

NEW OWNERSHIP

▲ ATRIUM MANAGEMENT LLC

ATRIUM



CORPORATE PARK

300 & 400 Atrium Drive
Somerset, New Jersey



PARK FEATURES/AMENITIES:

- Full floors available
- Units of 2,146 to 230,561 SF
- Pre-built suites available for immediate occupancy
- Park-like campus setting
- Dramatic atrium lobby
- On-site food service and catering
- On-site fitness center (complimentary)
- On-site conference center (complimentary)
- On-site management

CONVENIENT HIGHWAY ACCESS

- Located immediately off I-287 at Exit 10 with access to I-78, Route 22, NJ Turnpike and the Garden State Parkway
- Adjacent to Doubletree by Hilton Hotel and conference center and day care centers



300 ATRIUM



300 Atrium Drive

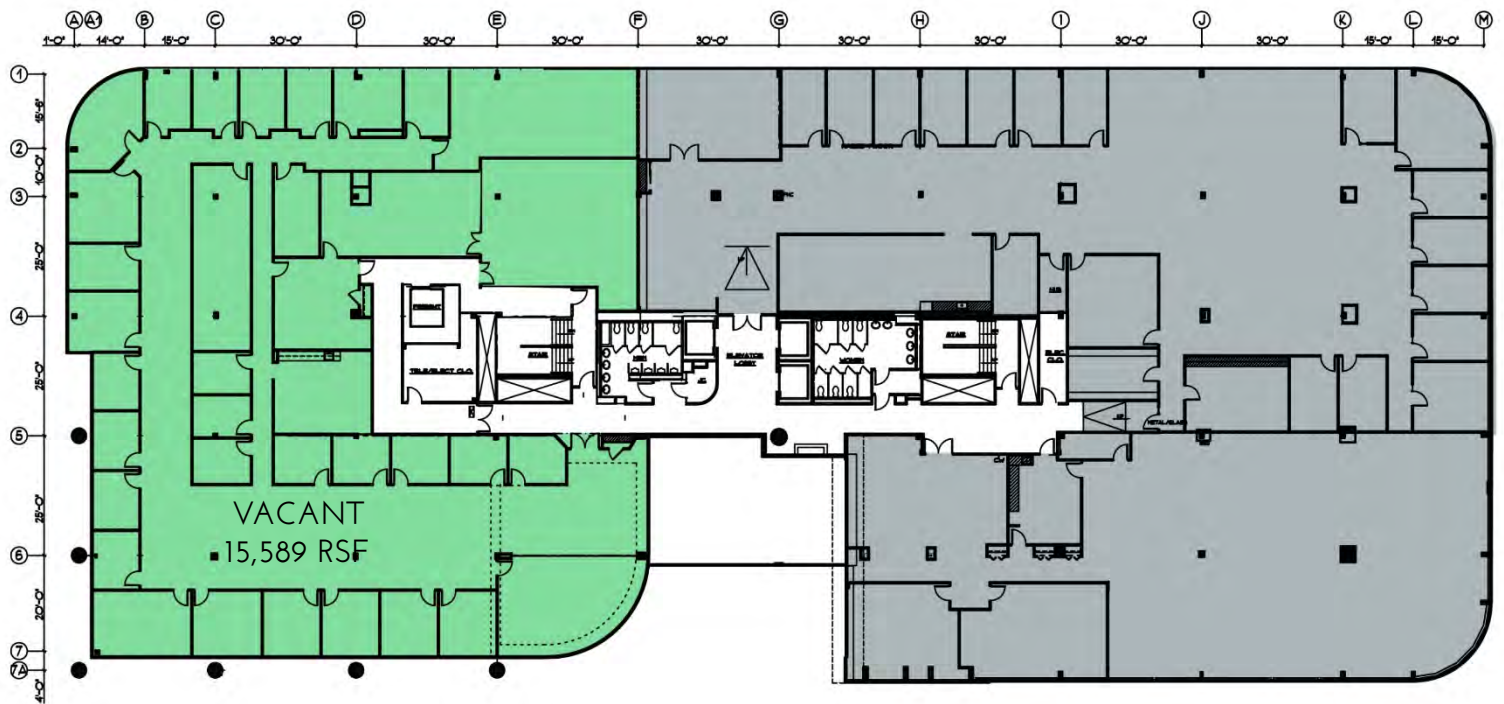
Floor	Available		Rental Rate
1	6,228	} Contig.	Negotiable + TE
2	12,880		Negotiable + TE
2	12,013		Negotiable + TE
3	15,589		Negotiable + TE
4	2,871		Negotiable + TE
4	3,170		Negotiable + TE
4	3,332		Negotiable + TE

