

SUMMIT  
EAST

UNPRECEDENTED OPPORTUNITY.  
**UNLIMITED** POSSIBILITIES.



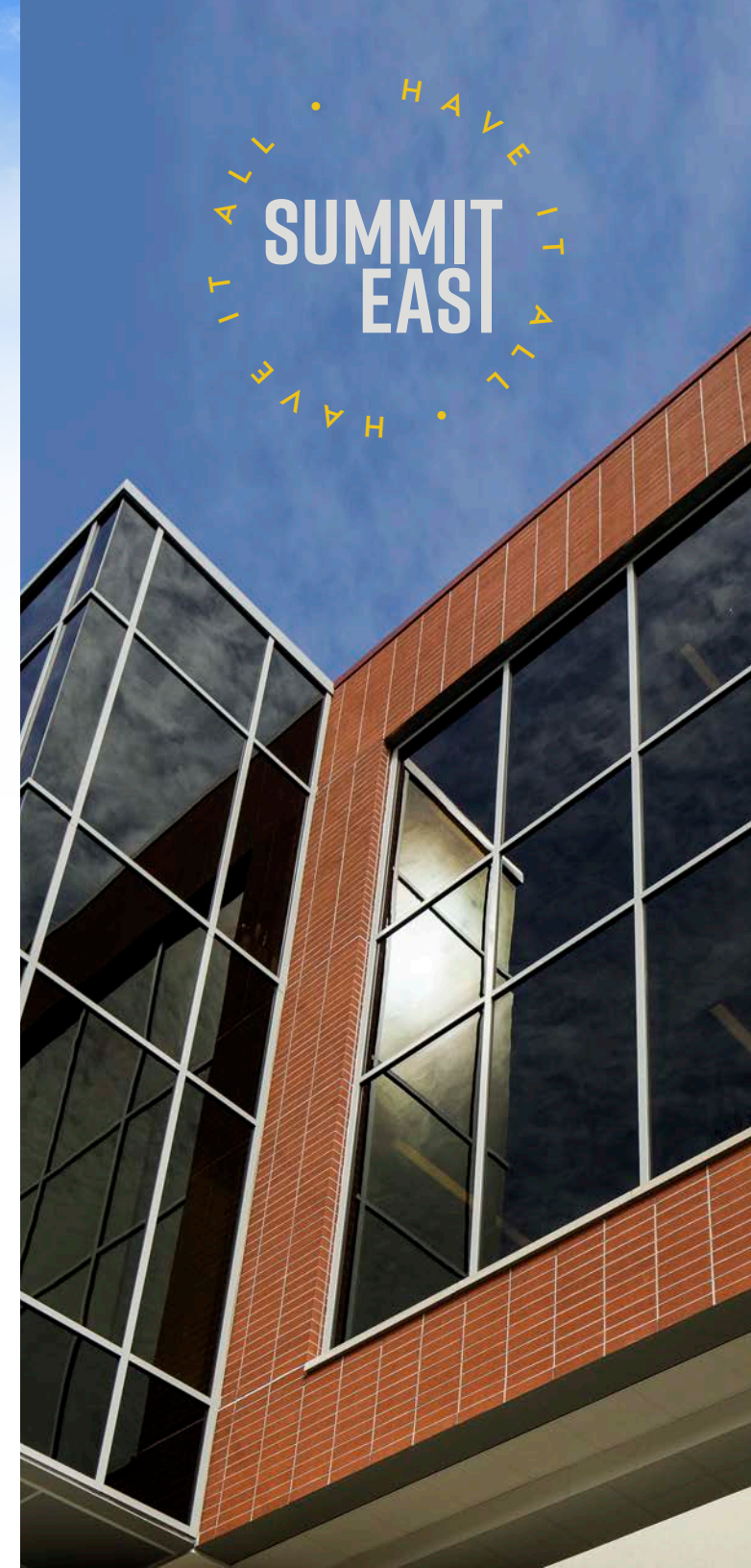
# 620,570

## DISCOVER A **±620,570 SF** CAMPUS FULL OF OPPORTUNITIES TO MAKE YOUR OWN.

Summit East Corporate Campus located in Summit, New Jersey, is comprised of 620,570 RSF. The site currently operates as a headquarters campus for 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.

Since 2016, 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

**17K**

SQUARE FOOT  
FITNESS CENTER

**4** FOOD  
SERVICE  
OPTIONS

# CAMPUS FEATURES



## OFFICE

Building L is a LEED Gold Certified 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.



