

SUMMIT EAS

CONNECTIVITY

FLEXIBILITY

OPPORTUNITY

UNPRECEDENTED OPPORTUNITY.
UNLIMITED POSSIBILITIES.



August 21, 2023

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+)

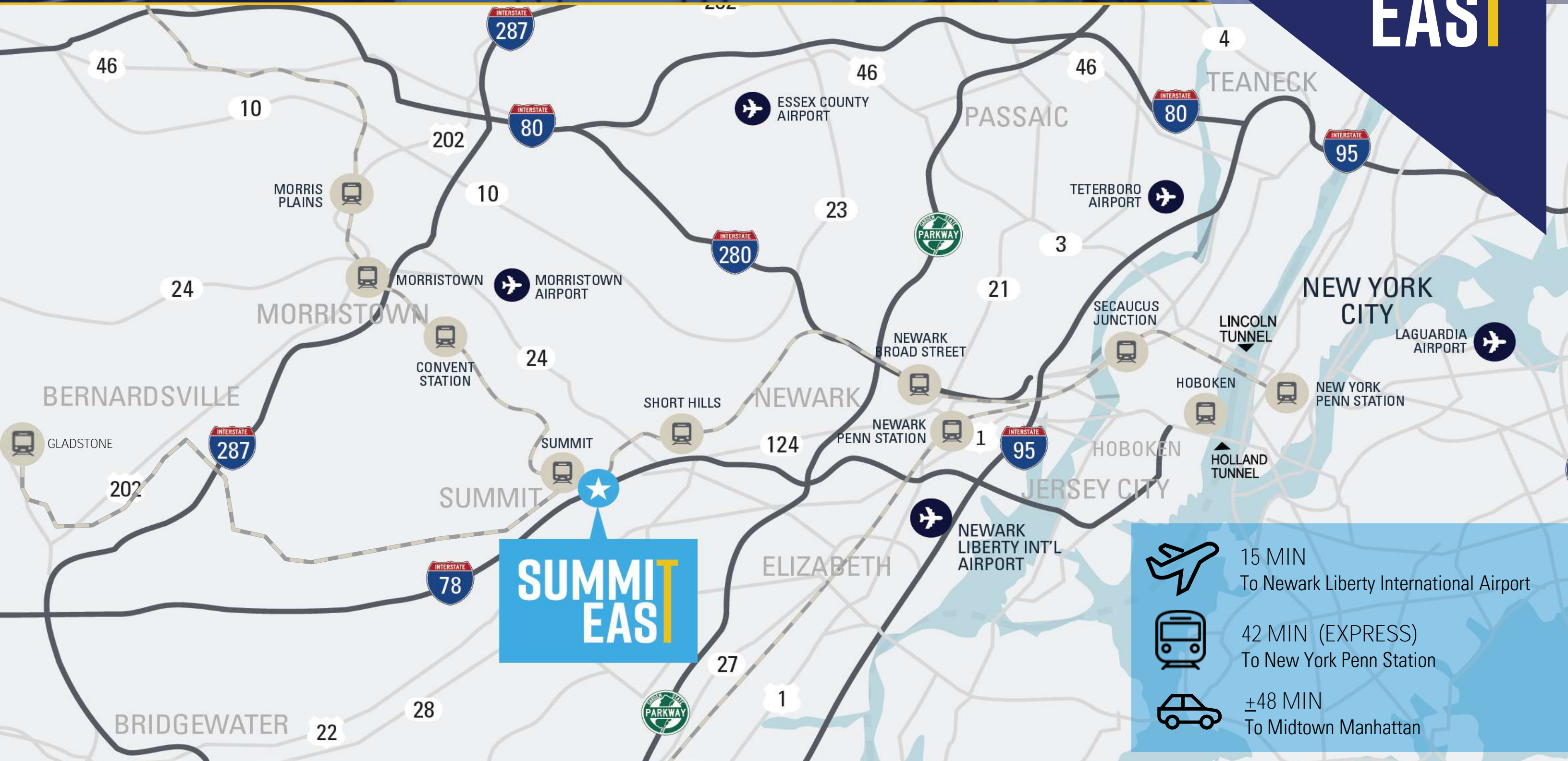





SUMMIT PARK LINE A new 1.2 mile pedestrian linear path along the abandoned Rahway Valley Railroad that runs from the edge of Downtown Summit, in front of Overlook Medical Center, through Summit East, into Briant Park. The park will provide a green space for pedestrians, in addition to being a venue for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



