



PERRYVILLE

CORPORATE PARK

CLASS A CORPORATE CAMPUS ALONG I-78
3,676 RSF – 62,120 RSF Available

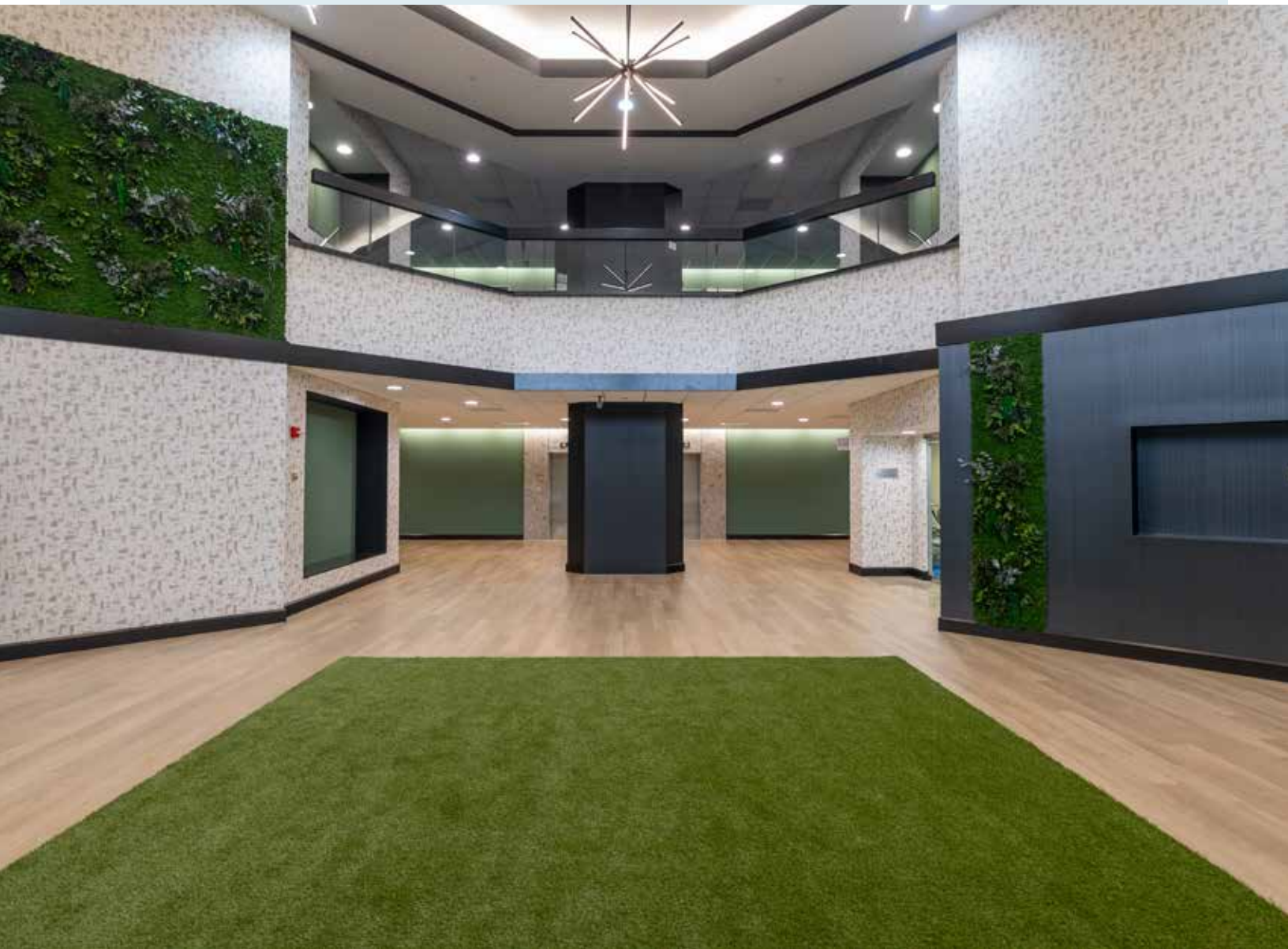


53 Frontage Road | Hampton, New Jersey

HEADQUARTERS-QUALITY Office Environment

A workplace designed for productivity with a dramatic three-story glass atrium lobby, professional landscaping, and abundant surface parking for nearly 1,200 vehicles, creating a strong first impression.