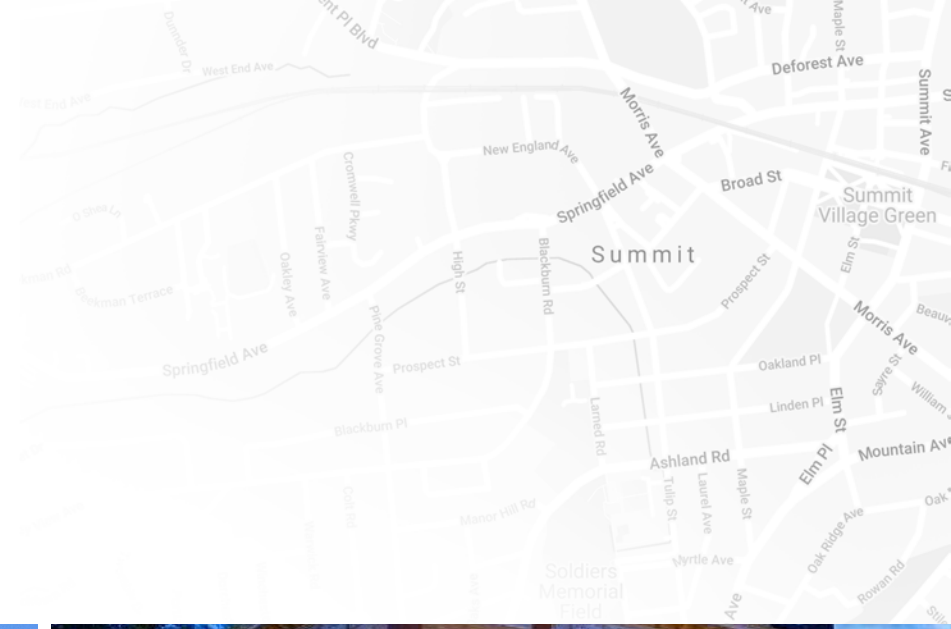
## CONFERENCE

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

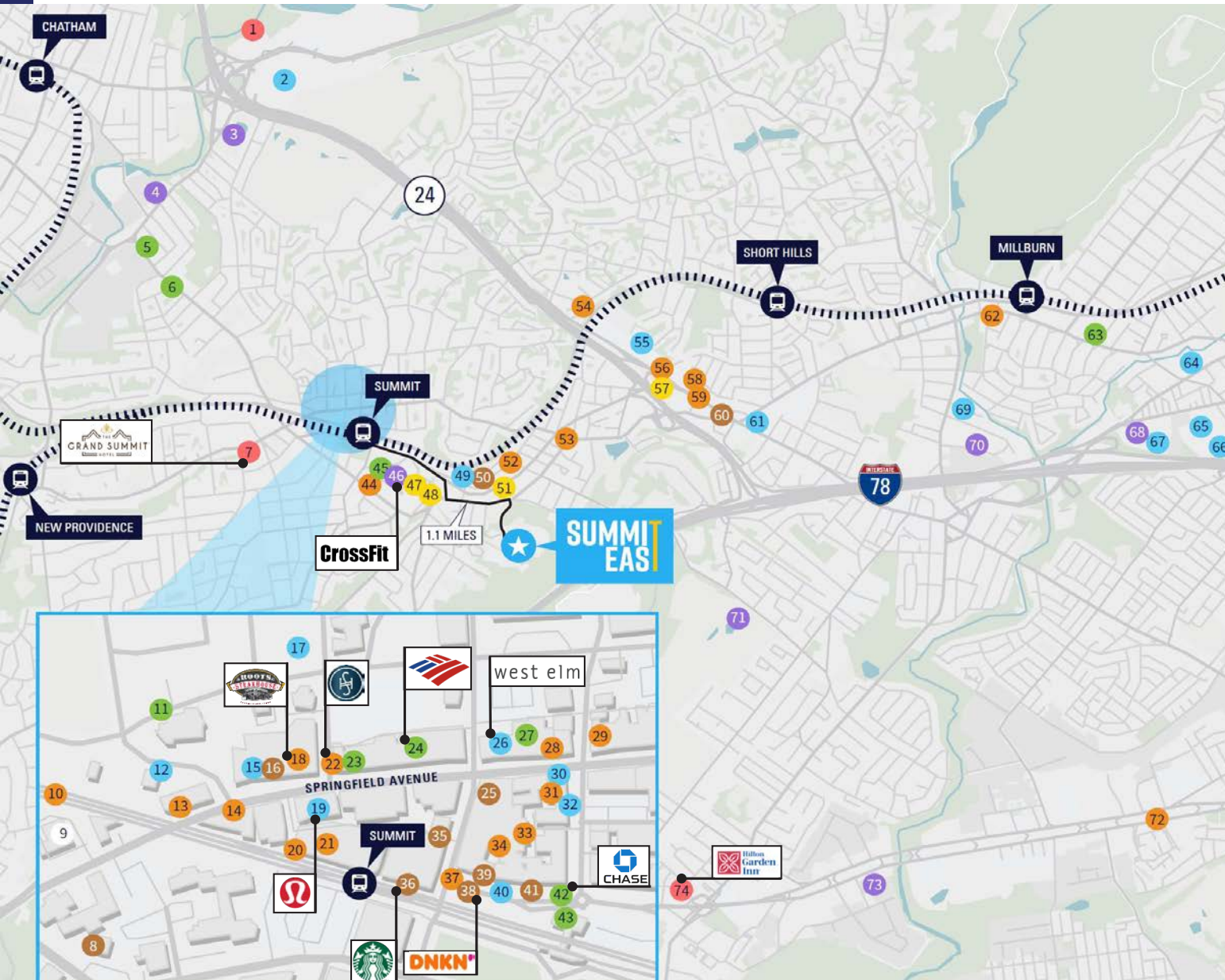
# 07901

## 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. Zadia'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. Natalie'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

