# 20 Independence Blvd

Warren, New Jersey

### CUSHMAN & WAKEFIELD



#### TOTAL CONTIGUOUS AVAILABLE SPACE: 79,809 SF

Partial First Floor:1,850 SFEntire Second Floor:31,766 SF (divisible to 13,316 SF)Entire Third Floor:35,217 SFPartial 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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### 20 Independence Blvd Dead River EXIT 33 78 EXIT 33 Mountainview Blvd

#### 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

#### **Major Hotels**

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

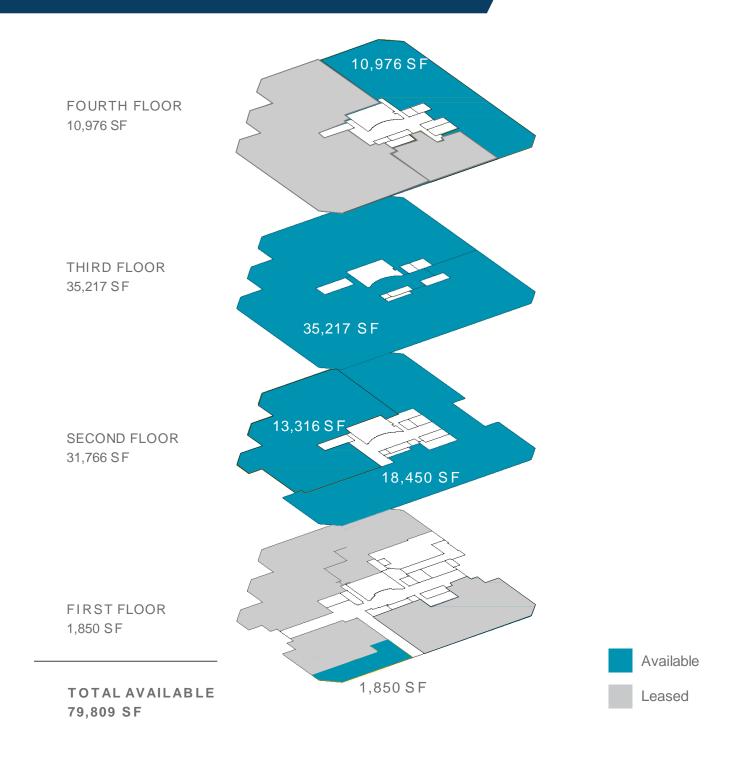
- Chase Bank

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#### For more information, please contact:

William O'Keefe Managing Director +1973 908 6101 william.okeefe@cushwake.com Courtney Brooke Rosenkrantz Senior Associate +1 908 418 0984 courtney.rosenkrantz@cushwake.com

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