EXCEPTIONAL ACCESS

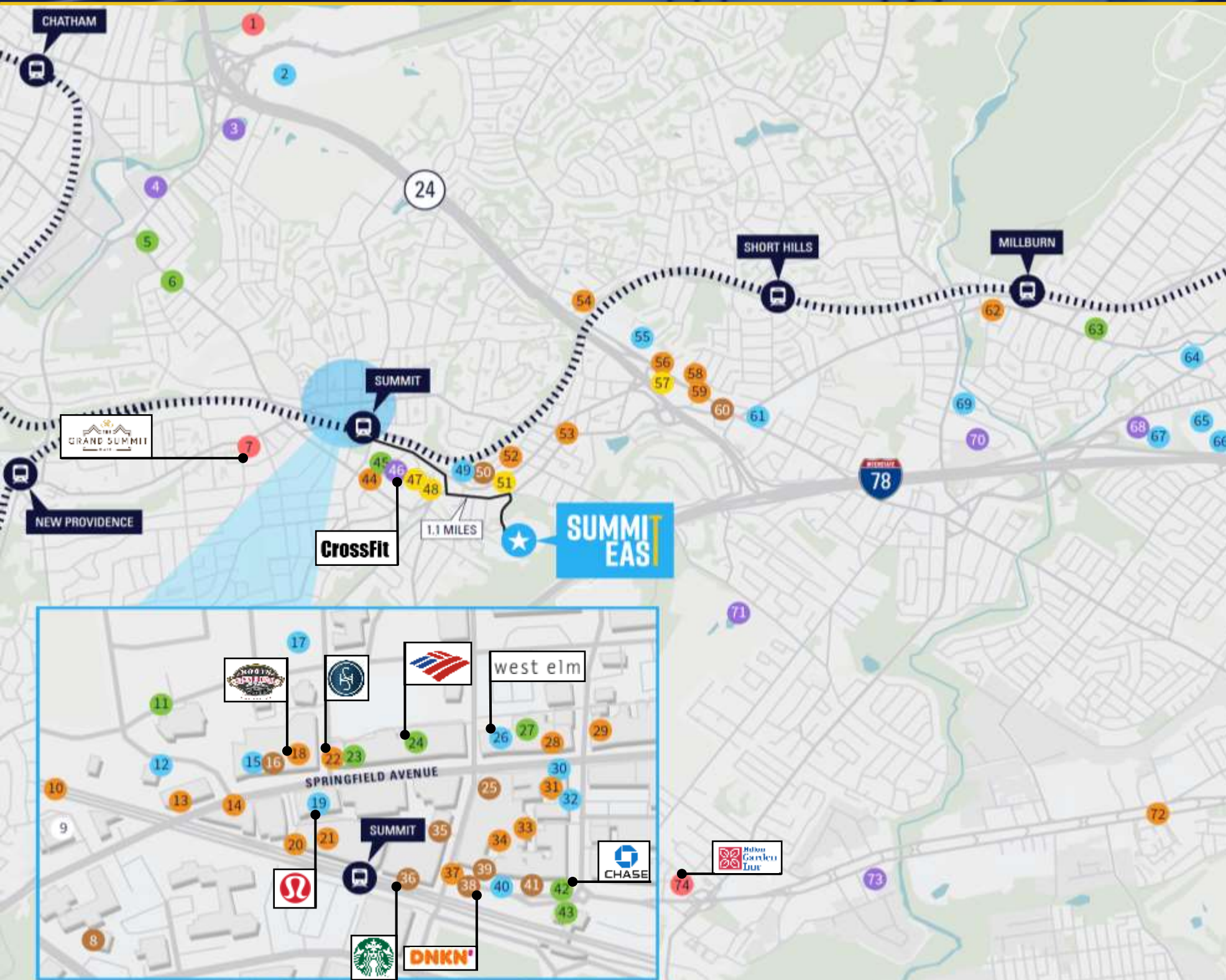
SUMMIT EAST



-  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. Village Trattoria
- 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

