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TOWERCENTERNJ.COM

1 TOWER CENTER BOULEVARD
East Brunswick NJ 08816

UPGRADE YOUR

1 STYLE

2 IMAGE

3 DAY

4 VIEW

5 STAY

6 SPACE

7 ACCESS

8 SPECS













UPGRADE YOUR

STYLE

FULL-BUILDING, MULTI-MILLION DOLLAR RENOVATIONS NOW COMPLETE!

Central New Jersey's skyline is defined by Tower Center, a 14-acre mixed-use complex with a plethora of amenities and conveniences. It is comprised of two 24-story Class A office buildings, connected by the 405-room Brunswick Hilton Hotel and Conference Center.

-  Amenity-rich, 24-story office tower
-  Under new ownership and management
-  Full building renovation and state-of-the-art amenities recently completed
-  100% Covered parking in a 7 story parking garage
-  Hilton Hotel and Conference Center on site
-  Centrally located, with excellent highway access
-  Incredible signage opportunity, with high visibility on NJ Turnpike
-  Viewership of up to 160,000 vehicles per day

2

UPGRADE YOUR
IMAGE

FULLY RENOVATED BUILDING & NEW AMENITIES

American Equity Partners—with its strong track record of repositioning buildings with boldly styled renovations—has recently implemented a multi-million dollar improvements program at this corporate multi-tenant office building. Renovations include reimagined common areas and a brand new amenities floor with excellent views of the NYC skyline.







UPGRADE YOUR



DAY



Redesigned 7-story atrium lobby



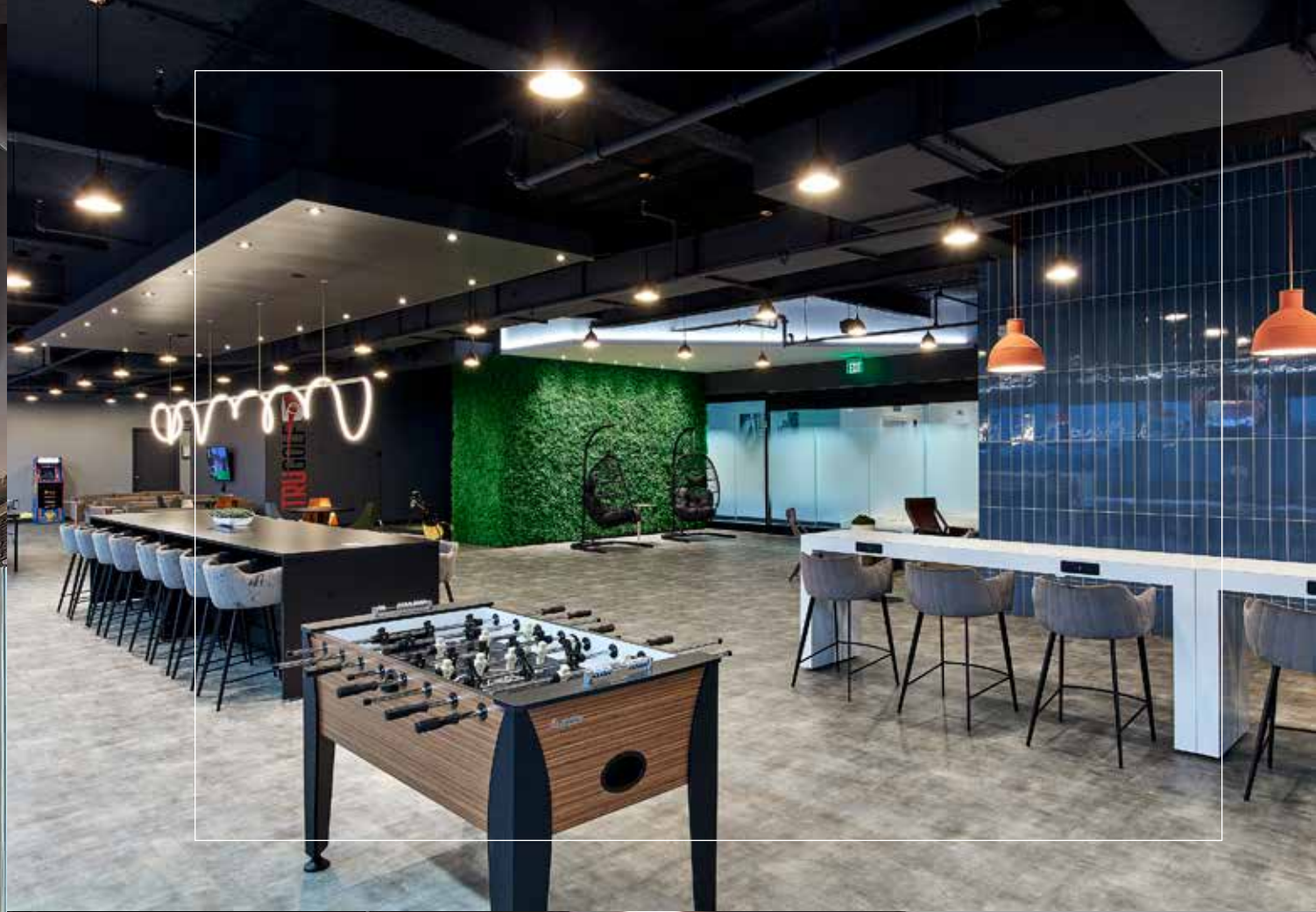
Renovated full-service cafe with outdoor seating



