

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 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.

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.



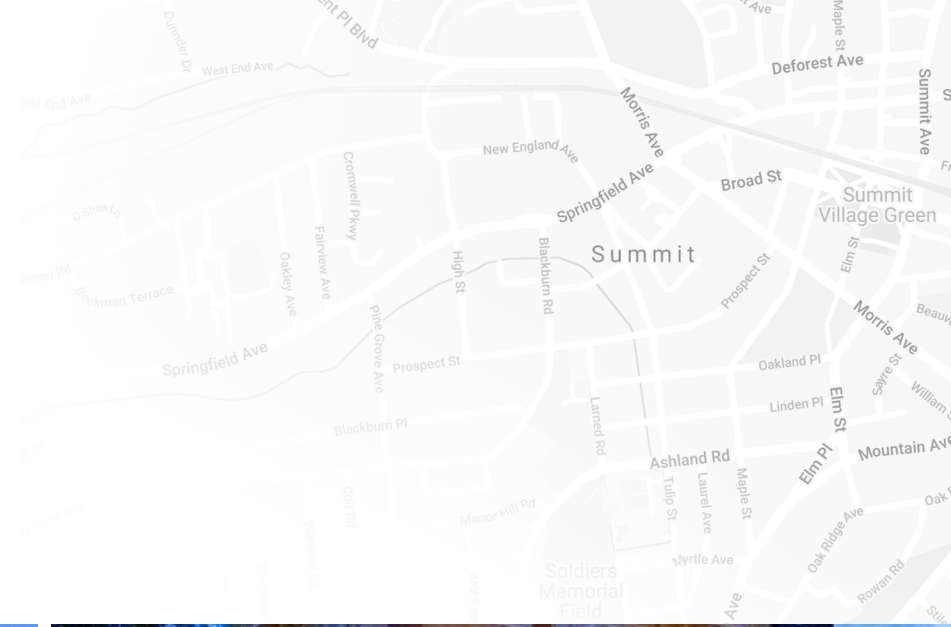
CONFERENCE

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. Zadi'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 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