CONNECTIVITY



DOWNTOWN SUMMIT | CONNECTIVITY

SUMMIT EAST



DOWNTOWN SUMMIT

SUMMIT EAST

SUMMIT TRAIN STATION

NY PENN STATION
42 MIN EXPRESS

TENANT SHUTTLE TO DOWNTOWN SUMMIT

BRIANT PARK



1 Briant Park Walking Trail Entrance

2 Knights of Columbus Entrance

3 Hidden Valley Park Entrance

HIDDEN VALLEY PARK



4 Proposed Aquatic Center Access Point



SUMMIT PARK LINE

1.2 mile pedestrian linear path

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



+10 MIN



+8 MIN



+5 MIN



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

SUMMIT EAS





554 spaces

Total planned parking

BUILDING J | NEW APPROACH VIEW

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FLEXIBILITY

BUILDING J | NEW PPROACH VIEW

SUMMIT
EAS



FLEXIBILITY

BUILDING J | NEW LOBBY ENTRANCE

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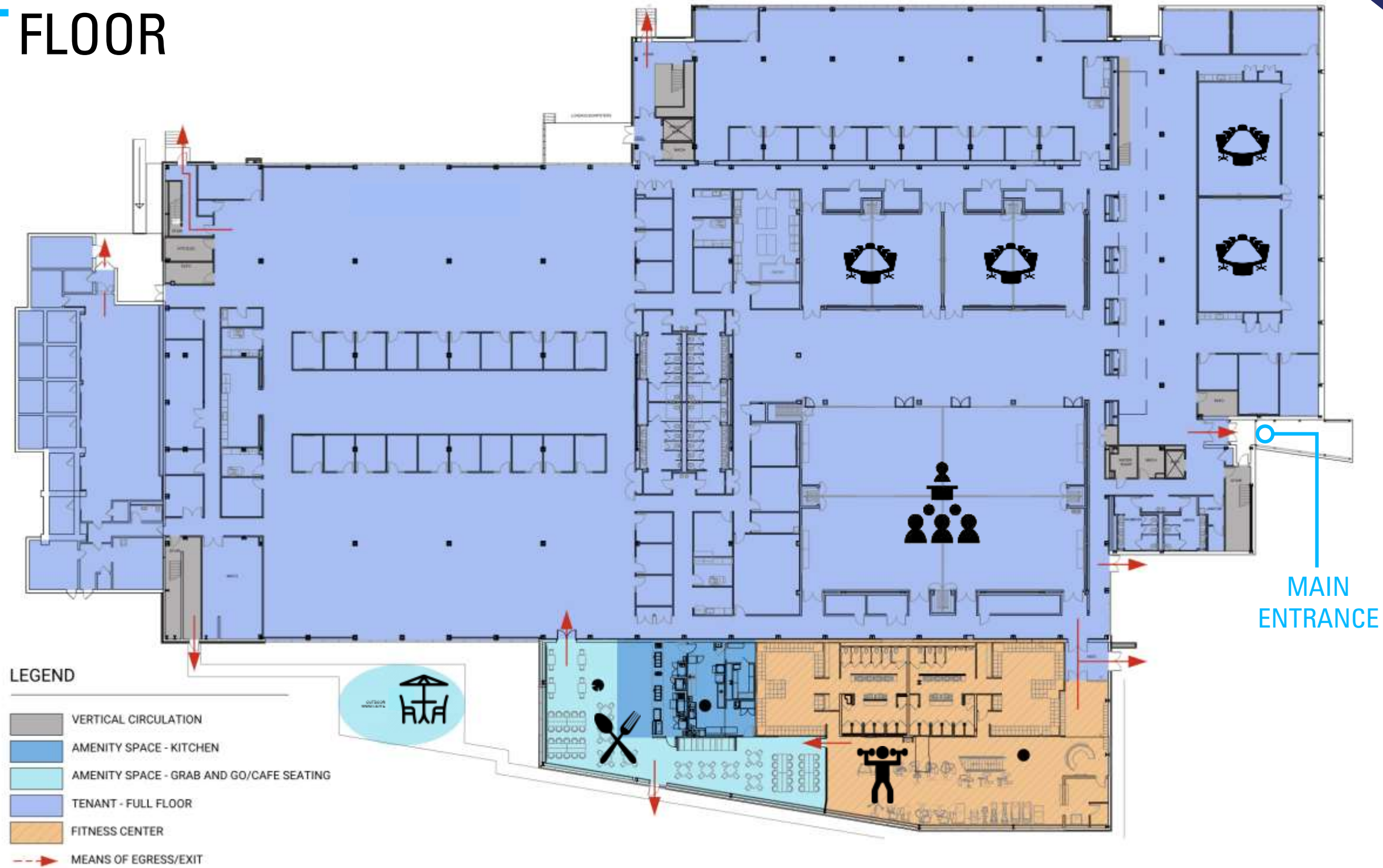


