

20 Independence Blvd

Warren, New Jersey



TOTAL CONTIGUOUS AVAILABLE SPACE: 79,809 SF

Partial First Floor:	1,850 SF
Entire Second Floor:	31,766 SF (divisible to 13,316 SF)
Entire Third Floor:	35,217 SF
Partial Fourth Floor:	10,976 SF

BUILDING FEATURES:

- Lobby renovations completed 2021
- On-site café
- Lobby exposure for strong tenant identity
- New landscaping
- On-site management, engineer and porter
- Energy Star Labeled in 2014



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Location:

- Directly off Exit 33 of I-78 in the heart of the I-78 Corridor
- Within walking distance to Riverwalk Village Center, Somerset Hills Hotel, and Courtyard by Marriott

Riverwalk Village Center

Food & Beverage:

- 3 West
- Urban Table
- Ling Ling Restaurant
- O'Bagel
- Soup Shoppe
- Starbucks

Amenities & Retail:

- BeBe Too Salon
- Bernards Family Practice
- Colonial Cleaners
- Gymboree
- Joy of Living Interior Design
- Mellas Orthodontics, PA
- Millington Savings Bank
- Odorox Air Technologies, LLC
- Prudential
- Riverwalk Chiropractic & Physical Therapy
- Somerset Hills YMCA & Wellness
- Supercuts

100 Market Place

Food & Beverage:

- Chipotle
- Origin Thai
- Panera Bread
- Trattoria Bolu

Amenities & Retail:

- Dean's Natural Market
- My Heart Cleaners
- QuintEssentials
- Sneaker Factory
- Verizon Wireless
- Chase Bank

Major Hotels

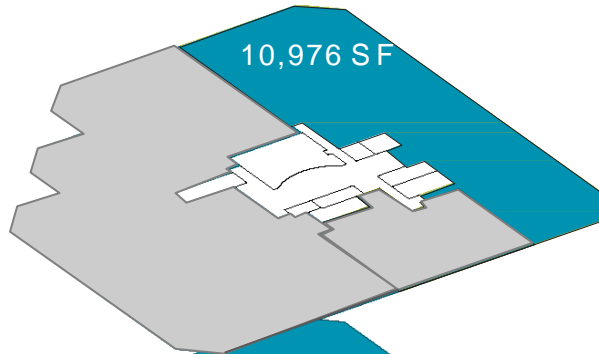
- Courtyard by Marriott
- Delta Hotels by Marriott
- Somerset Hills Hotel (Hilton)

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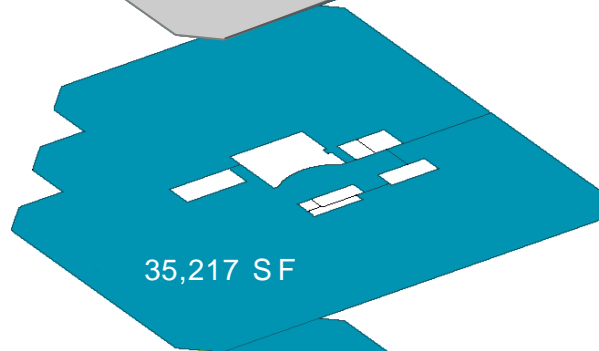
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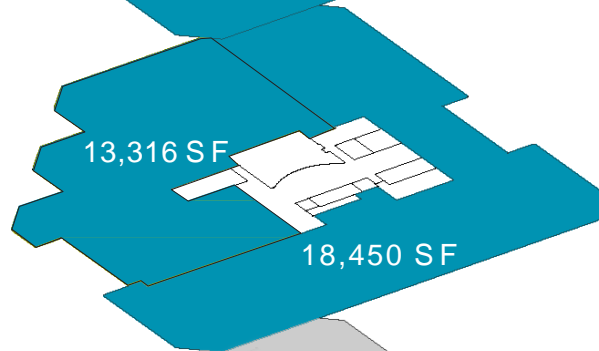
FOURTH FLOOR
10,976 SF



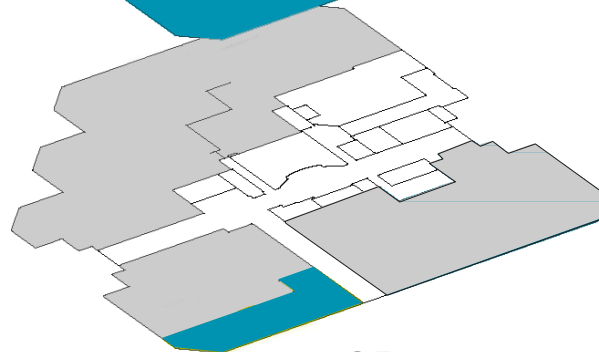
THIRD FLOOR
35,217 SF





SECOND FLOOR
31,766 SF



FIRST FLOOR
1,850 SF



TOTAL AVAILABLE
79,809 SF

 Available
 Leased

For more information, please contact:

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