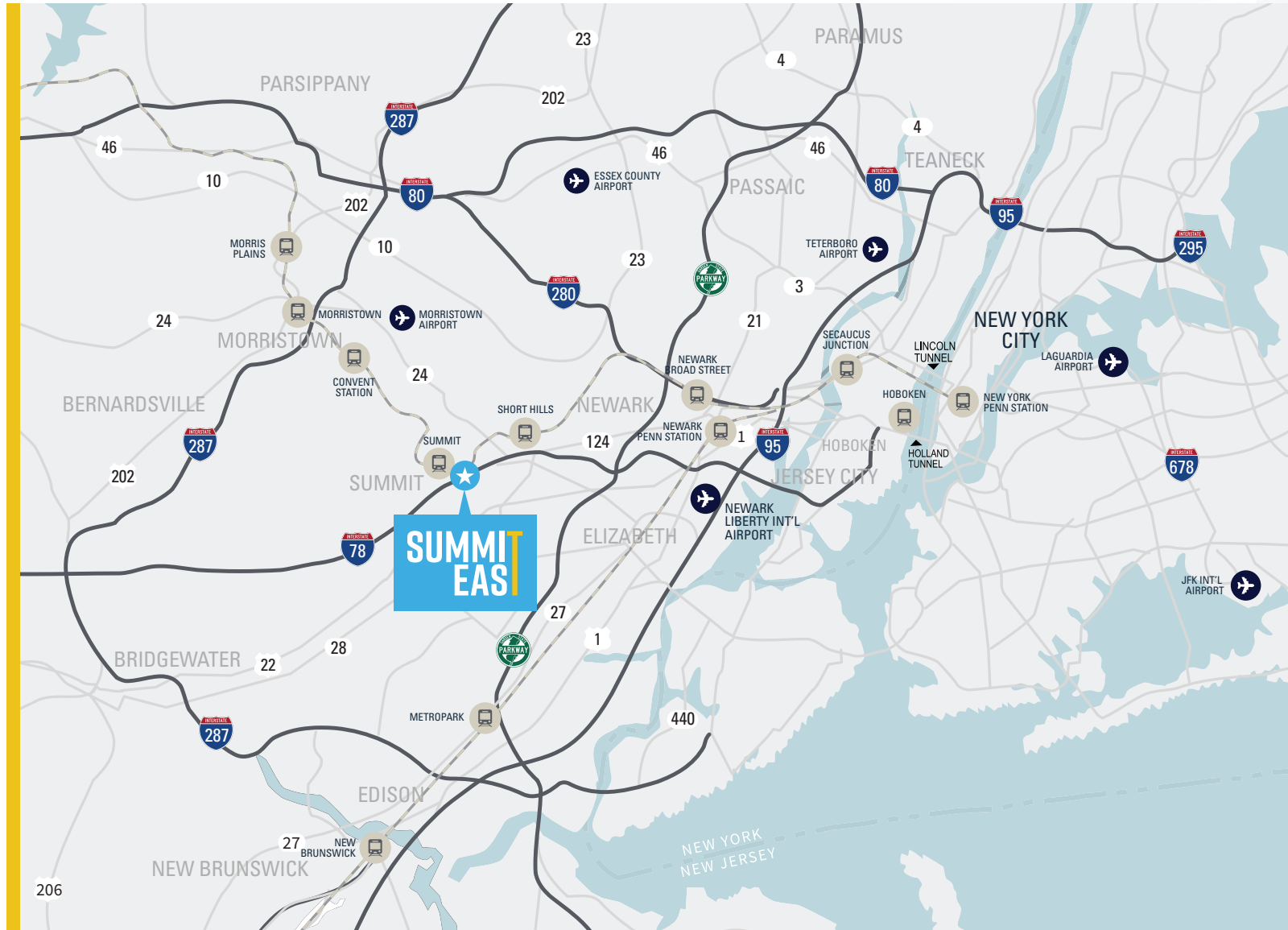
TRANSIT

EXCEPTIONAL ACCESS

■ 22 MILES FROM NYC

■ 5 MINUTES TO DOWNTOWN SUMMIT

■ NJ TRANSIT DIRECT TO MIDTOWN MANHATTAN



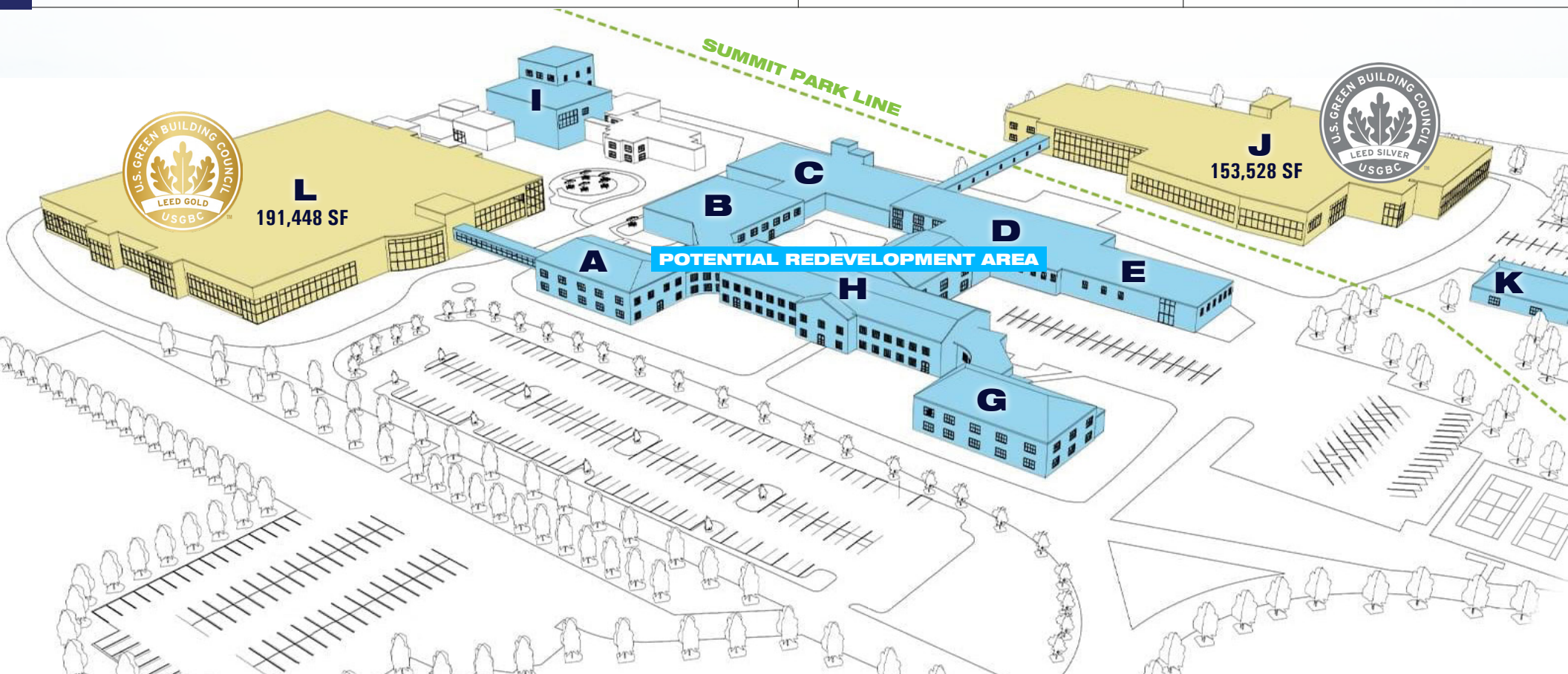
SITE PLAN

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, two newly modernized core buildings offer the best Class A office space in the state, while 9 additional buildings may be configured or redeveloped for virtually any purpose.