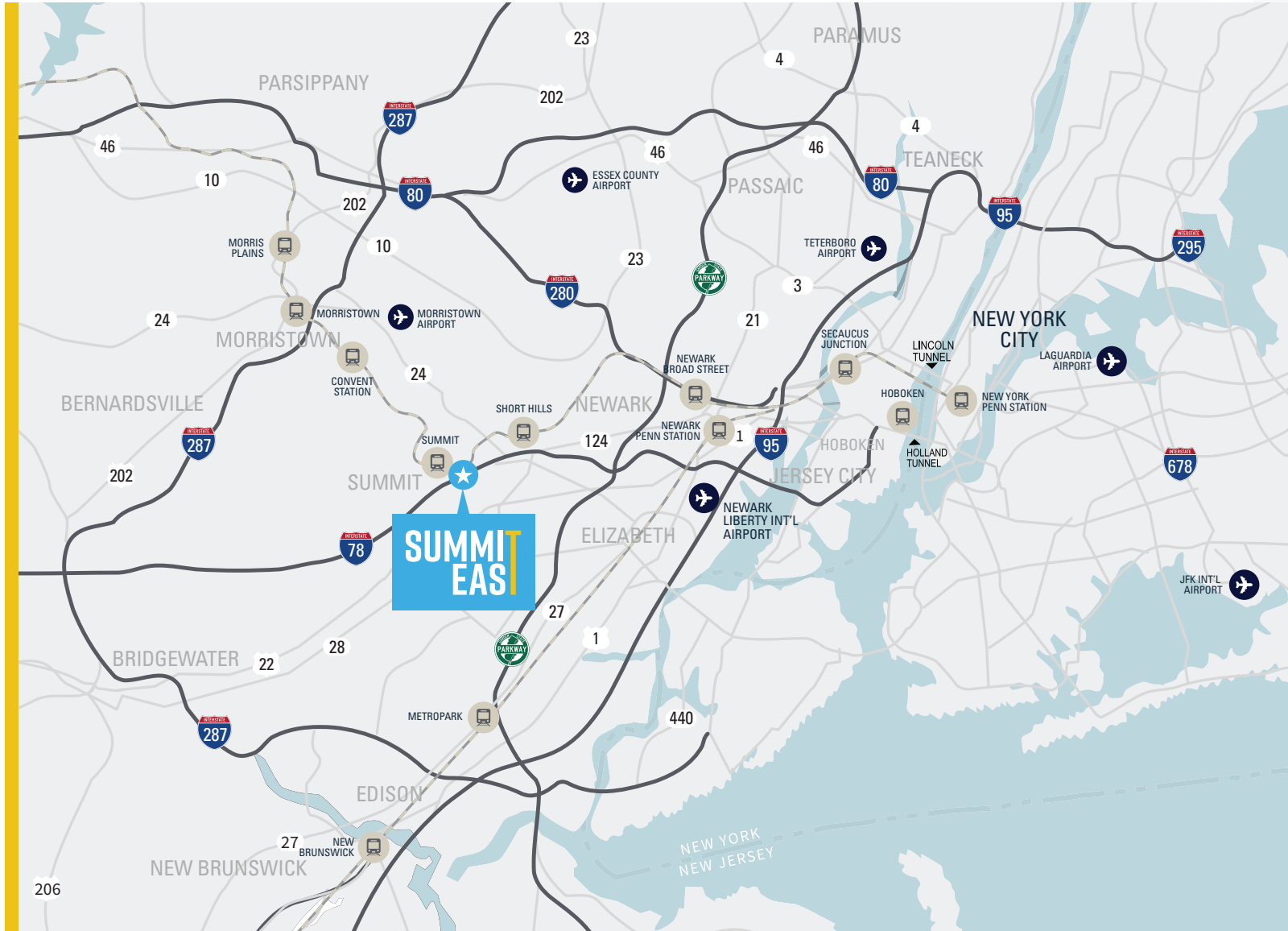
# TRANSIT

## EXCEPTIONAL ACCESS

■ 22 MILES FROM NYC

■ 5 MINUTES TO DOWNTOWN SUMMIT

■ NJ TRANSIT DIRECT TO MIDTOWN MANHATTAN



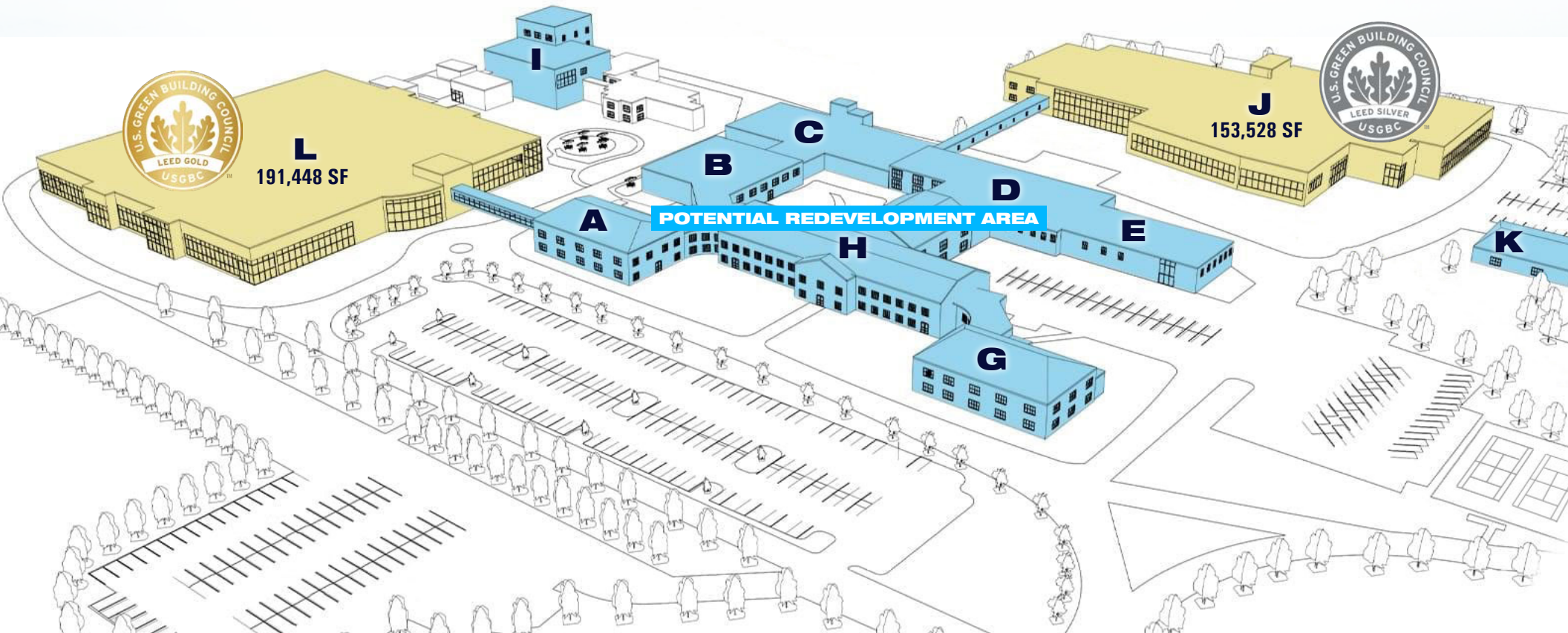
# SITE PLAN

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





# ENDLESS POTENTIAL

**2 NEW CLASS A BUILDINGS + 9 BUILDINGS WITH ENDLESS POTENTIAL**

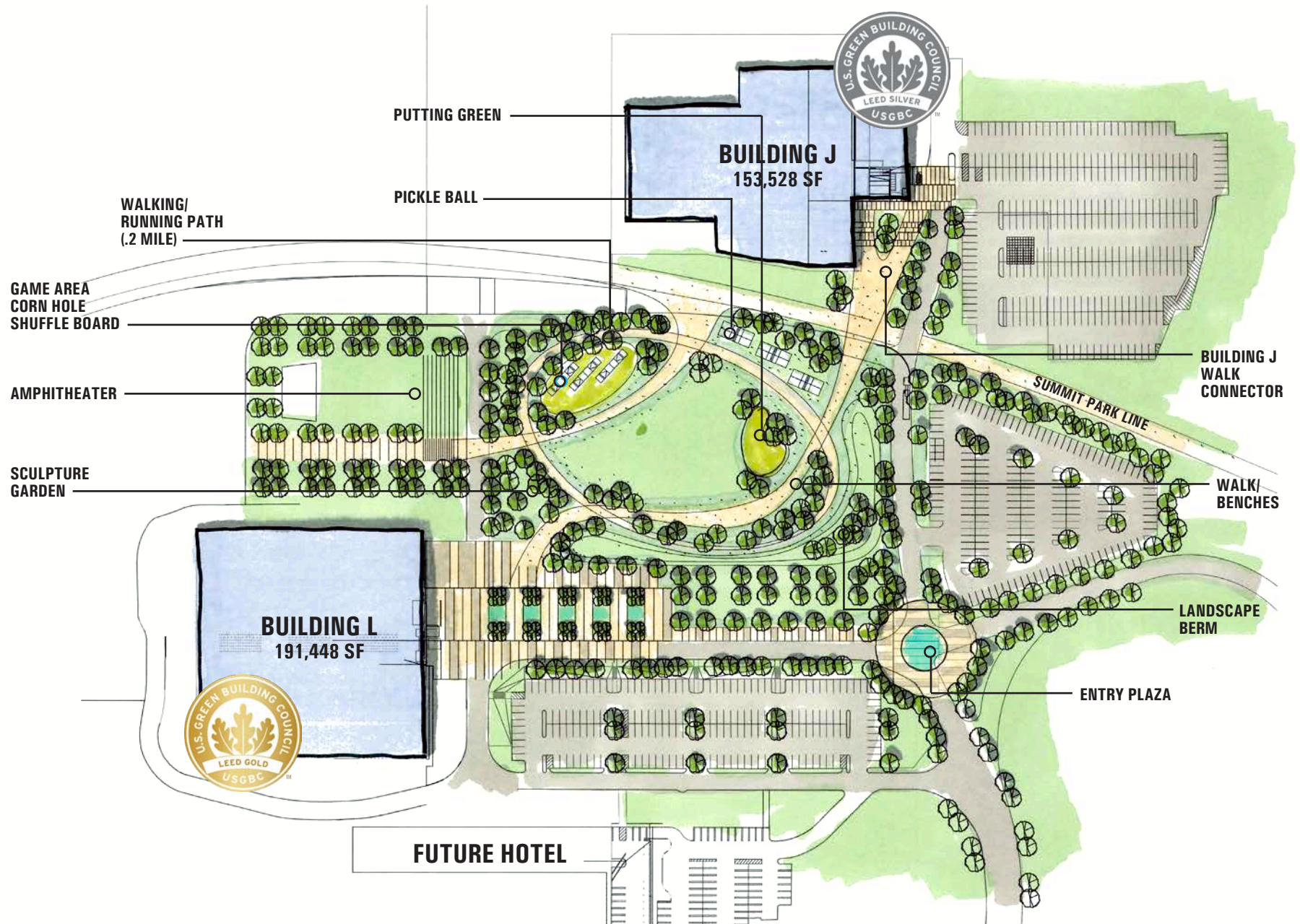


Currently consisting of 11 buildings across a beautifully landscaped 46-acre campus, Summit East offers an iconic headquarters opportunity that can be customized to suit your business needs. Inside its gates, the newly renovated Building J and recently constructed Building L offer the best Class A office space in the state, while 9 additional buildings may be configured or redeveloped for virtually any purpose.

- **BUILDING J**  
Newly renovated and modernized
- **BUILDING L**  
Constructed in 2015
- **BUILDINGS A – I, & K**  
May be leased as-is, or redeveloped to suit a range of needs