300 ATRIUM



THIRD FLOOR

300 ATRIUM



FOURTH FLOOR



Vacant



Amenities



Occupied



400 Atrium Drive		
Floor	Available	Rental Rate
1	2,146 (North Wing)	Negotiable + TE
1	6,230 (North Wing)	Negotiable + TE
1	12,079 (North Wing)	Negotiable + TE
1	12,175 (South Wing)	Negotiable + TE
2	18,084 (North Wing)	Negotiable + TE
2	35,467 (South Wing)	Negotiable + TE
3	36,119 (North Wing)*	Negotiable + TE
3	35,467 (South Wing)*	Negotiable + TE
4	36,119 (North Wing)	Negotiable + TE
4	11,317 (South Wing)	Negotiable + TE
5	18,929 (North Wing)	Negotiable + TE

* Entire Floor Available



Main lobby collaboration area



Conference center

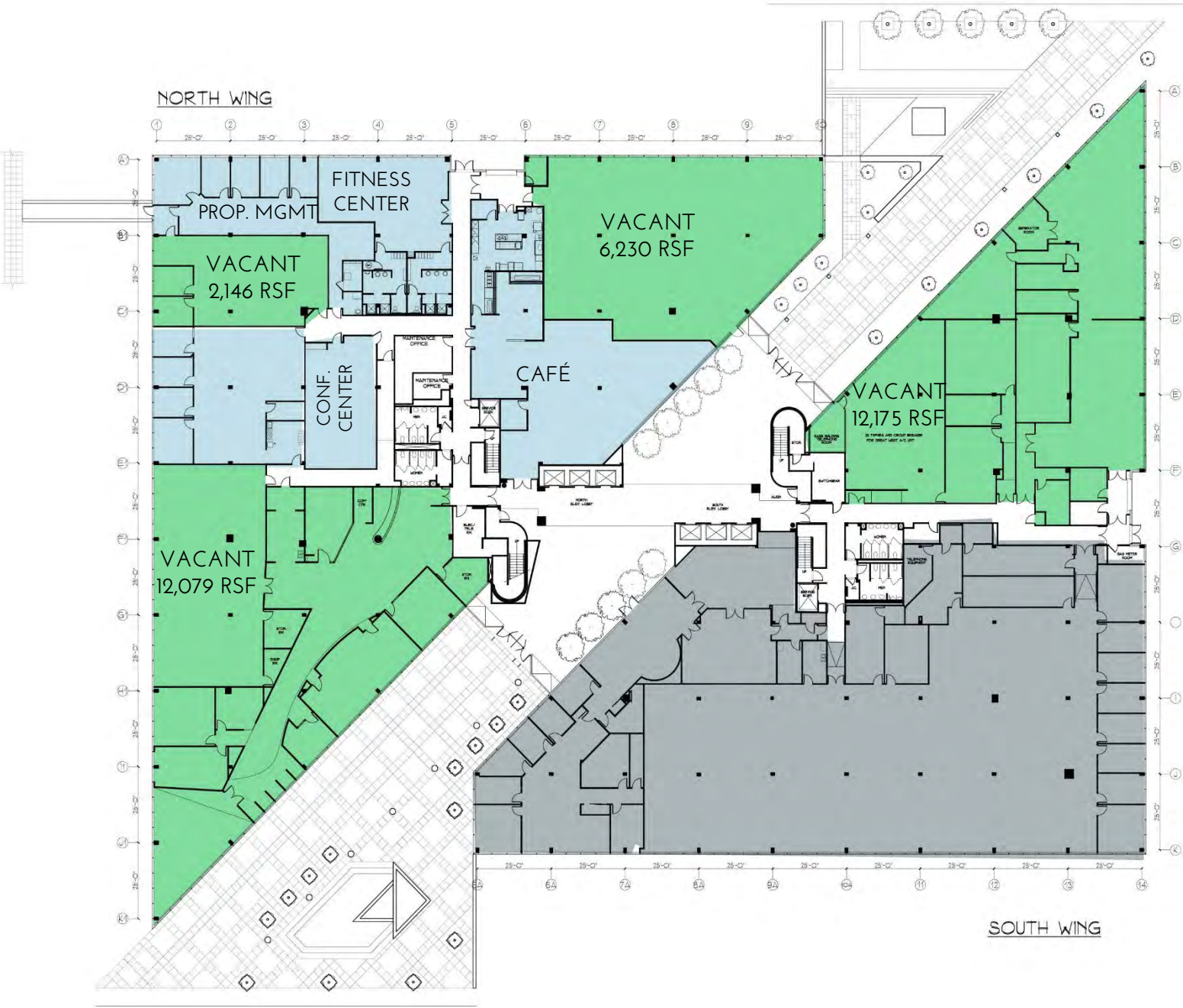


Café seating



Fitness Center with shower facilities

FIRST
FLOOR



Vacant



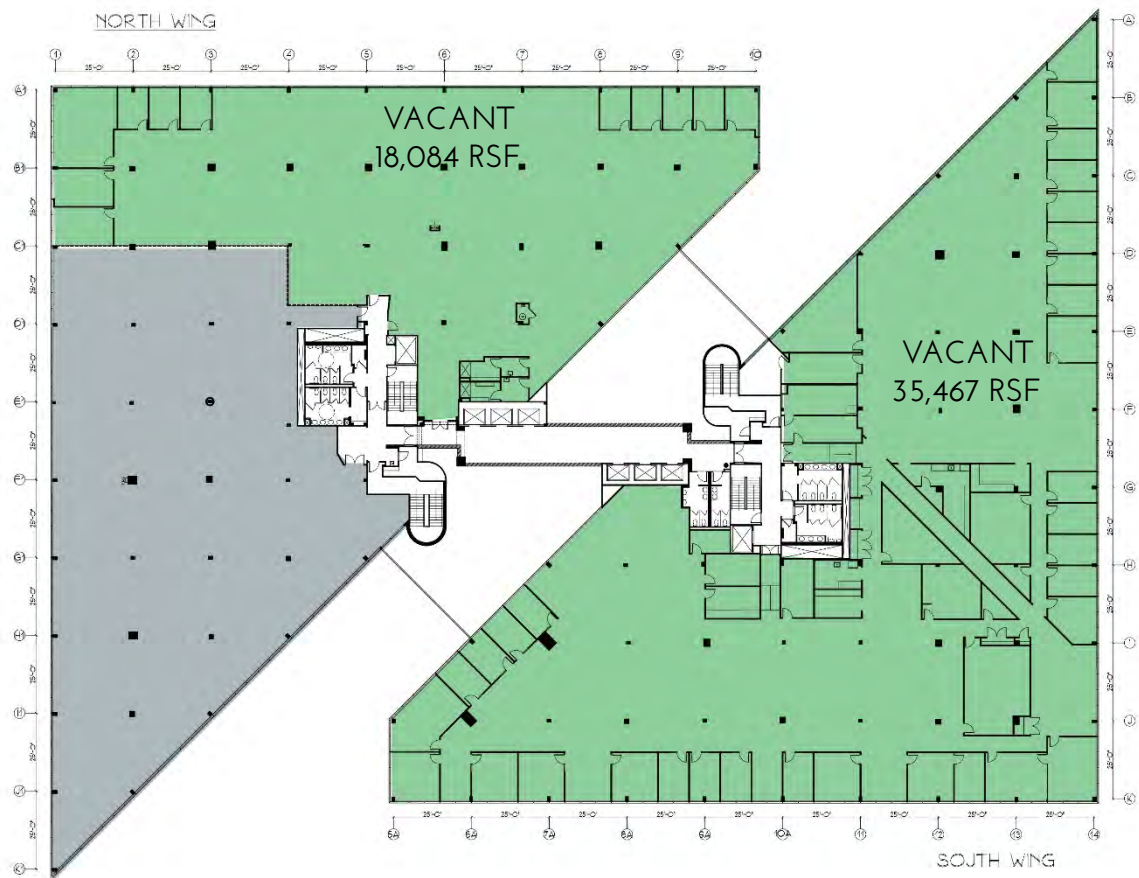