Campus-style amenities include a full-service café with indoor/outdoor seating, a fitness center, technology-enabled conference facilities, and outdoor recreation featuring tennis and basketball courts and walking paths—all within a zero-net energy building powered by clean solar energy.



BUILDING HIGHLIGHTS



YEAR BUILT	Built in 1994. Renovated 2004.
BUILDING AREA	288,631 SF
SITE	21 Acres
STORIES	3
TENANCY	Multi
ELEVATORS	4 passenger and 1 freight
CEILING HEIGHT	12' slab-to-slab / 9' finished
COLUMN SPACING	30 feet x 30 feet
FLOOR LOAD	Ground Floors: 300 lbs / SF
UPPER FLOORS	100 lbs / SF
SPRINKLERS	Wet
PARKING RATIO	4.00/1,000 SF (1,167 Spaces)
ZONING	OR-2 (Office Research)





Designed for **PRODUCTIVITY**



Full-service cafeteria



Fitness center



Conference and
training facilities
planned



Outdoor recreation
including basketball
and tennis courts



Walking and
jogging trails



Outdoor patio and
seating areas



1,170 Parking
Spaces



Newly renovated
lobby

STRATEGICALLY POSITIONED along I-78

Located in one of the nation's most affluent and highly educated counties, the property benefits from access to a deep and diverse talent pool. Hunterdon County is home to major corporate employers including 3M, Chubb, Merck, ExxonMobil, AM Best, and Celldex Therapeutics.

Strategically positioned along Interstate 78 between Exits 11 and 12, the building offers exceptional regional connectivity and is less than 30 minutes from the I-78/I-287 interchange — providing convenient access to both New Jersey and Pennsylvania workforce populations.