- **BUILDINGS J & L**
two newly modernized core buildings
- **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

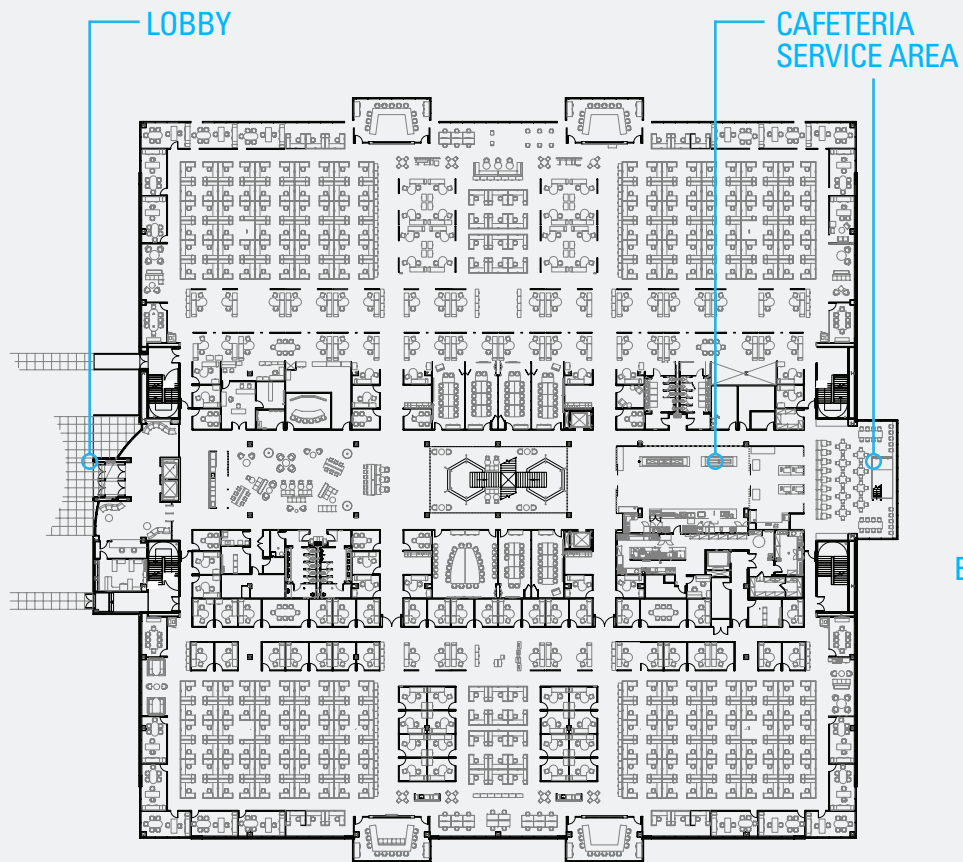
191,448 SF HEADQUARTERS OPPORTUNITY

| | |
|--------------------------|--|
| YEAR BUILT | 2015 |
| USE | OFFICE / CONFERENCE / CAFETERIA |
| LEED CERTIFICATION | GOLD |
| OFFICE CONFIGURATION | <ul style="list-style-type: none">• 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 |

