



SUMMIT
EAS

UNPRECEDENTED OPPORTUNITY.
UNLIMITED POSSIBILITIES.

summiteastnj.com



NJ'S PREMIER ZIP CODE – SUMMIT

SUMMIT EAST

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.



TOP RATED

6TH

NJ SCHOOL DISTRICT



AVERAGE

+\$200K

HOUSEHOLD INCOME



ADVANCED DEGREES

83%

EDUCATED POPULATION



ACTIVELY EMPLOYED

88%

POPULATION (AGE 16+)



SUMMIT PARK LINE A new 1.2 mile pedestrian linear path along the abandoned Rahway Valley Railroad that runs from the edge of Downtown Summit, in front of Overlook Medical Center, through Summit East, into Briant Park. The park will provide a green space for pedestrians, in addition to being a venue for public art, agriculture, and historical displays.



EXCEPTIONAL ACCESS

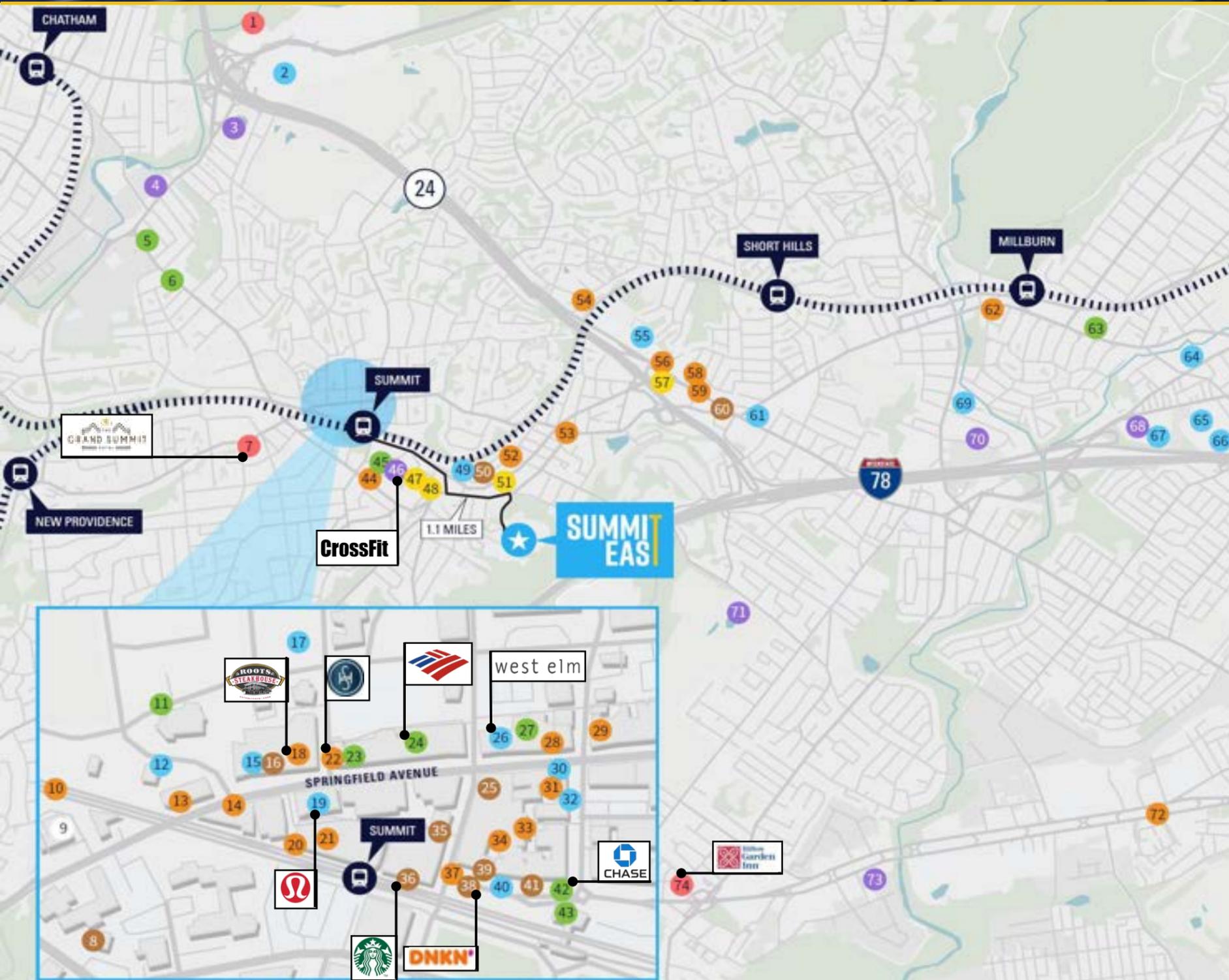
SUMMIT EAS



-  15 MIN
To Newark Liberty International Airport
-  42 MIN (EXPRESS)
To New York Penn Station
-  ±48 MIN
To Midtown Manhattan

ABUNDANT LOCAL AMENITIES

SUMMIT EAST



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



Coffee/Convenience

- 8. 7-Eleven
- 16. Ahrr'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 Tavern
- 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