CONNECTIVITY HIGHLIGHTS



Direct access to Interstate 78



45 minutes to Newark Liberty
International Airport



30 minutes to Lehigh Valley
International Airport



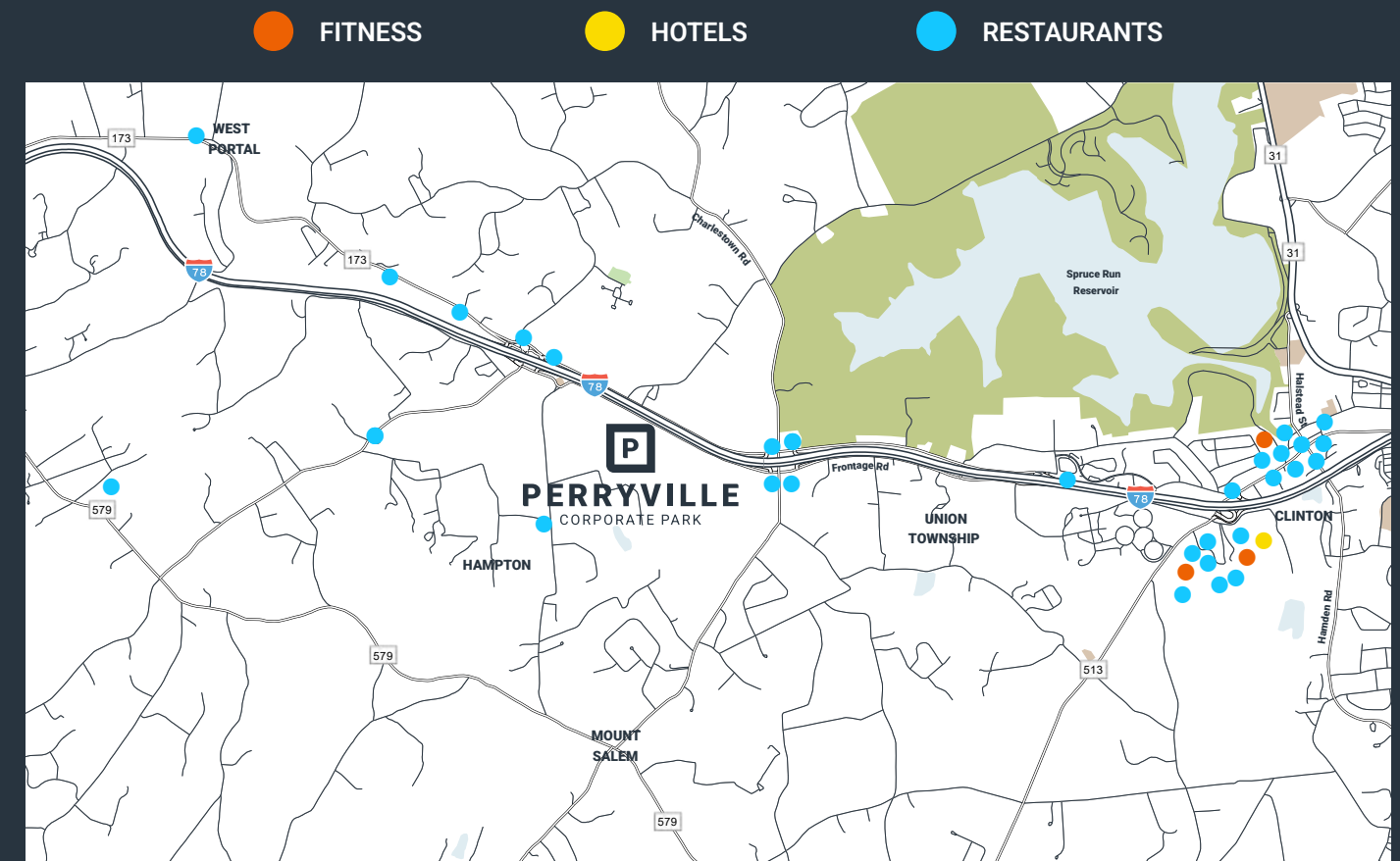
20 minutes to Bridgewater / Bedminster