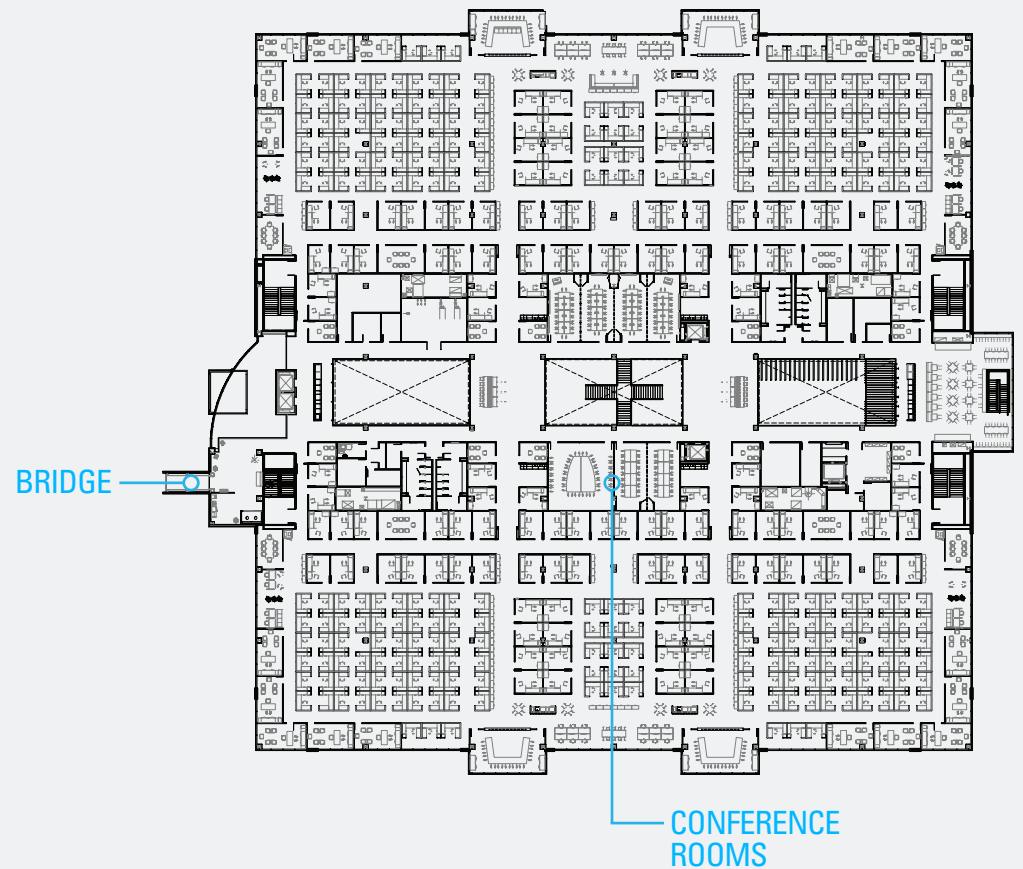


BUILDING L

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

LEED CERTIFICATION

SILVER

OFFICE CONFIGURATION

- 78 OFFICES / 310 WORKSTATIONS
- 10 PANTRY / BREAK ROOM AREAS

CONFERENCE CONFIGURATION

- 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