Improved 7-story covered parking deck with digital availability indicators



Brand new amenities center on the 15th floor






UPGRADE YOUR

VIEW

NEW AMENITIES CENTER

The 15th floor features a new fitness center, new tenant lounge, renovated conference center, and new co-working space. The location provides abundant natural light and excellent views of NYC, creating a unique environment for all tenants to enjoy.

 Fitness center with locker rooms and showers

 Lounge with coffee bar, games, conversation areas, golf simulator, and a theater/entertainment room

 Conference facility which can accommodate small groups, board room meetings, and town hall gatherings in excess of 200 people

 New 10,000 SF co-working space



5

UPGRADE YOUR
STAY

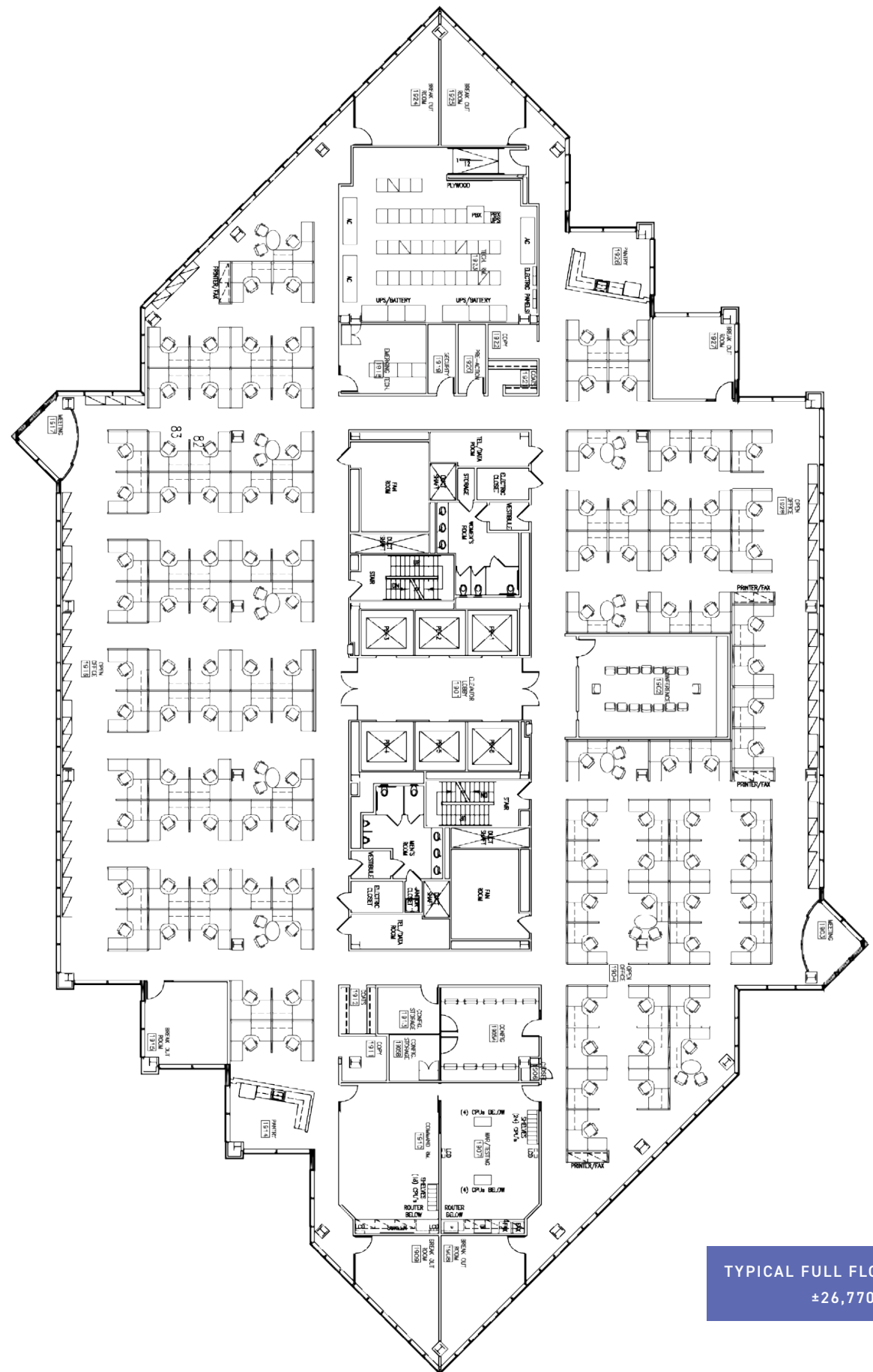
The adjacent 405-room Brunswick Hilton Hotel & Conference Center provides a variety of amenities, including a conference center, full-service restaurant, spa, pool, fitness center, and Starbucks. Immediately next door to the property are a Holiday Inn Express & Suites (100 rooms) and Marriott Residence Inn (106 rooms).





UPGRADE YOUR
SPACE

1 Tower Center features a 7-story atrium lobby, seven floors of covered parking, and sixteen floors of office space. Each center-core-designed floor provides numerous corner offices, floor-to-ceiling windows, and an exterior façade of granite accents and green reflective glass.



TYPICAL FULL FLOOR
±26,770 SF

UPGRADE YOUR

ACCESS