# CONCEPTUAL

## SITE PLAN A GREAT LAWN



# GREAT LAWN

AERIAL VIEW



# CONCEPTUAL

## SITE PLAN B REDEVELOPED



# CAMPUS

APPROACH VIEW



# CAMPUS

AERIAL VIEW



# BUILDING L

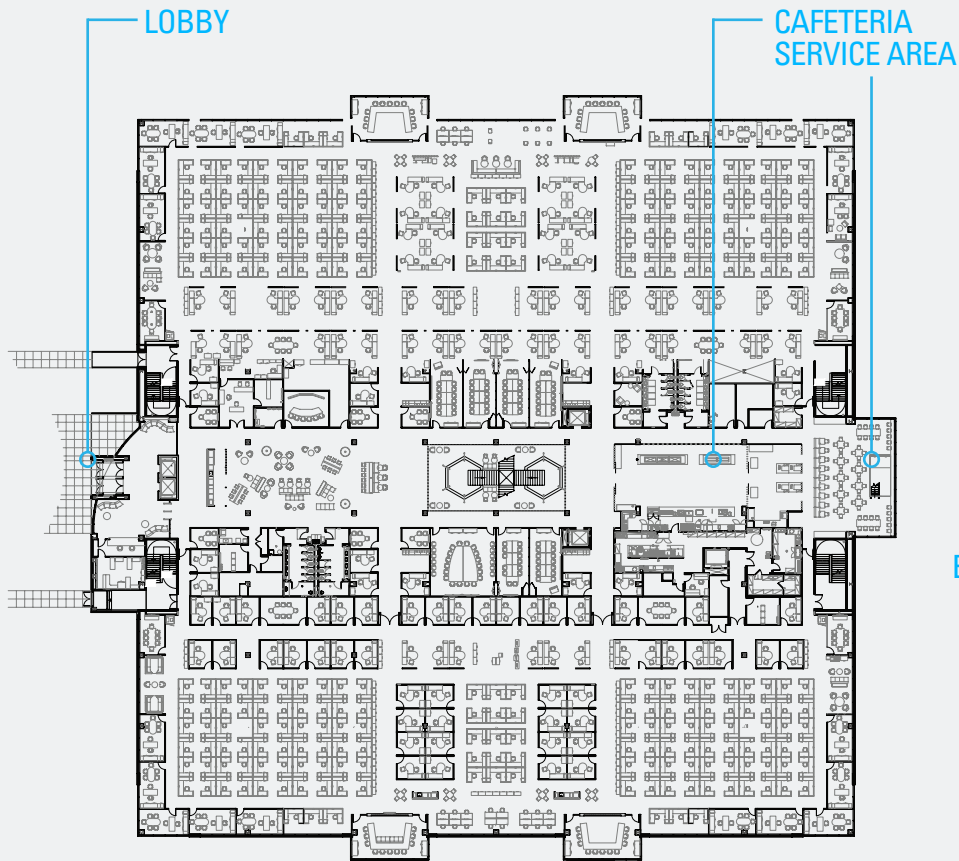
## 191,448 SF HEADQUARTERS OPPORTUNITY

YEAR BUILT	2015
USE	OFFICE / CONFERENCE / CAFETERIA
LEED CERTIFICATION	GOLD
OFFICE CONFIGURATION	<ul style="list-style-type: none"><li>• 296 OFFICES / 554 WORKSTATIONS / 76 TOUCHDOWN SPACES</li><li>• 11 PANTRY / BREAK ROOM AREAS</li></ul>
CONFERENCE CONFIGURATION	<ul style="list-style-type: none"><li>• CONFERENCE SPACE WITH 56 MEETING ROOMS (INCLUDING 8 PRIVATE PROJECT PRESENTATION ROOMS WITH 11 SEATS) + 1 TELEPRESENCE ROOM (6 SEATS)</li><li>• CONFERENCE ROOM SUPPORT SERVICE DESK</li></ul>
AMENITIES	<ul style="list-style-type: none"><li>• CAFETERIA WITH 2 LEVEL SEATING AREA</li><li>• LARGE CENTER SKYLIGHTED ATRIUM WITH SOFT SEATING COLLABORATIVE AREAS</li><li>• SECURE ENTRANCE</li></ul>
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

