

# SUMMIT EAST



CONNECTIVITY

FLEXIBILITY

OPPORTUNITY

UNPRECEDENTED OPPORTUNITY.  
**UNLIMITED** POSSIBILITIES.



[summiteastnj.com](http://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



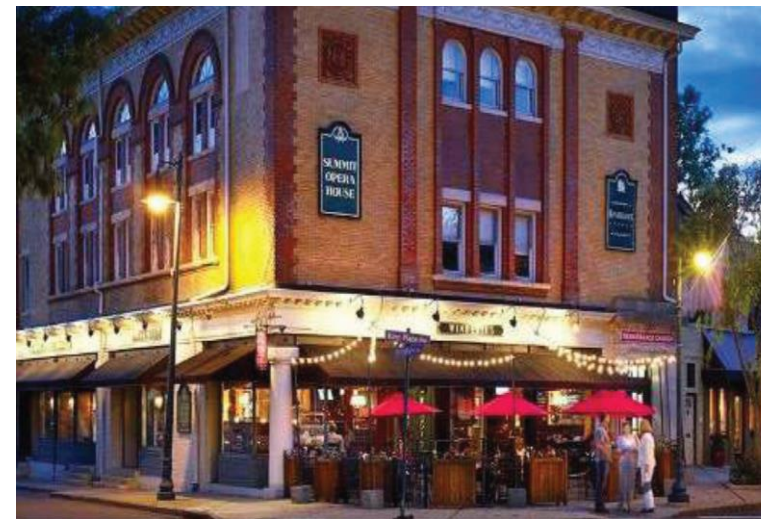
ACTIVELY EMPLOYED

**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.



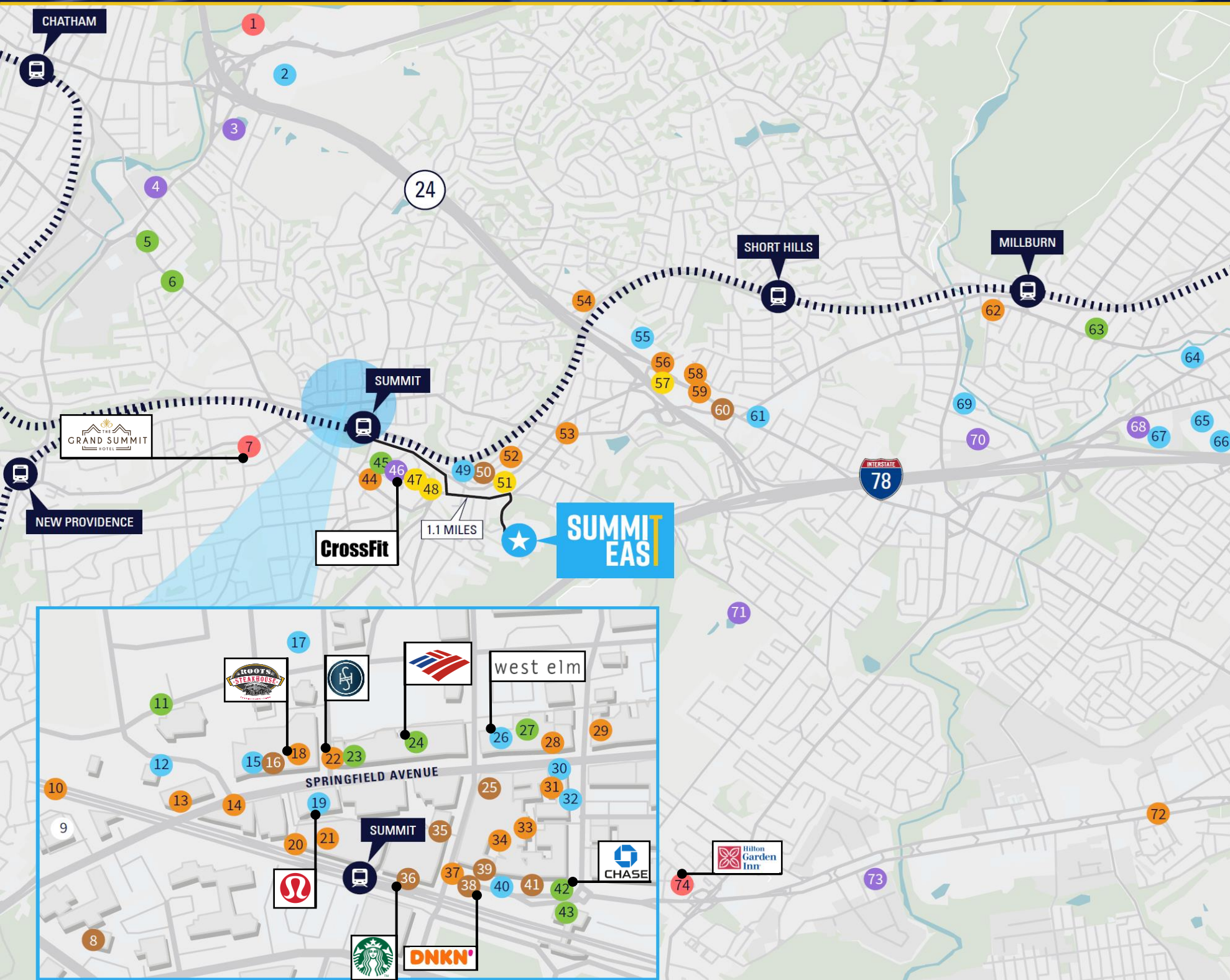