FLEXIBILITY

BUILDING J | PROPOSED AMENITY PLAN

SUMMIT EAS

FIRST FLOOR



BUILDING J | FLOOR PLANS

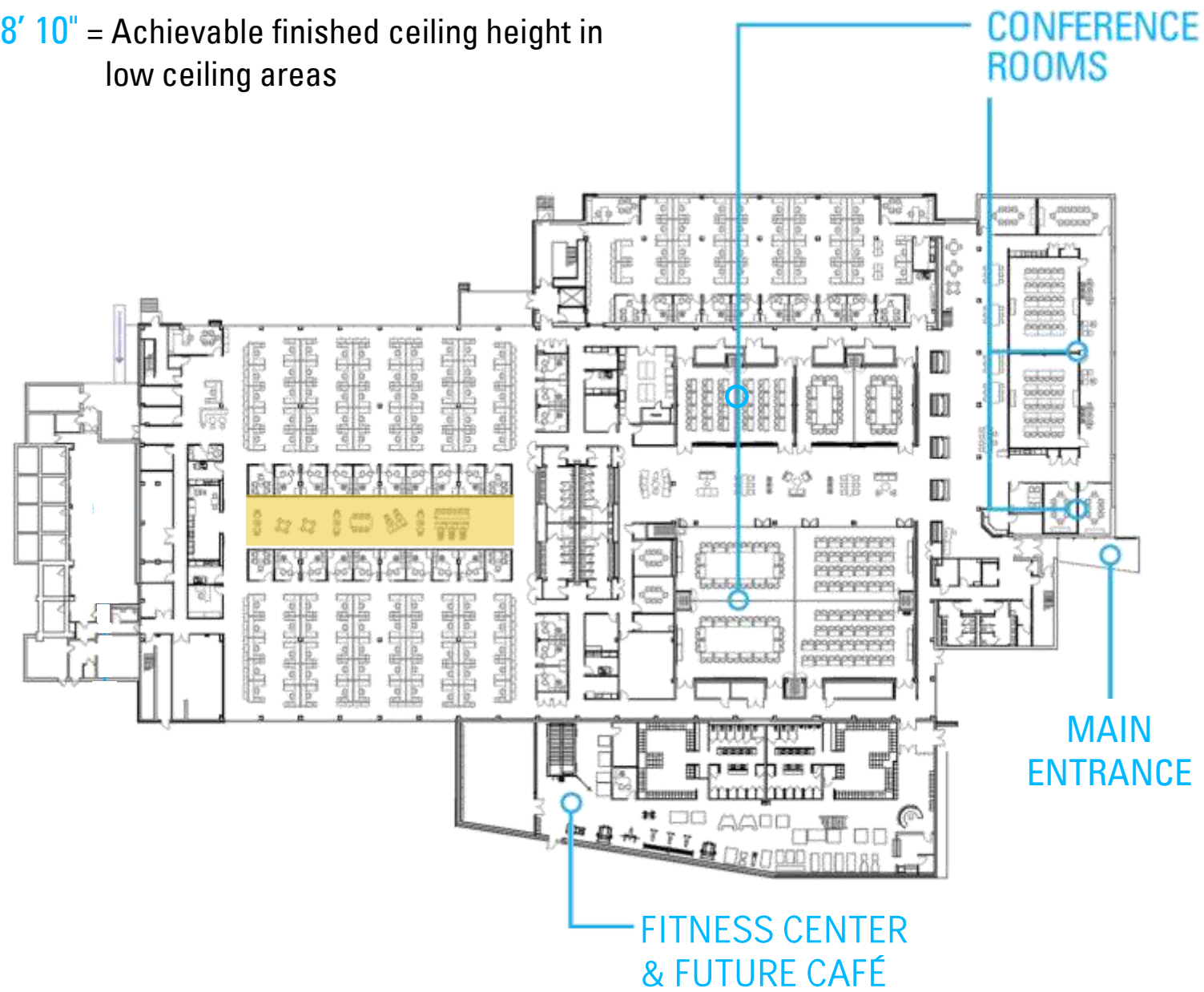
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FIRST FLOOR