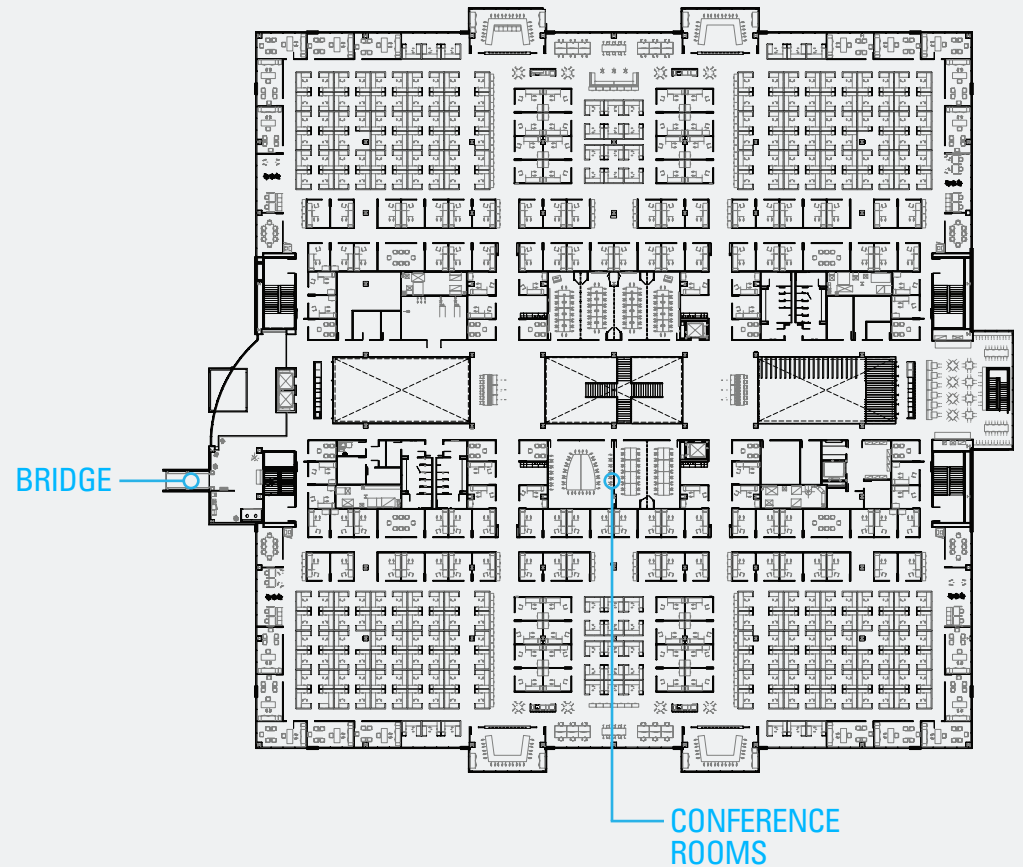


# BUILDING L

## FIRST FLOOR

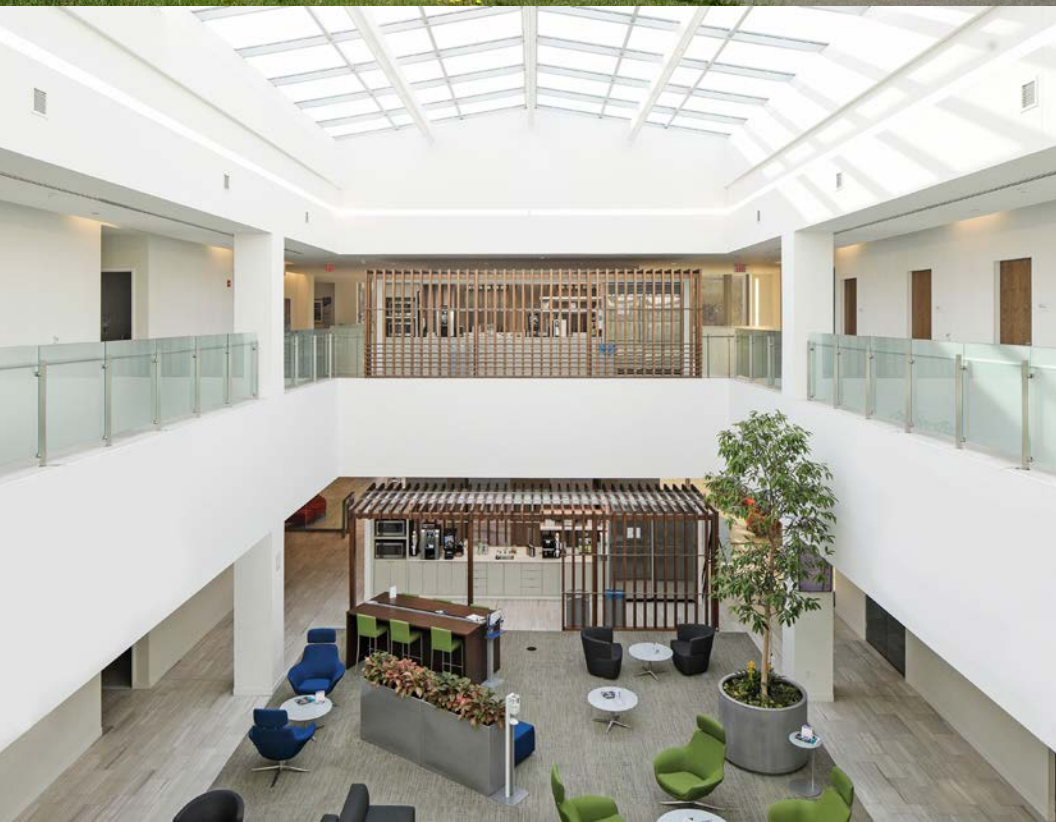


## SECOND FLOOR









# BUILDING



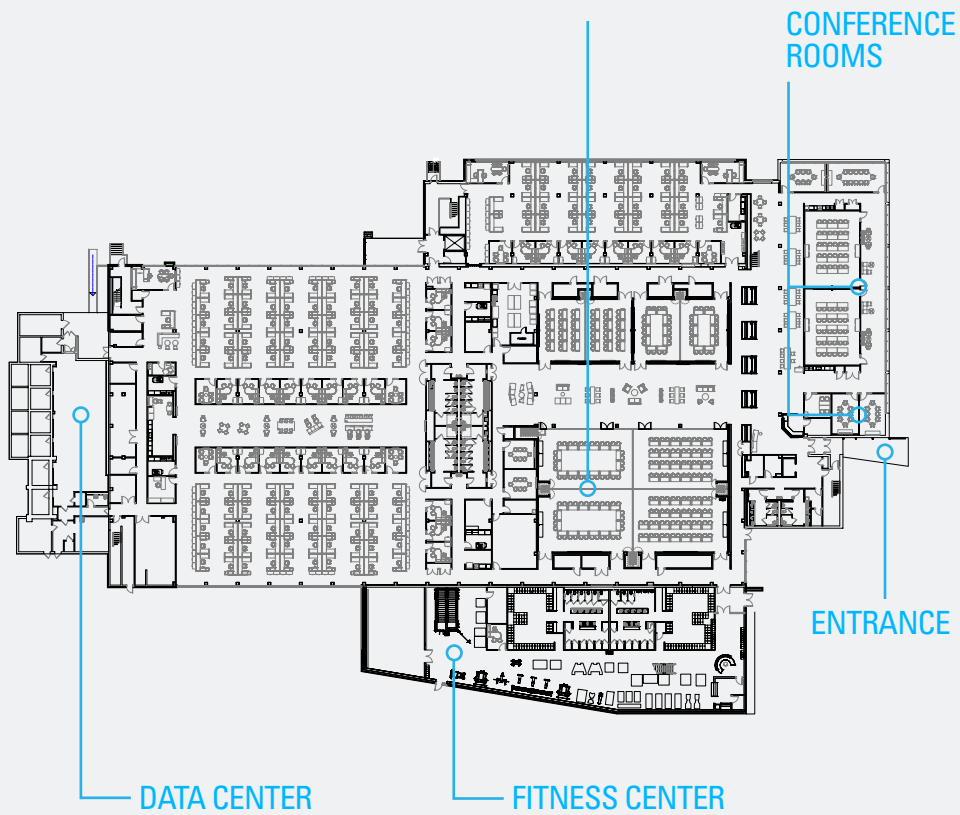
## 153,528 SF AMENITY/CONFERENCE SPACE

YEAR BUILT	ORIGINAL 1971 STEEL & FOUNDATION REMAIN COMPLETE REDEVELOPMENT IN 2016
USE	CONFERENCE / OFFICE / DATA CENTER / FITNESS
LEED CERTIFICATION	SILVER
OFFICE CONFIGURATION	<ul style="list-style-type: none"><li>• 78 OFFICES / 310 WORKSTATIONS</li><li>• 10 PANTRY / BREAK ROOM AREAS</li></ul>
CONFERENCE CONFIGURATION	<ul style="list-style-type: none"><li>• 36 CONFERENCE ROOMS</li><li>• QUAD PARTITIONED 5,500 SF BALL ROOM EXPANDABLE TO OPEN ATRIUM, WITH 400 SEAT CAPACITY</li><li>• LARGE DIGITAL SCREENS AND VIDEO CONFERENCE CAPABILITIES FOR EACH SECTION</li><li>• FOOD PREP ROOM FOR CATERING</li></ul>
AMENITIES	<ul style="list-style-type: none"><li>• 17K SF FITNESS CENTER</li><li>• 2 PRIVATE EXECUTIVE "RED EYE TRAVEL" RELAXATION SUITES INCLUDING FULL BATH AND LARGE SCREEN TV</li><li>• FOUR 20 FOOT HIGH WATERFALL FEATURES</li><li>• SOFT SEATING COLLABORATIVE AREAS AND QUIET STUDY SPACES</li><li>• 2 SKYLIGHTED ATRIUM COLLABORATIVE AREAS</li></ul>
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