# EXCEPTIONAL ACCESS

# SUMMIT EAST



# 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. Zadie'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

# DOWNTOWN SUMMIT | CONNECTIVITY

# SUMMIT EAST



**+10 MIN**



**+8 MIN**

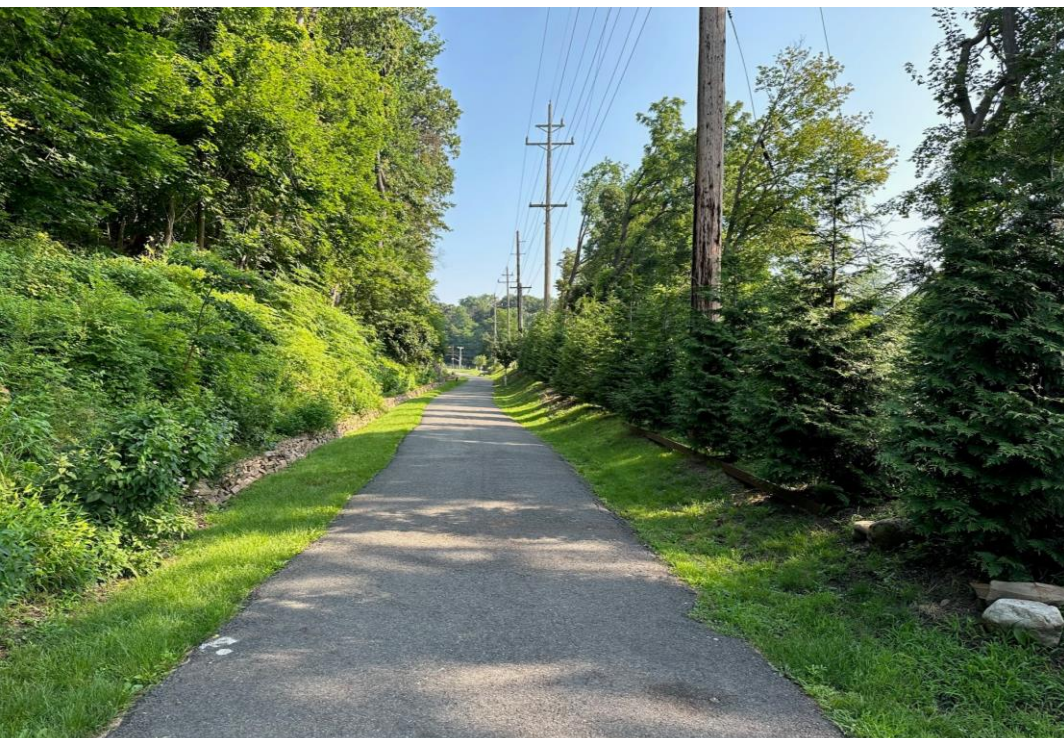