Amenities



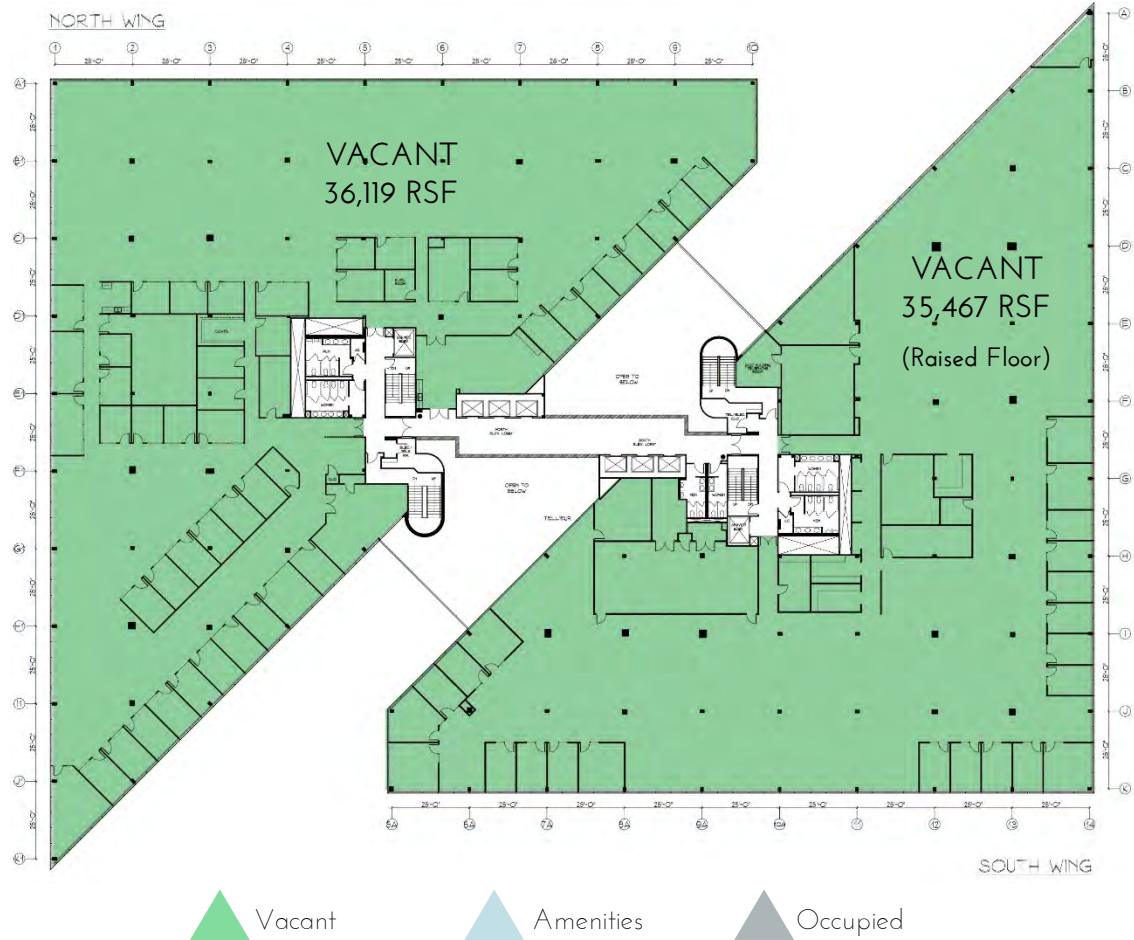
Occupied



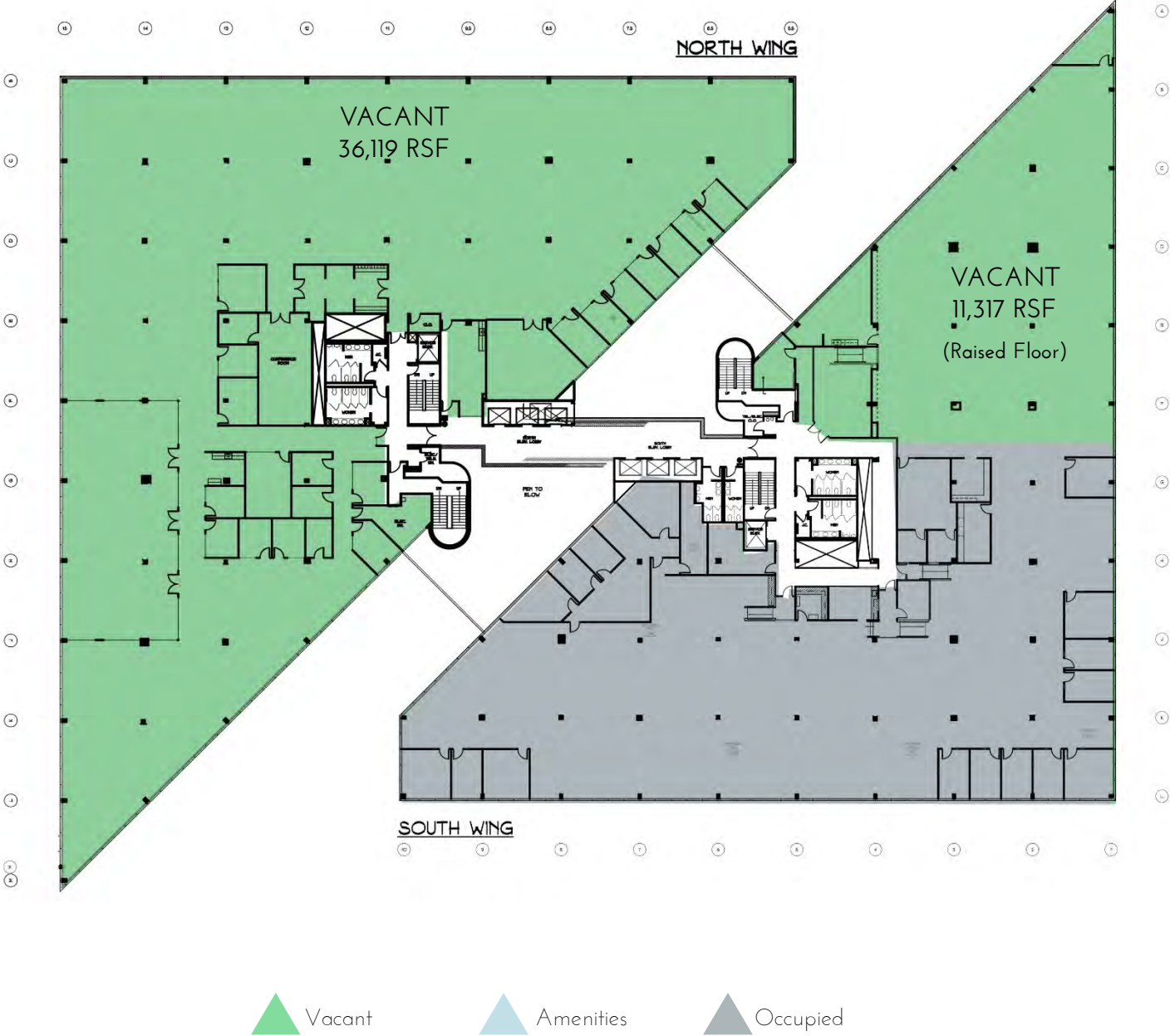
SECOND FLOOR



THIRD FLOOR



FOURTH
FLOOR



FIFTH
FLOOR





Contact exclusive leasing agents
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