CONNECTIVITY



DOWNTOWN SUMMIT | CONNECTIVITY

SUMMIT EAST



DOWNTOWN SUMMIT

SUMMIT EAST

SUMMIT TRAIN STATION

TENANT SHUTTLE TO DOWNTOWN SUMMIT

NY PENN STATION
42 MIN EXPRESS

Downtown Summit Entrance

OVERLOOK HOSPITAL

BRIANT PARK

1 Briant Park Walking Trail Entrance

2 Knights of Columbus Entrance

3 Hidden Valley Park Entrance

HIDDEN VALLEY PARK

Proposed Aquatic Center Access Point

3/4 OF A MILE
1,500 STEPS
From
SUMMIT EAST to
Summit

SUMMIT PARK LINE
1.2 mile pedestrian linear path



+10 MIN



±8 MIN



+5 MIN



SUMMIT | **PARK LINE** *(IN PROGRESS)*

SUMMIT EAS



SITE PLAN | GREAT LAWN

SUMMIT EAST



VIEW LOOKING SOUTHWEST | GREAT LAWN

SUMMIT
EAST



FLEXIBILITY

VIEW LOOKING SOUTHWEST | **GREAT LAWN**

**SUMMIT
EAST**



BUILDING J | NEW APPROACH VIEW

SUMMIT
EAS



FLEXIBILITY

BUILDING J | NEW APPROACH VIEW

SUMMIT EAS



FLEXIBILITY

BUILDING J | NEW LOBBY ENTRANCE

SUMMIT EAS



FLEXIBILITY

BUILDING J | CENTER ATRIUM CONCEPT

SUMMIT
EAS



FLEXIBILITY

BUILDING J | 2ND FLOOR OPEN OFFICE CONCEPT

SUMMIT EAS



FLEXIBILITY

BUILDING J | 2ND FLOOR AMENITY MEZZANINE

SUMMIT EAS



FLEXIBILITY

BUILDING J | PROPOSED CAFÉ

SUMMIT EAS



BUILDING J | 2ND FLOOR CAFÉ MEZZANINE CONCEPT

SUMMIT EAS



FLEXIBILITY

CAMPUS BUILDINGS SPECS

SUMMIT EAST

153,528 SF HEADQUARTERS OPPORTUNITY



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"> • 17,000 SF FITNESS CENTER • 2 PRIVATE EXECUTIVE "RED EYE TRAVEL" RELAXATION SUITES INCLUDING FULL BATH AND LARGE SCREEN TV • 4 20' HIGH WATERFALL FEATURES • SOFT SEATING COLLABORATIVE AREAS AND QUIET STUDY SPACES • 2 SKYLIGHTED ATRIUM COLLABORATIVE AREAS
STORIES	2 STORIES
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



ABOUT ONYX

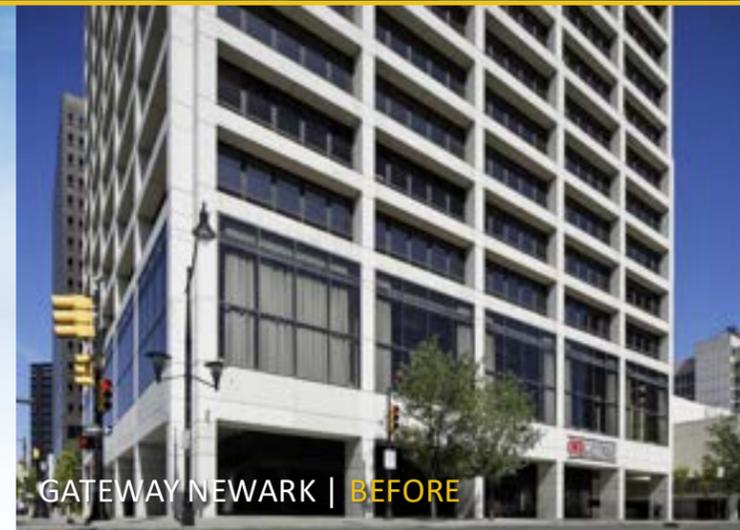
SUMMIT EAST

Headquartered in Woodbridge, New Jersey, Onyx Equities, LLC is a leading, full-service real estate firm specializing in investment, asset repositioning and ground-up development. Since its founding in 2004, Onyx has acquired more than \$2.2 billion worth of real estate assets throughout New Jersey, New York, Pennsylvania and Connecticut. Onyx has executed over \$230 million in capital improvement projects under its signature repositioning program.

Driving Onyx's success is its loyalty to core geographic markets, a seasoned team of expertise in all facets of real estate, its adaptability to market conditions, and the experience gained from managing over 65 million square feet since inception.

Throughout its portfolio, Onyx takes aim at increasing operational efficiency, Tenant satisfaction and long-term value.

For more information contact the firm at 732-362-8800, or visit www.onyxequities.com.



340 MT. KEMBLE | **NEW FAÇADE-BEFORE**

SUMMIT EAS



340 MT. KEMBLE | **NEW FAÇADE-AFTER**

**SUMMIT
EAS**



340 MT. KEMBLE | NEW INTERIOR

SUMMIT EAS



ALL HAVE
SUMMIT
EAST
ALL

CONNECTIVITY

FLEXIBILITY

OPPORTUNITY

For more information, please contact our leasing team.

Jim Medenbach
+1 973 829 4710
jim.medenbach@jll.com

Tim Greiner
+1 973 829 4734
tim.greiner@jll.com

Blake Goodman
+1 973 829 4739
blake.goodman@jll.com



Jones Lang LaSalle Brokerage, Inc.
A licensed real estate broker
8 Campus Drive, Suite 305, Parsippany, NJ 07054
+1 973 428 4800 (main)

88 MORRIS



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