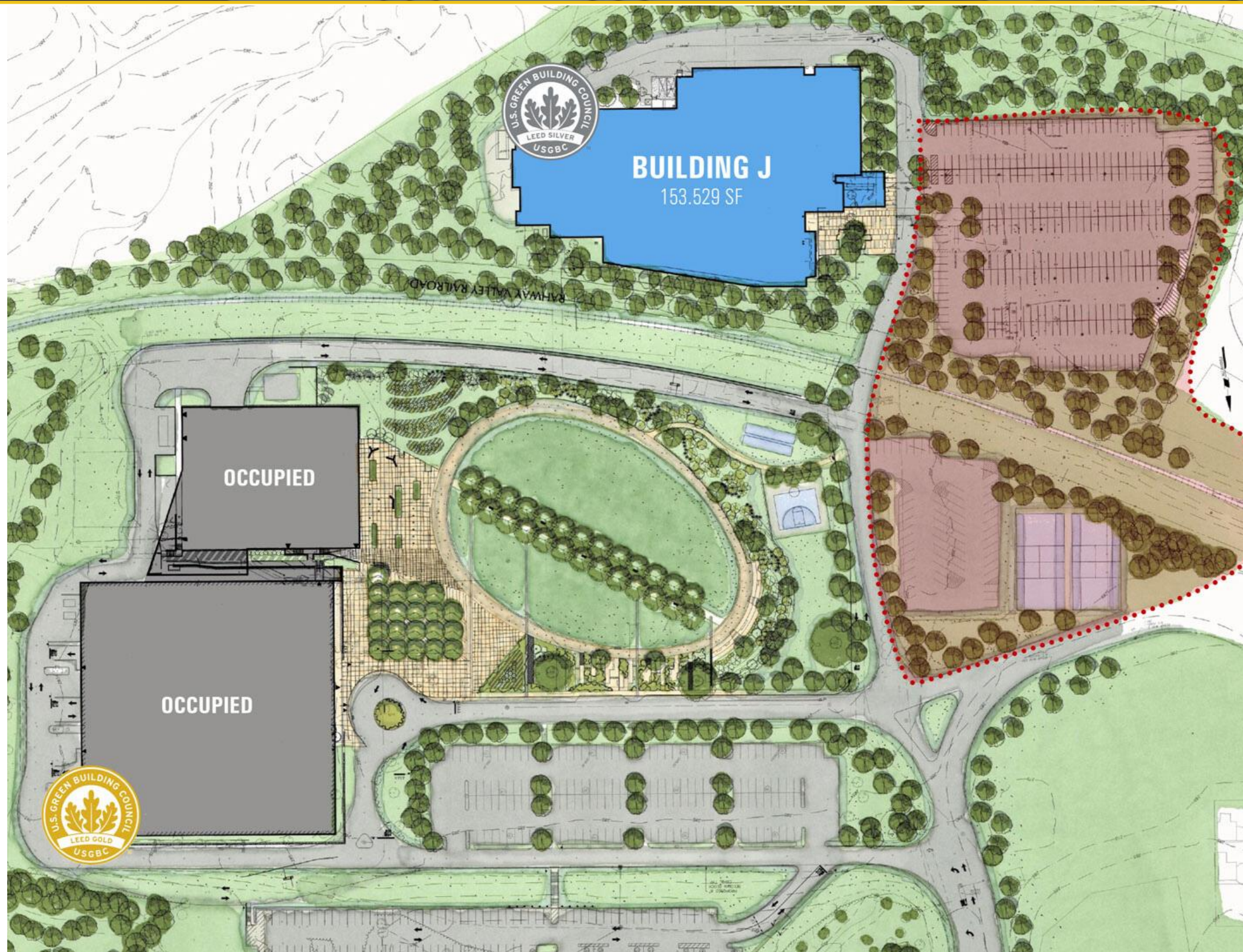
**+5 MIN**



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

# SUMMIT EAS





**500 spaces**

Total planned parking

# VIEW LOOKING SOUTHWEST | GREAT LAWN

# SUMMIT EAST

BUILDING J

BUILDING L  
LEASED  
HQ Tenant