CEILING HEIGHTS

13' 8.75" = Slab to slab

8' 10" = Achievable finished ceiling height in low ceiling areas

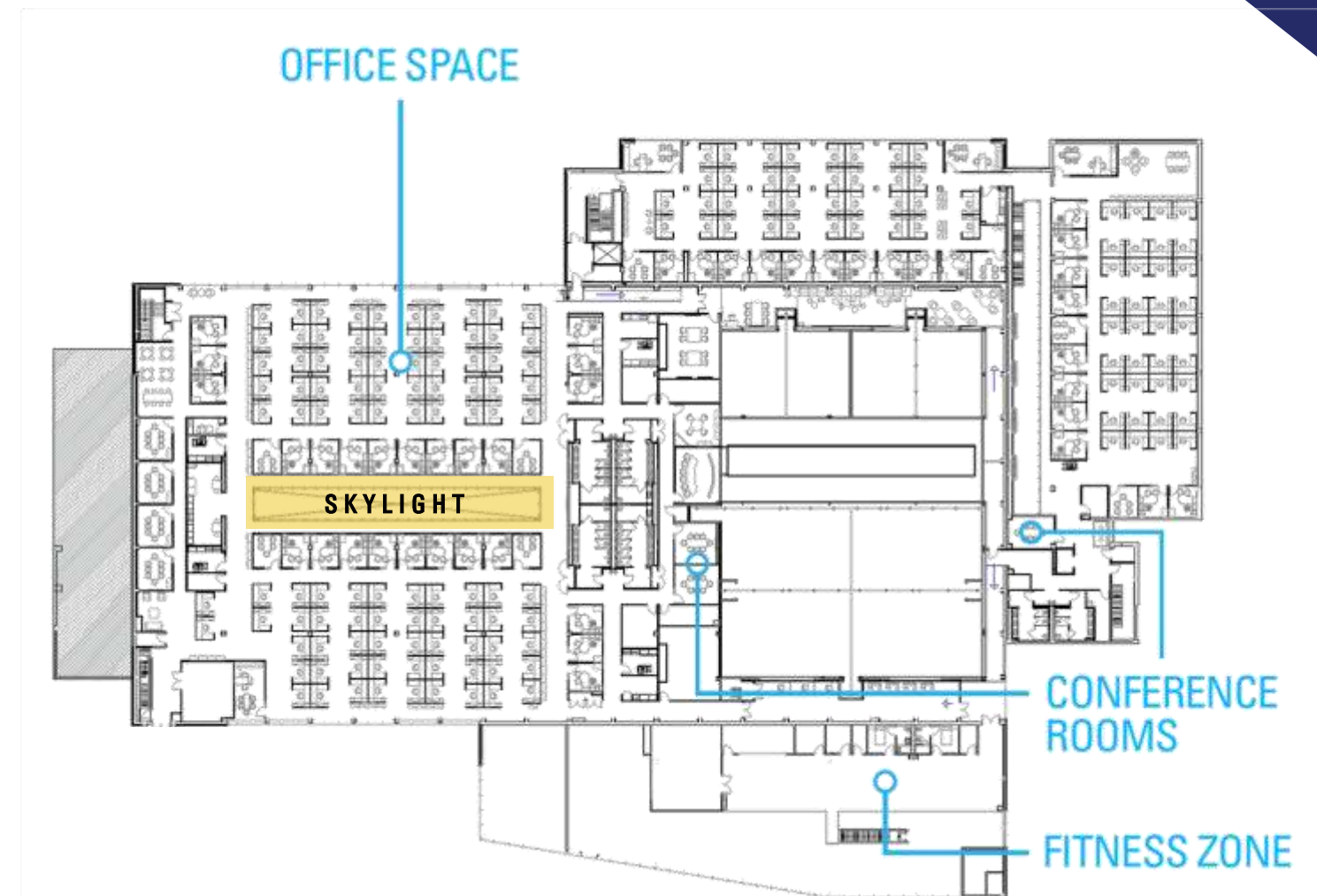


SECOND FLOOR

CEILING HEIGHTS

12' 5.5" = Slab to slab

8' 10" = Achievable finished ceiling height in low ceiling areas



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

- 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

- 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

Onyx Equities

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**



FLEXIBILITY

340 MT. KEMBLE | NEW INTERIOR

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ALL HAVE
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