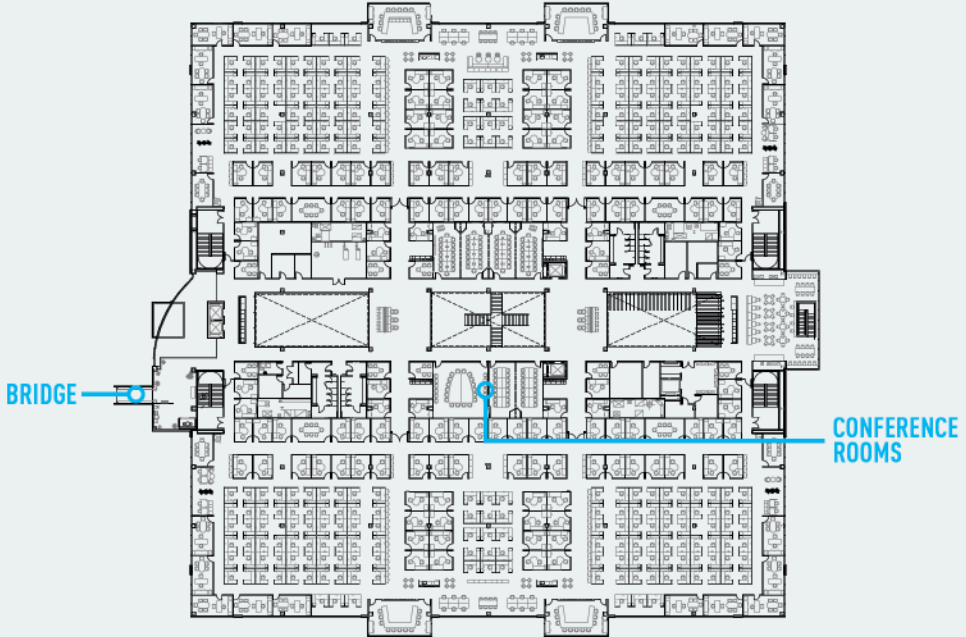


BUILDING L

FIRST FLOOR



SECOND FLOOR



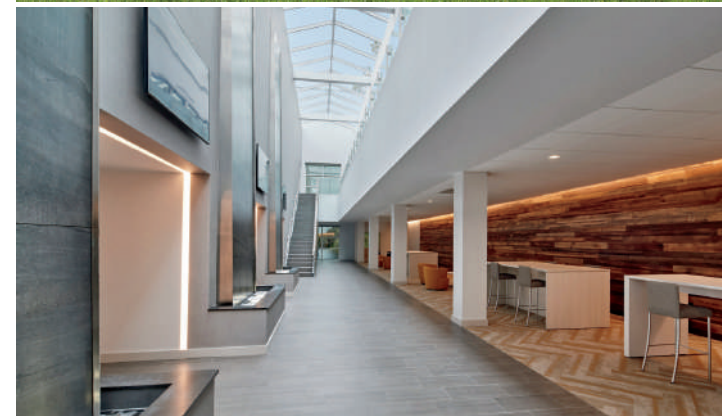




BUILDING J

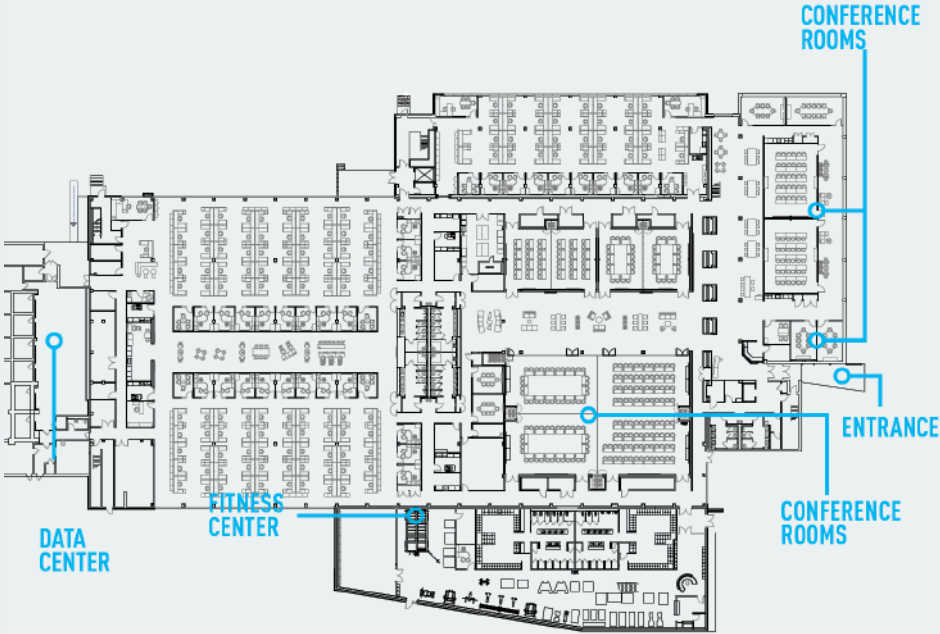
153,528 SF AMENITY/CONFERENCE SPACE

YEAR BUILT	ORIGINAL 1971 STEEL & FOUNDATION REMAIN COMPLETE REDEVELOPMENT IN 2016
USE	CONFERENCE / OFFICE / DATA CENTER / FITNESS
OFFICE CONFIGURATION	<ul style="list-style-type: none">• 78 OFFICES / 310 WORKSTATIONS• 10 PANTRY / BREAK ROOM AREAS
CONFERENCE CONFIGURATION	<ul style="list-style-type: none">• 36 CONFERENCE ROOMS• QUAD PARTITIONED 5,500 SF BALL ROOM EXPANDABLE TO OPEN ATRIUM, WITH 400 SEAT CAPACITY• LARGE DIGITAL SCREENS AND VIDEO CONFERENCE CAPABILITIES FOR EACH SECTION• FOOD PREP ROOM FOR CATERING