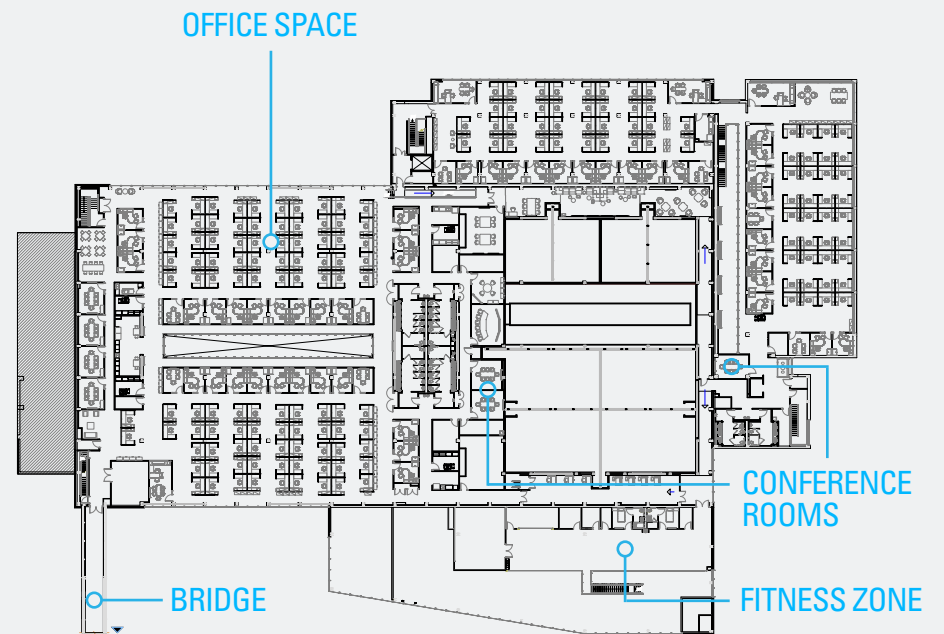


# BUILDING J

## FIRST FLOOR



## SECOND FLOOR





# AMENITIES



**CENTRAL COURTYARD** WITH OUTDOOR SEATING, BBQ GRILL WITH SERVERY



**10 MINUTE WALK DOWNTOWN** VIA "THE PARK LINE" WALKING PATH



**4 FOOD SERVICE** OPTIONS, WITH 2 FULL-SERVICE CAFETERIAS



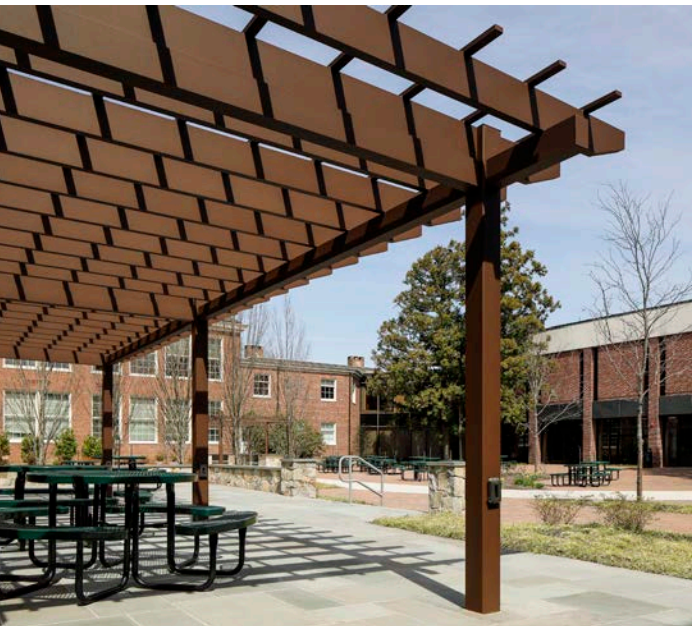
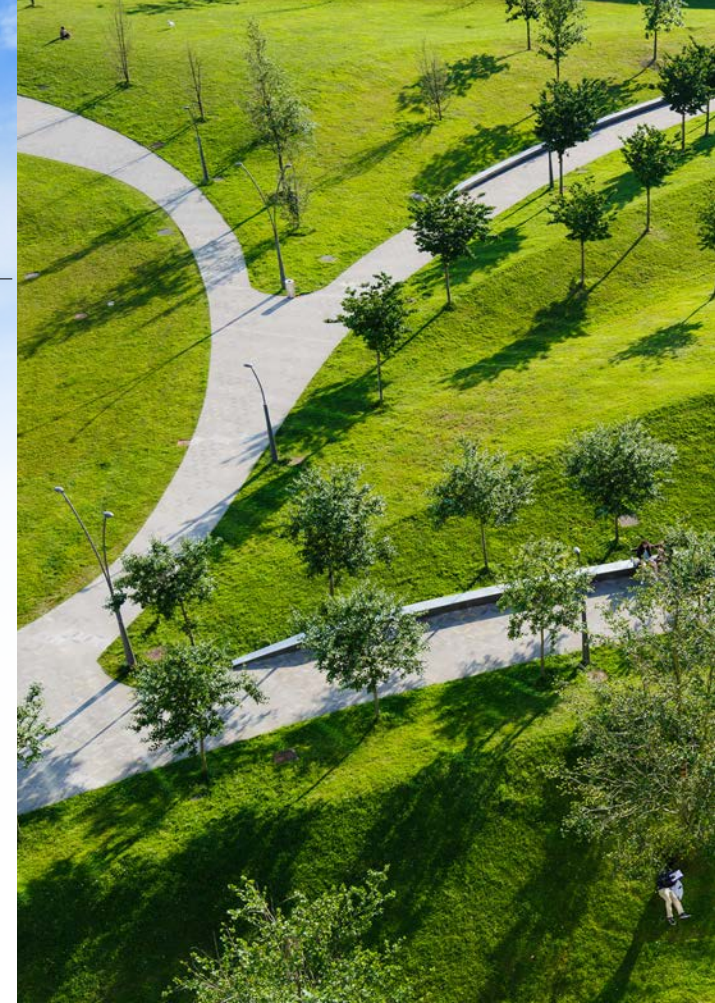
**STATE-OF-THE-ART** FITNESS CENTER