Direct I-78 frontage and building
signage opportunities



Over 100,000 passing vehicles per day

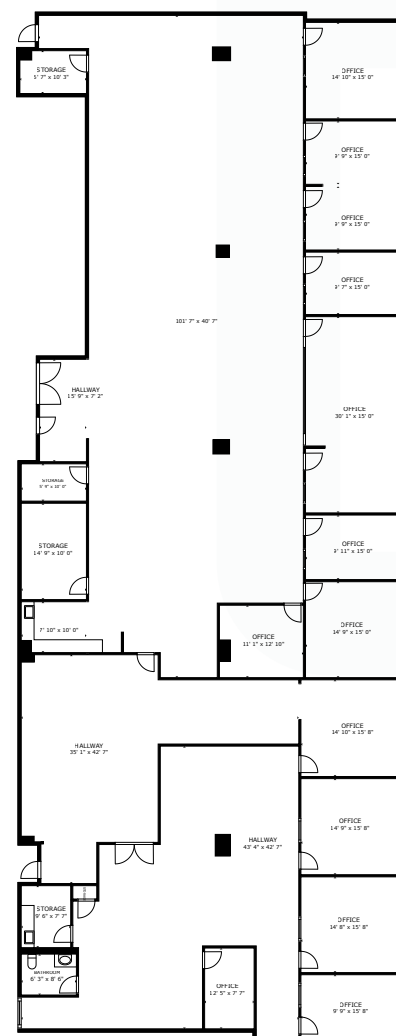


FLEXIBLE Workplace Solutions

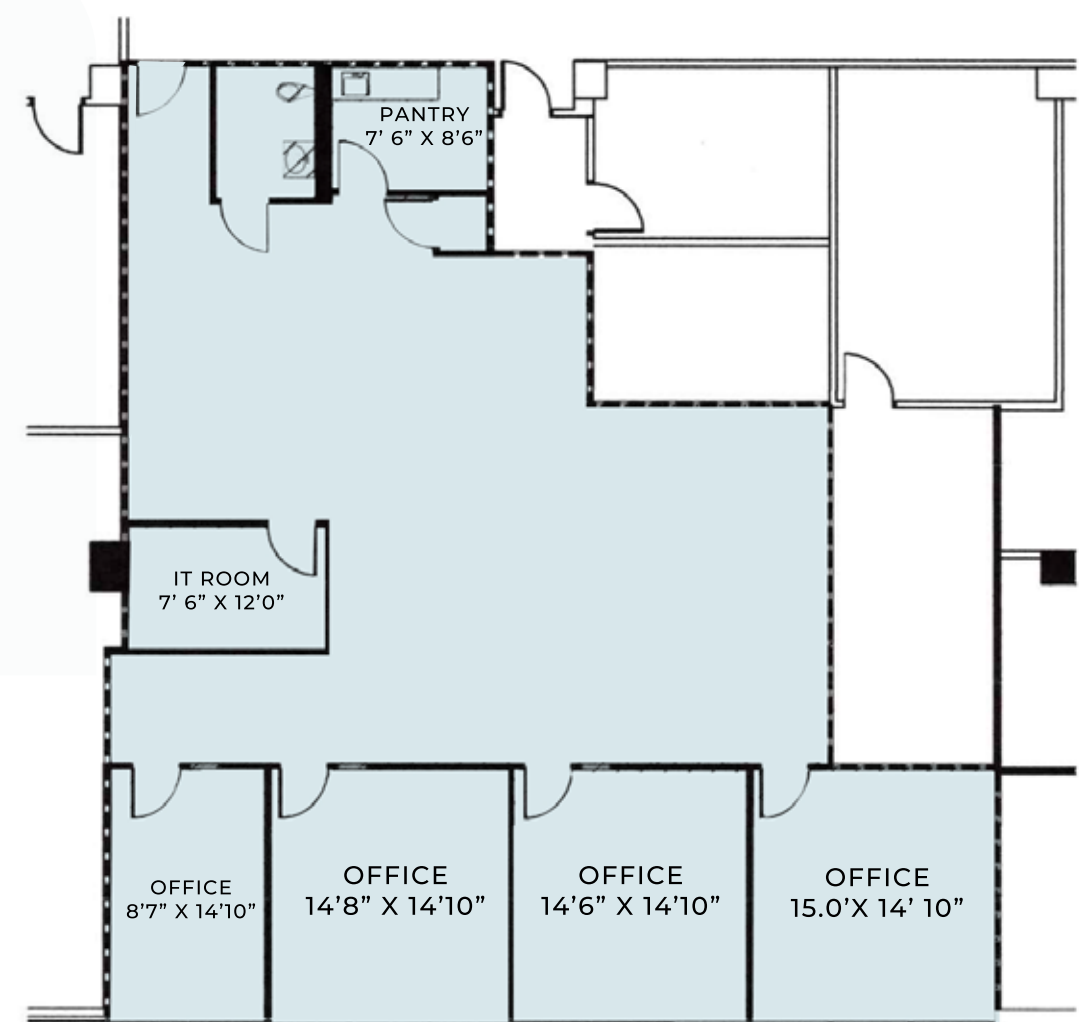
FIRST FLOOR
Suite 115 | 2,910 SF



FIRST FLOOR