# 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

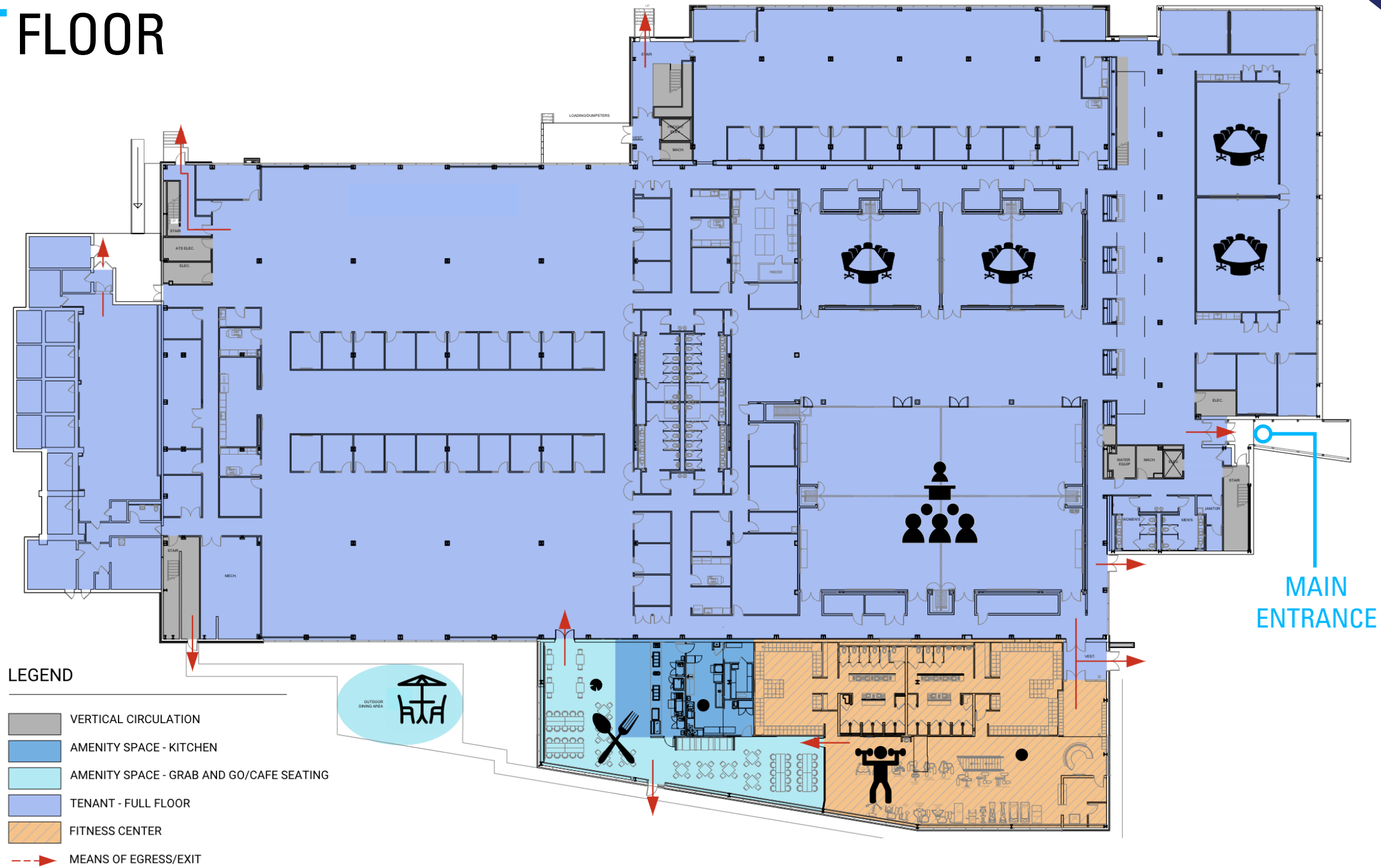


FLEXIBILITY







# BUILDING J | PROPOSED AMENITY PLAN

# SUMMIT EAS

## FIRST FLOOR



### LEGEND

-  VERTICAL CIRCULATION
-  AMENITY SPACE - KITCHEN
-  AMENITY SPACE - GRAB AND GO/CAFE SEATING
-  TENANT - FULL FLOOR
-  FITNESS CENTER
-  MEANS OF EGRESS/EXIT