**DIRECT TRAIN ACCESS** TO MIDTOWN MANHATTAN



**45+ CONFERENCE** AND MEETING SPACES



# WALKING PATH

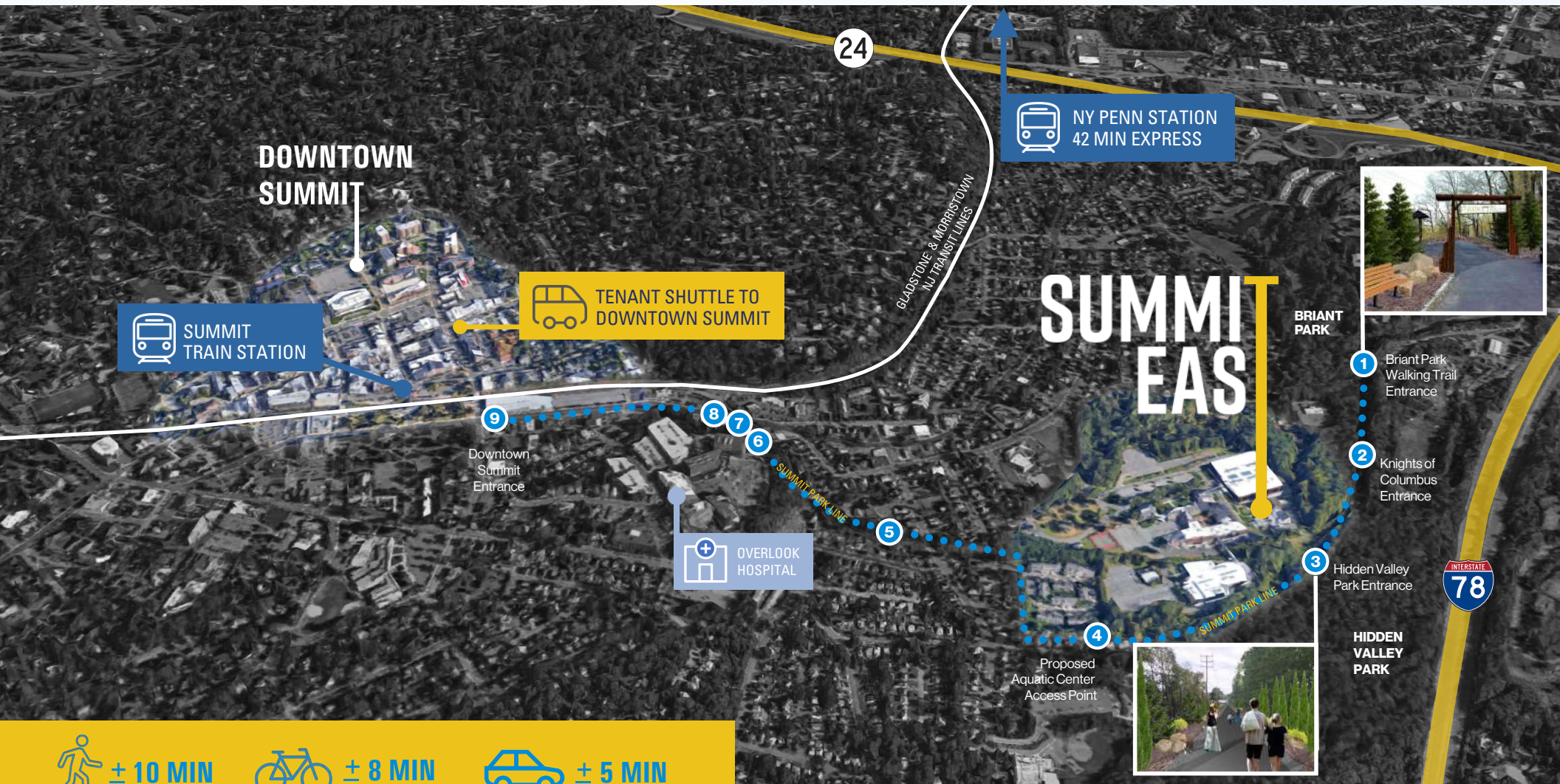
## SUMMIT PARK LINE

1.2 MILE WALKING PATH  
INTO DOWNTOWN SUMMIT

ACCESSIBLE FOR PEDESTRIANS  
& BICYCLISTS

CONNECTING OUR COMMUNITY TO  
DOWNTOWN

ELECTRIC BIKES  
AVAILABLE ON CAMPUS



DOWNTOWN  
SUMMIT



SUMMIT  
TRAIN STATION



TENANT SHUTTLE TO  
DOWNTOWN SUMMIT

24



NY PENN STATION  
42 MIN EXPRESS

GLADSTONE & MORRISTOWN  
NJ TRANSIT LINES

SUMMIT  
EAS

BRIANT  
PARK



1 Briant Park  
Walking Trail  
Entrance

2 Knights of  
Columbus  
Entrance

3 Hidden Valley  
Park Entrance

HIDDEN  
VALLEY  
PARK

INTERSTATE  
78



OVERLOOK  
HOSPITAL

Proposed  
Aquatic Center  
Access Point



± 10 MIN



± 8 MIN



± 5 MIN



# SUMMIT EAST

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