1 Tower Center is located at Exit 9 of the NJ Turnpike, at the junction of Routes 1 and 18. The on-site Suburban Transit Bus Terminal provides direct service to and from NYC Port Authority Bus Terminal, while a shuttle service is planned to the New Brunswick NJ Transit train station.



1 Tower Center is only two miles from New Brunswick, centrally located between New York and Philadelphia. The city center features quality restaurants, a vibrant nightlife and bar scene, plus a rich variety of museums, galleries, and performing arts spaces. Home to Rutgers University, the city has five nationally-recognized hospitals, global biotechnology and pharmaceutical corporations, internationally-recognized medical research facilities, and is part of the country's largest medical school.



60 minutes to NYC via NJ Transit's Northeast Corridor line



Enjoy fine dining at The Frog and The Peach, Steakhouse 85, Stage Left, or Panico's




Home to Rutgers University, Robert Wood Johnson Medical School and University Hospital



 Immediate access to Route 18 and the NJ Turnpike at Exit 9

 5 minutes to Route 1

 Tower Boulevard leads directly to secure covered parking

1 Tower Center benefits from incredible access to NJ's statewide transportation infrastructure. Commuters and guests can easily reach the property from north, south, east, or west thanks to its proximity to major highways. Its outstanding visibility from the surrounding area makes it a landmark location.