Suite 130 | 10,920 SF | divisible

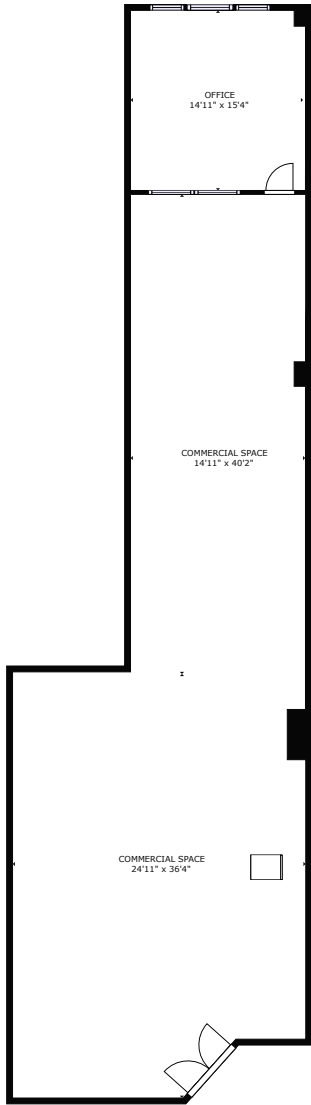


FIRST FLOOR
Suite 140 | 2,450 SF

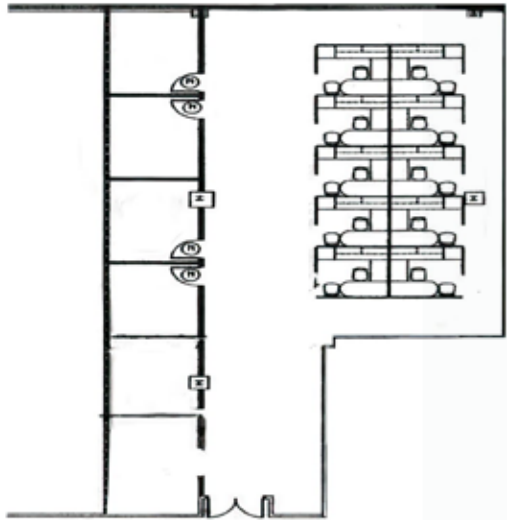


FLEXIBLE Workplace Solutions

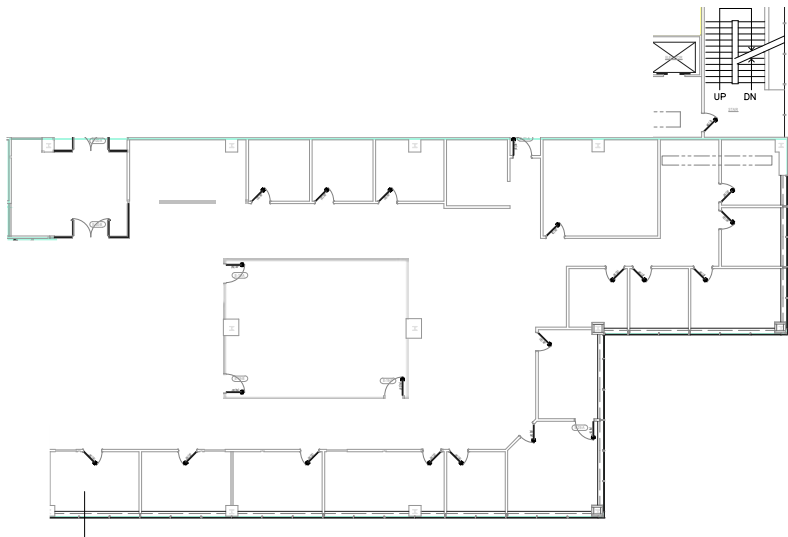
SECOND FLOOR
Suite 217 | 1,610 SF