# BUILDING J | INDOOR DINING

# SUMMIT EAST



# BUILDING J | OUTDOOR DINING

SUMMIT  
EAS



FLEXIBILITY

# BUILDING J | FLOOR PLANS

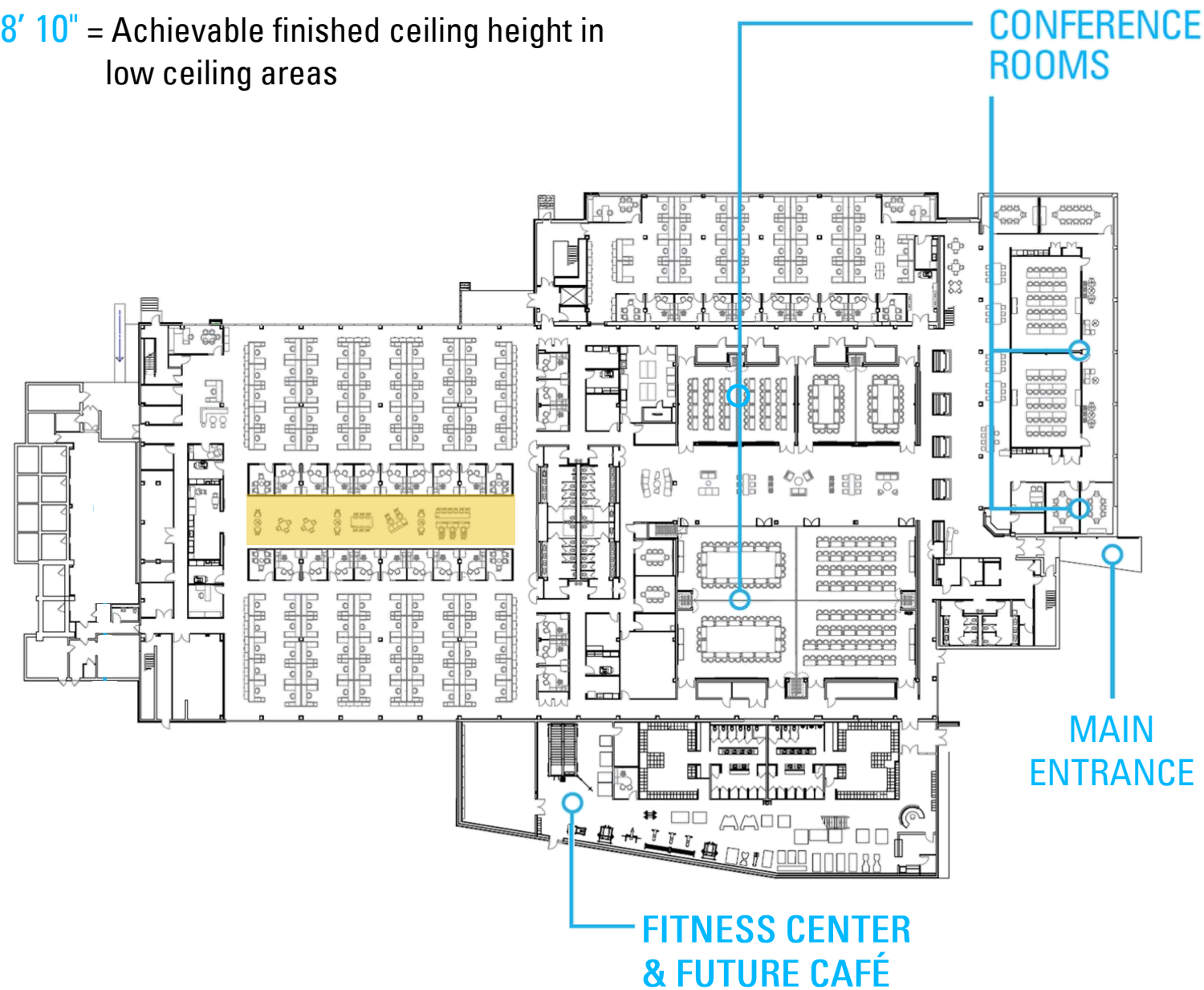
# SUMMIT EAS

## FIRST FLOOR

CEILING HEIGHTS

13' 8.75" = Slab to slab

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

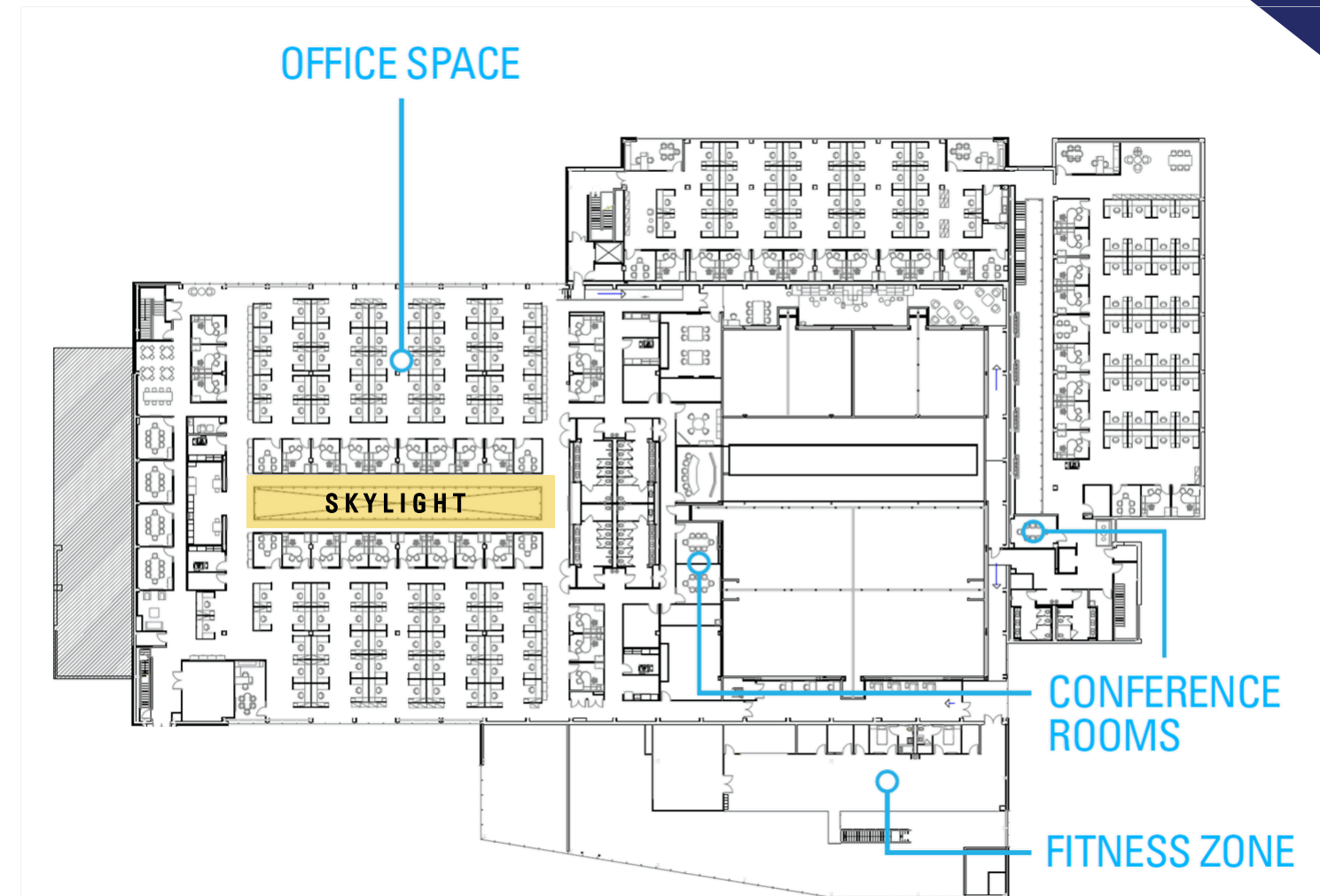


## SECOND FLOOR

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



<b>YEAR BUILT</b>	ORIGINAL 1971 STEEL & FOUNDATION REMAIN COMPLETE REDEVELOPMENT IN 2016
<b>USE</b>	CONFERENCE / OFFICE / DATA CENTER / FITNESS
<b>OFFICE CONFIGURATION</b>	<ul style="list-style-type: none"> <li>• 78 OFFICES / 310 WORKSTATIONS</li> <li>• 10 PANTRY / BREAK ROOM AREAS</li> </ul>
<b>CONFERENCE CONFIGURATION</b>	<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>
<b>AMENITIES</b>	<ul style="list-style-type: none"> <li>• 17,000 SF FITNESS CENTER</li> <li>• 2 PRIVATE EXECUTIVE "RED EYE TRAVEL" RELAXATION SUITES INCLUDING FULL BATH AND LARGE SCREEN TV</li> <li>• 4 20' HIGH WATERFALL FEATURES</li> <li>• SOFT SEATING COLLABORATIVE AREAS AND QUIET STUDY SPACES</li> <li>• 2 SKYLIGHTED ATRIUM COLLABORATIVE AREAS</li> </ul>
<b>STORIES</b>	2 STORIES
<b>ELEVATORS</b>	1 PASSENGER - 2,500 LB 1 FREIGHT - 4,000 LB
<b>CEILING HEIGHT</b>	9'-0" OFFICE CEILING / 18'-0" CONFERENCE CENTER ROOMS / 15' SLAB TO SLAB
<b>TYPICAL COLUMN SPACE</b>	15' x 15' SQUARE
<b>COLUMN CONFIGURATION</b>	15' x 15' SQUARE GRID SPACING
<b>GENERATOR</b>	1250 KW
<b>ACRES</b>	SITED ON 10.16 ACRES ON SOUTH PORTION OF CAMPUS