AMENITIES	<ul style="list-style-type: none">• FITNESS CENTER• 2 PRIVATE EXECUTIVE "RED EYE TRAVEL" RELAXATION SUITES INCLUDING FULL BATH AND LARGE SCREEN TV• FOUR 20 FOOT HIGH WATERFALL FEATURES• SOFT SEATING COLLABORATIVE AREAS AND QUIET STUDY SPACES• 2 SKYLIGHTED ATRIUM COLLABORATIVE AREAS
STORIES	2
ELEVATORS	1 PASSENGER - 2,500 LB 1 FREIGHT - 4,000 LB
CEILING HEIGHT	9'-0" OFFICE CEILING / 18'-0" CONFERENCE CENTER ROOMS / 15' SLAB TO SLAB
TYPICAL COLUMN SPACE	15' x 15' SQUARE
COLUMN CONFIGURATION	15' x 15' SQUARE GRID SPACING
GENERATOR	1250 KW
ACRES	SITED ON 10.16 ACRES ON SOUTH PORTION OF CAMPUS

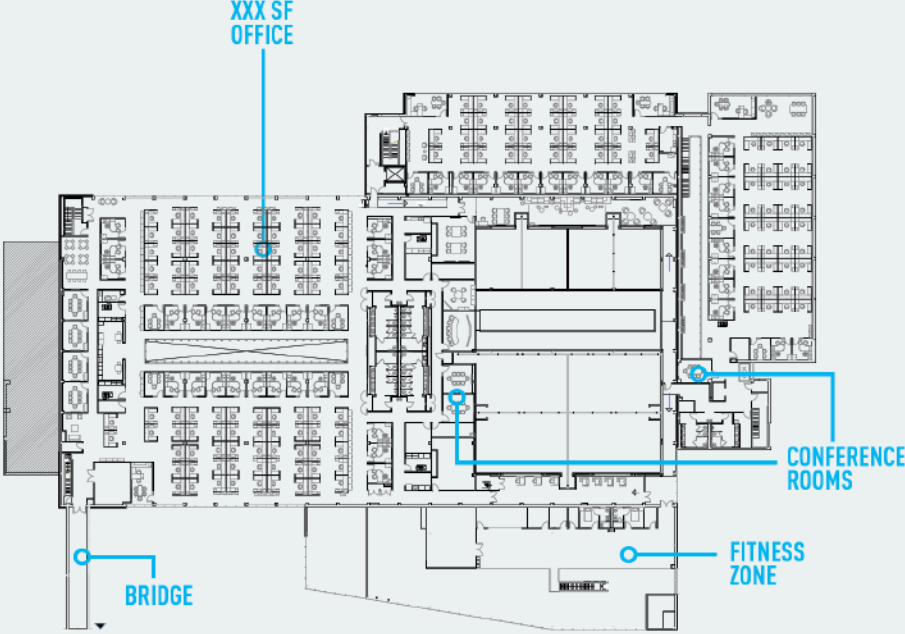


BUILDING J

FIRST FLOOR



SECOND FLOOR







SUMMIT EAST

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