

A modern, brightly lit hallway with a white ceiling and walls. The ceiling features recessed square lights and three pairs of industrial-style pendant lights. On the left and right sides, there are stainless steel elevator doors. The floor is a light-colored, polished material. At the end of the hallway, a white wall displays a logo consisting of the letters 'LP' inside a square frame, with a horizontal line below it and the words 'LINCOLN PLACE' in a bold, sans-serif font.

LP  
LINCOLN PLACE

2147 ROUTE 27 SOUTH, EDISON, NJ 08817

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## INTRODUCTION

### Defined by bold, contemporary style

Lincoln Place offers users the chance to occupy newly renovated space at a convenient Central New Jersey location. Located at 2147 Route 27 South in Edison, the 247,985 SF building has recently undergone an extensive multi-million dollar improvement program, including new amenity spaces and common areas.

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## ON-SITE AMENITIES & RECENT RENOVATIONS

The property has recently undergone an extensive capital improvements program

- ◆ Brand new lobby
- ◆ Renovated common areas
- ◆ Renovated bathrooms
- ◆ Brand new full service cafeteria
- ◆ New fitness center
- ◆ New shared conference center
- ◆ Resurfaced parking lot





# LOCATION

Lincoln Place is conveniently located on the southbound side of Route 27, better known as Lincoln Highway. Both the Edison & Metuchen NJ Transit train stations are just 2 miles away. Rutgers New Brunswick campus is located just 6 miles away, and the area boasts ample restaurant, entertainment, and retail options including TopGolf and the Menlo Park Mall.

- 1 US Post Office
- 2 Crowne Plaza Hotel Edison
- 3 Edison Train Station

- 4 Metuchen Train Station
- 5 Metropark Train Station
- 6 Menlo Park Mall

**ROUTE 287**  
1 mile / 3 minutes to Exit 2B

**ROUTE 18**  
4 miles / 8 minutes

**ROUTE 95/NJ TURNPIKE**  
4 miles / 6 minutes to Exit 10

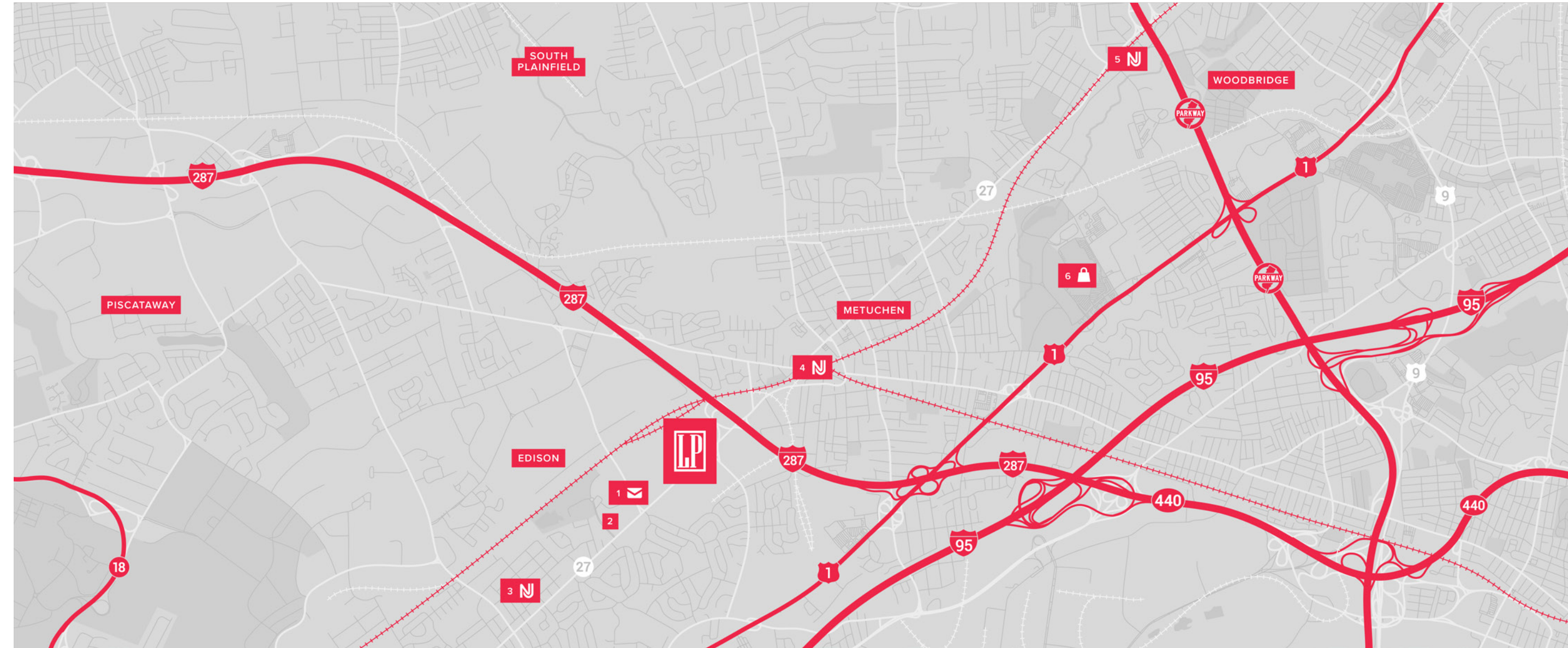
**EDISON TRAIN STATION**  
2 miles / 6 minutes