# ABOUT ONYX

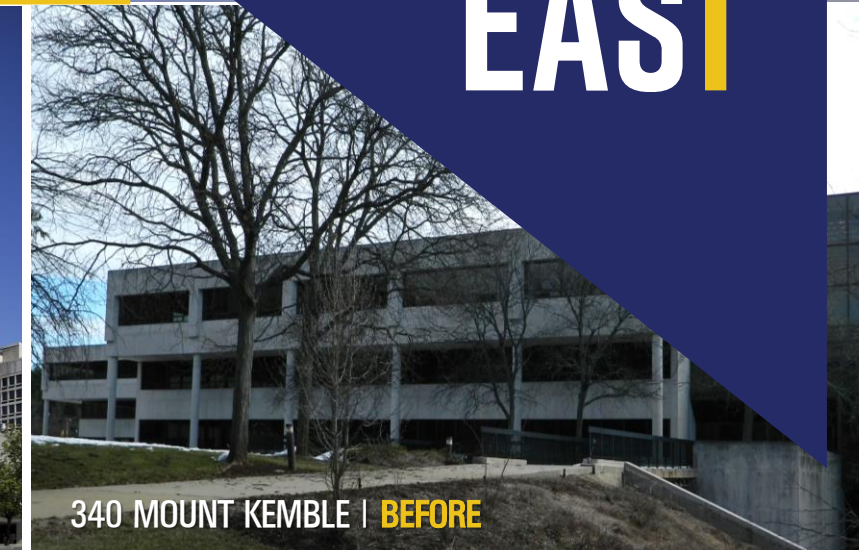
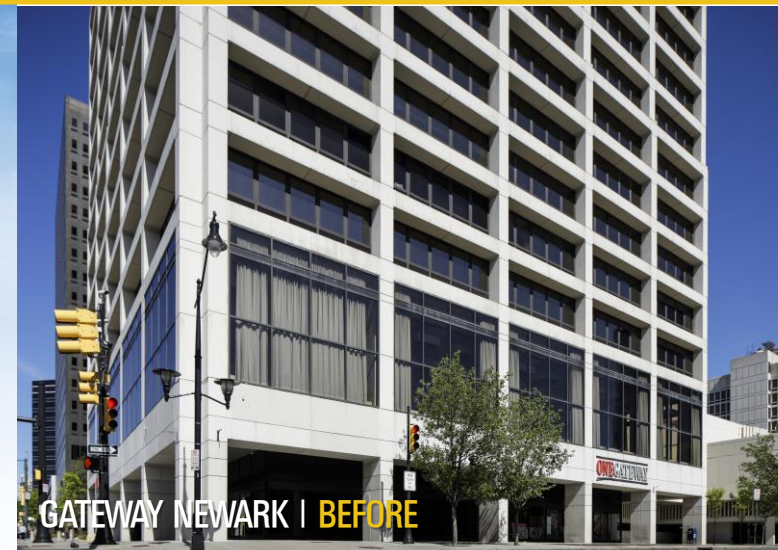
# SUMMIT EAST

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](http://www.onyxequities.com).