- 17K SF 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

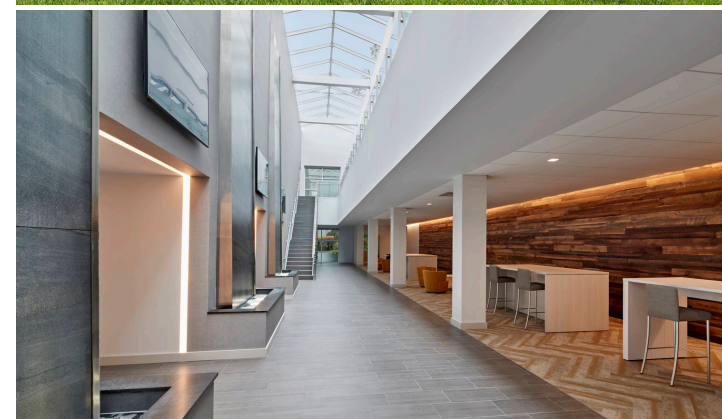
15' x 15' SQUARE GRID SPACING

GENERATOR

1250 KW

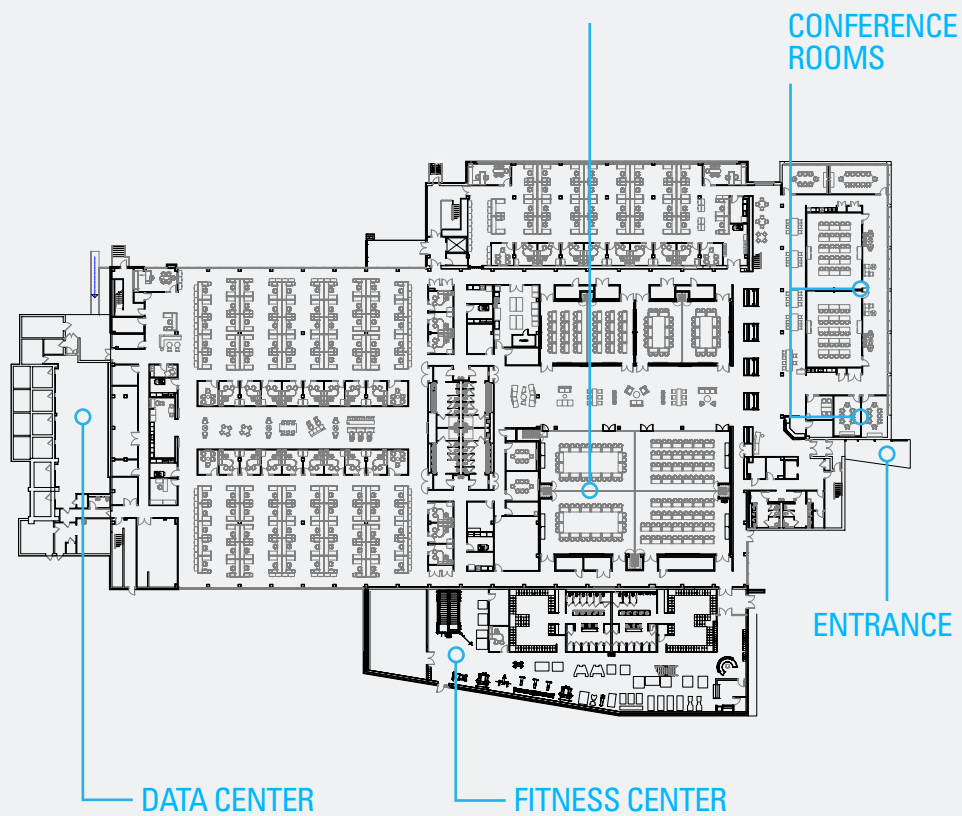
ACRES

SITED ON 10.16 ACRES ON SOUTH PORTION OF CAMPUS

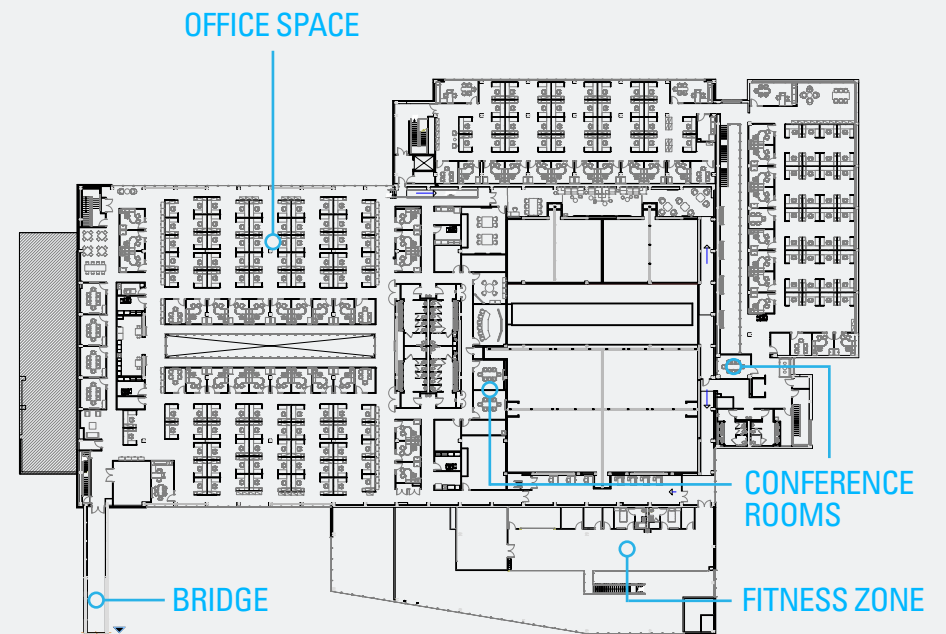


BUILDING J

FIRST FLOOR



SECOND FLOOR