UPGRADE YOUR

SPECS

ADDRESS	1 Tower Center Boulevard, East Brunswick NJ 08816 2013 BOMA Outstanding Building of the Year
NET RENTABLE AREA	415,000 RSF
STORIES	Twenty-four (24)
TYPICAL FLOOR SIZE	26,770 RSF
OWNER	American Equity Partners
ON-SITE PROPERTY MANAGEMENT	Broad Real Estate Services—on behalf of American Equity Partners—maintains a seven-person, fully dedicated property management staff who are committed to providing outstanding services to meet the needs of its tenants. An engineer is on site 7 days week , 7am - 11pm
CONSTRUCTION	Structural steel with a reinforced concrete exterior curtain wall, consisting of 1" Solex double-pane thermal insulated glass and granite
FLOOR SPECIFICATIONS	Ceiling height: 8'9" finished Slab-to-slab: 13'0" Window mullion spacing: 60" and 42" Column spacing: 30' x 30'
ELEVATORS	6 Schindler, destination-based cable traction cars: • 5 passenger (3500 lbs capacity) • 1 freight (4,000 lbs capacity) 2 Schindler hydraulic cars (4000 lbs capacity): • Provides access to all parking levels (P1-P7)
BUILDING SECURITY	• Manned and patrolled, Monday - Friday, 24/7/365
PARKING	• 7-level garage, 4/1000 • Card access controlled, patrolled by security guards

ELECTRIC CAR CHARGING STATIONS	Four (4) Leviton Evr-Green 4000 Level 2 car charging stations
HVAC SYSTEM	New state of the art HVAC system installed April 2020 The system uses a central chiller plant and cooling tower with heat exchanger, for free cooling with two (2) air handlers per floor. The conditioned air is distributed throughout the various office spaces by thermostatically operated and digitally controlled VAV (variable air volume) units, with electric reheat coils. Each floor has approximately eighteen (18) zones. All monitoring and set point adjustments are accomplished through a computerized building automation system
HVAC HOURS	MONDAY - FRIDAY, 8:00AM TO 6:00PM AND SATURDAY, 8:00AM TO 1:00PM
EMERGENCY GENERATOR	Standby Diesel Generator that supplies the elevators, emergency lighting, fire protection system, and life safety alarms in times of power failure. One (1) 400KW/480V/3-phase generator with a UPS System that supplies power in times of power failure, available for tenant use
ELECTRICAL SYSTEM	Power is supplied by PSE&G, from a divisioning sub-station into a service and metering switch gear system in the P1-level mechanical room. Power is then supplied to a main service double ended sub-station before distribution to 480/277V motor control center panels and secondary panels throughout the building System components: • One (1) 15KV, 600 amp unfused service disconnect switch • Two (2) 15KV, 600 amp fused interrupter switches • Two (2) 13,200/480V, 4000 amp transformers • One (1) 4000 amp tie breaker • Two (2) 1600 amp bus ducts (on each side of building) Each floor contains the following electrical panels: • Two (2) LA panels, 208/120V, 100 amp • One (1) LH panel, 480/277V, 225 amp • Two (2) HPP panels, 480/277V, 225 amp
FIRE SUPPRESSION	Wet pipe sprinkler system throughout the entire heated interior areas. Dry pipe sprinkler system throughout the parking decks. In the event of fire, a flow alarm is activated when system is energized. The alarm is automatically sent to a central dispatch station and the fire department is notified to respond
LOADING DOCKS	Two (2) loading docks with levelers on the P1 level
TELECOM	Comcast cable and Verizon fiber. 2 telephone closets per floor, creating an east and a west riser system. The communication system is brought into the building on the P1 parking deck level. It is then routed into a central telephone room on the same level, before distribution to the telephone closets on the upper floors
AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE	The building is ADA compliant



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NEWMARK

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