**GARDEN STATE PARKWAY**  
7 miles / 10 minutes to Exit 129

**METUCHEN TRAIN STATION**  
2 miles / 8 minutes

**ROUTE 1**  
2.5 miles / 5 minutes

**METROPARK TRAIN STATION**  
4.5 miles / 13 minutes



# SPECIFICATIONS

<b>ADDRESS</b>	2147 Route 27 Edison, Middlesex County, NJ 08817	<b>CEILING HEIGHT</b>	Typical ceiling – 9' finished Slab-to-slab – 15'	<b>HVAC SYSTEM</b>	6 roof-mounted units, with perimeter base heat
<b>TOTAL SF</b>	247,985 SF	<b>LOADING DOCK</b>	Two tailboard loading positions	<b>COOLING</b>	Cooling supply conditioned air to variable-air-volume boxes throughout the building
<b>HEIGHT</b>	4 Stories	<b>VERTICAL TRANSPORTATION</b>	Four Westinghouse 2,500-pound hydraulic passenger elevators, and one 10,000-pound freight elevator	<b>HEATING</b>	Morning start up heated air to variable-air-volume boxes throughout the building; Perimeter base heat
<b>FLOOR SF</b>	1st – 76,967 2nd – 57,006 3rd – 57,006 4th – 57,006	<b>ENERGY MANAGEMENT SYSTEM</b>	Energy management system with direct digital controls for HVAC	<b>TEMPERATURE CONTROL METHOD</b>	Digital control of VAV boxes with digital control of rooftop units by an energy management system
<b>PLOT SIZE</b>	Approximately 11.44 acres	<b>ELECTRIC</b>	4160 volt primary service that is reduced to 440/277 volt, three phase, four wire system	<b>ZONES PER FLOOR</b>	The zoning for control is an average of 800 SF, and tenants are provided with one ceiling supply diffuser per 225 SF of rentable area
<b>YEAR BUILT</b>	1980/2010/2016	<b>TELECOM</b>	The building has two service providers, Verizon and Lightpath, which service the buildings through one entry point	<b>UTILITIES</b>	Gas/Electric – PSE&G Water – Middlesex Sewer – Township of Edison
<b>WINDOWS</b>	Fixed, tinted thermopane windows	<b>SECURITY</b>	Card access system for all primary entrances with exterior & interior cameras throughout the premises		
<b>ROOF</b>	Steel decking with an original single-ply membrane and stone ballast over rigid insulation				
<b>FLOOR PLATES</b>	Concrete slab Column Spacing – 28' x 28'				
<b>FLOOR LOAD</b>	Approximately 100 lbs. PSF				





## CONTACTS

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