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

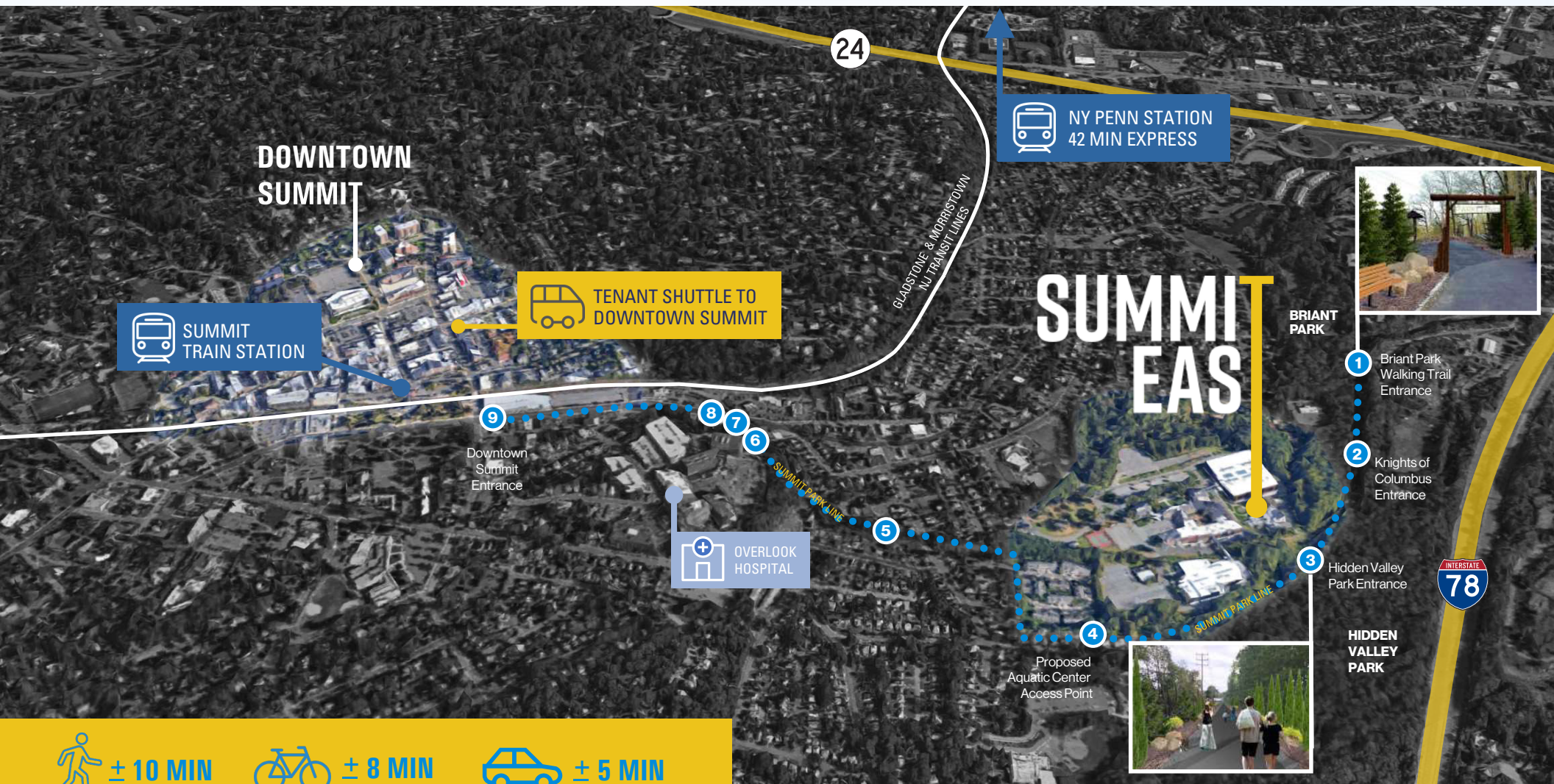
SUMMIT PARK LINE

1.2 MILE WALKING PATH
INTO DOWNTOWN SUMMIT

ACCESSIBLE FOR PEDESTRIANS
& BICYCLISTS

CONNECTING OUR COMMUNITY TO
DOWNTOWN

ELECTRIC BIKES
AVAILABLE ON CAMPUS





SUMMIT EAST

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