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

# SUMMIT EAS



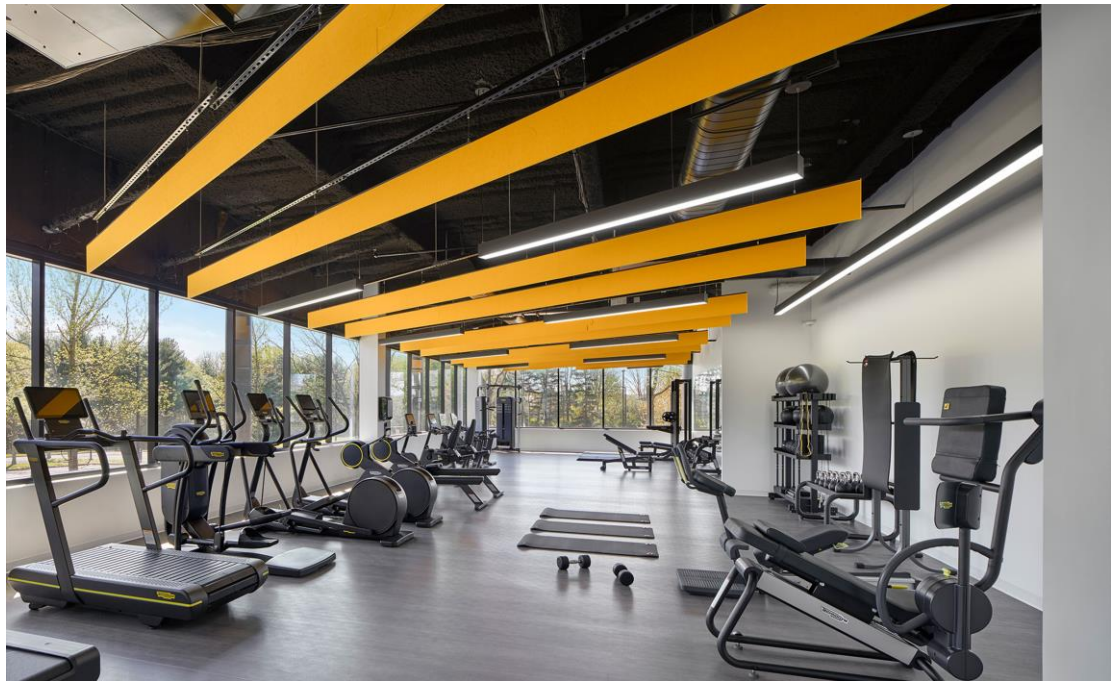
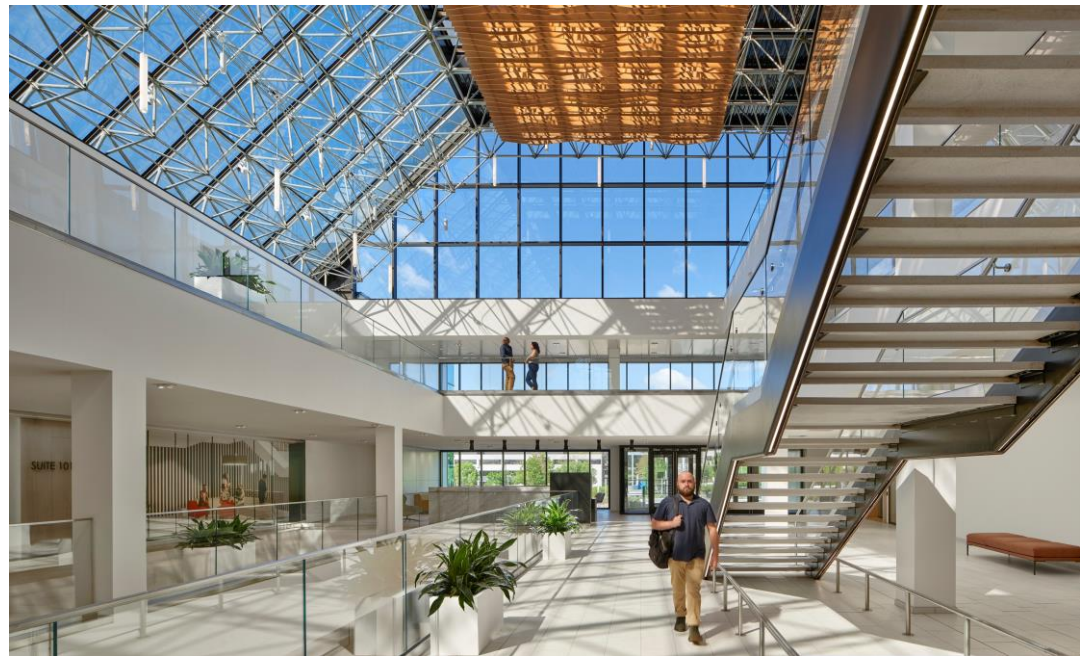
# 340 MT. KEMBLE | **NEW FAÇADE-AFTER**

**SUMMIT  
EAS**



# 340 MT. KEMBLE | NEW INTERIOR

# SUMMIT EAST



ALL HAVE  
**SUMMIT  
EAST**  
EACH

**CONNECTIVITY**

**FLEXIBILITY**

**OPPORTUNITY**

For more information, please contact our leasing team.

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88 MORRIS



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