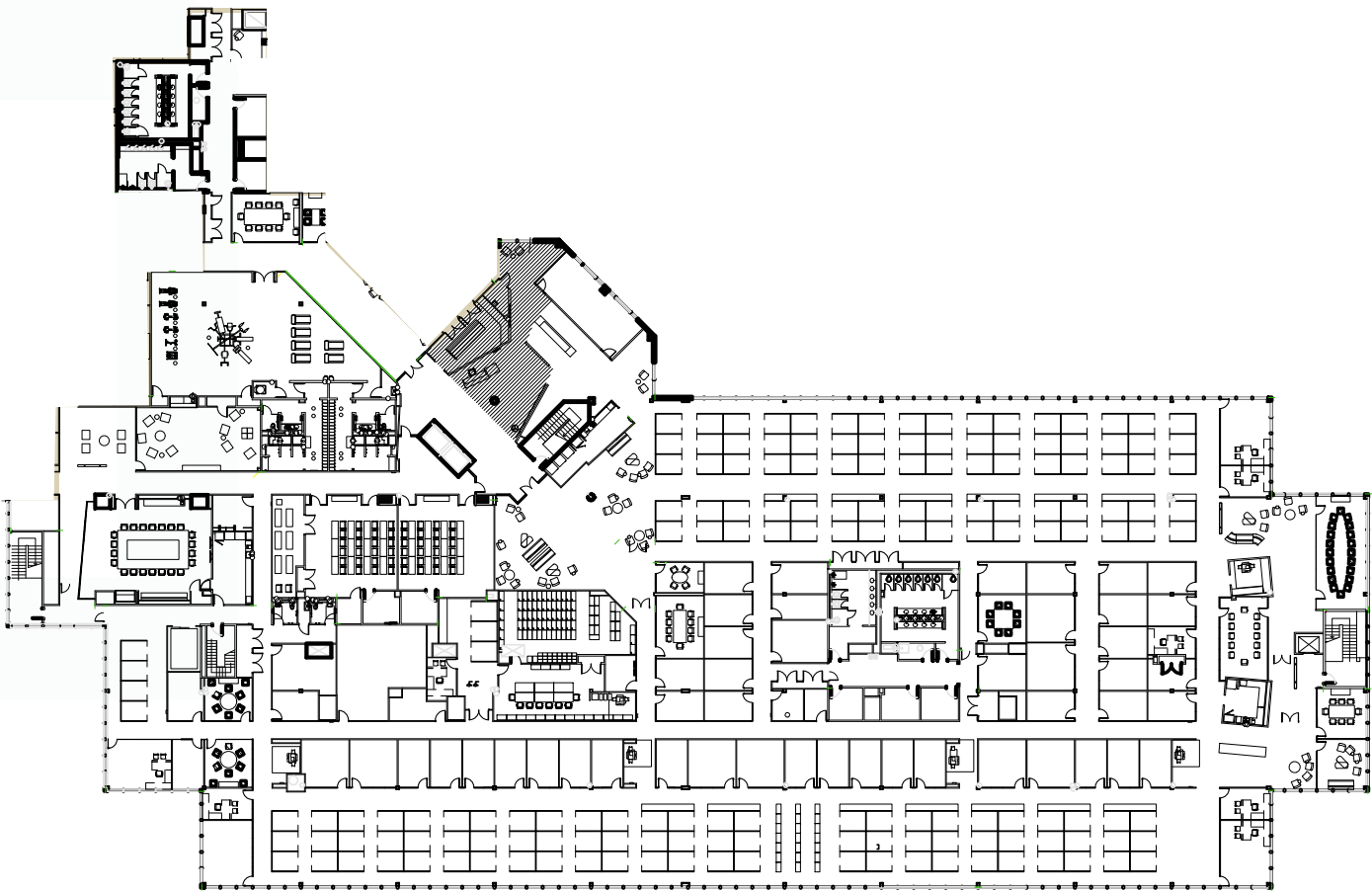
SECOND FLOOR
Suite 255 | 3,675 SF



SECOND FLOOR
Suite XXX | 7,962 SF



THIRD FLOOR
Suite 300 | 62,120 SF



First Impresssion **THAT PERFORMS**





PERRYVILLE

CORPORATE PARK

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