

Mack-Cali Bridgewater I

721 Route 206 • Bridgewater, New Jersey



At Mack-Cali Bridgewater I, your business will be situated along Somerset County's corporate corridor, close to leading firms in pharmaceutical, biotech and other industries.

Mack-Cali Bridgewater I is the ideal choice for an impressive and inspiring corporate location. This contemporary three-story, class A building features elegant design and finishes, state-of-the-art building systems, and on-site amenities. At this property, your business will be situated in Somerset County's corporate corridor, with excellent access to a vast highway network and a wealth of business conveniences.

This premier property features:

- Three stories totaling 192,741 square feet
- Two limestone and glass exterior wings linked by beautifully landscaped courtyards
- Newly renovated marble lobby and elevator cabs
- State-of-the-art building systems—five rooftop units with chillers, pneumatic VAV system and Honeywell/Pace energy management system
- Two outdoor courtyards with attractive water feature
- On-site ATM
- New full-service café
- A convenient location between Routes 202/206 and I-287 with easy access to Routes 22 and 28 and I-78
- Close proximity to numerous hotels, retail shopping, restaurants and business services
- Nearby upscale residential communities, country clubs and recreation centers
- Generous parking ratio
- Mack-Cali on-site property management

Mack-Cali properties offer distinct advantages:

- Comprehensive in-house services provide tenants with a seamless and efficient process, covering every aspect from leasing and move-in to day-to-day operations.
- Extensive portfolio of properties offers a wide selection of locations to accommodate tenants' expansion, relocation or build-to-suit requirements.
- Mack-Cali's on-site management provides responsive, professional attention to the needs of tenants.

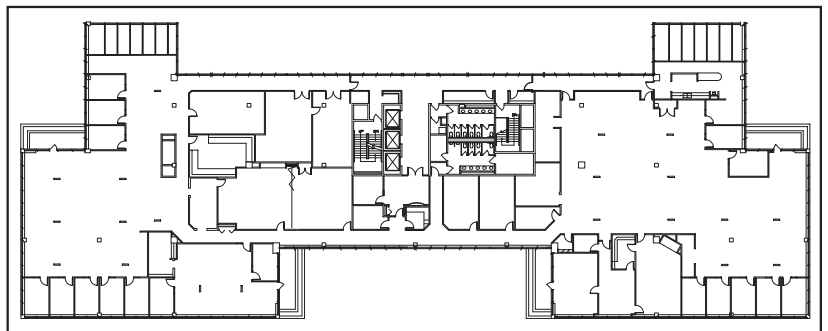

MACK-CALI[®]
Realty Corporation
www.mack-cali.com

An excellent Somerset County location:

- Situated between Routes 202/206 and I-287 with easy access to Routes 22 and 28 and I-78
- Close proximity to the Bridgewater Train Station with NJ Transit service to Manhattan
- Close to the full-service Bridgewater Marriott, with conference facilities, and the Hyatt
- Adjacent to the 159-store Bridgewater Commons mall
- Just 40 minutes to New York City
- Located near major pharmaceutical and biotech operations for Johnson & Johnson Inc., Pfizer Inc., Sanofi-Aventis Pharmaceuticals, Ortho Biotech, Roche Diagnostic Services, Schering-Plough Corporation and Alpharma Inc.
- Nearby upscale residential communities offering abundant, highly-skilled labor pool
- Raritan Valley Country Club and Trump National Golf Course located nearby
- Close to Commerce Bank Ballpark, home to minor league baseball's Somerset Patriots



Located between Routes 202/206 and I-287, the property offers generous surface parking and excellent access to the area's major highways.



Typical floor plan.

For further information, please call the
Mack-Cali Leasing Department at
732.590.1000 or
e-mail leasing@mack-cali.com.



www.mack-cali.com

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