

# 200

WOOD AVE S.

ATTRACT & RETAIN TALENT. GIVE YOUR BUSINESS AN EDGE.

INTRODUCING METROPARK'S PREMIER TRANSIT LOCATION

ISELIN, NJ

SJP|PROPERTIES

# SJP PROPERTIES IS A WORLD-CLASS PROPERTY MANAGER FOR THE ULTIMATE TENANT EXPERIENCE.

This strategic acquisition offers large floor plates, new, upgraded collaborative spaces, improved mechanicals, and quick access to NJ Transit and the Acela lines.

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METROPARK/ISELIN, NJ



REDESIGNING.  
REIMAGINING.  
RECONSTRUCTING.  
RETAINING.

WHERE LABOR  
MARKETS CONVERGE.



200

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METROPARK/ISELIN, NJ

**ONSITE AMENITIES  
PROMOTE  
COLLABORATION  
AND INCREASE  
PRODUCTIVITY.**



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# DON'T MISS THIS ONE-OF-A-KIND OFFERING.

The concrete structure and waffle ceiling design achieves a modern industrial vibe with plenty of natural light for productivity.



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METROPARK/ISELIN, NJ

**METROPARK'S ONLY  
AVAILABLE CLASS-A  
LARGE BLOCK.**

**200**

WOOD AVE S.

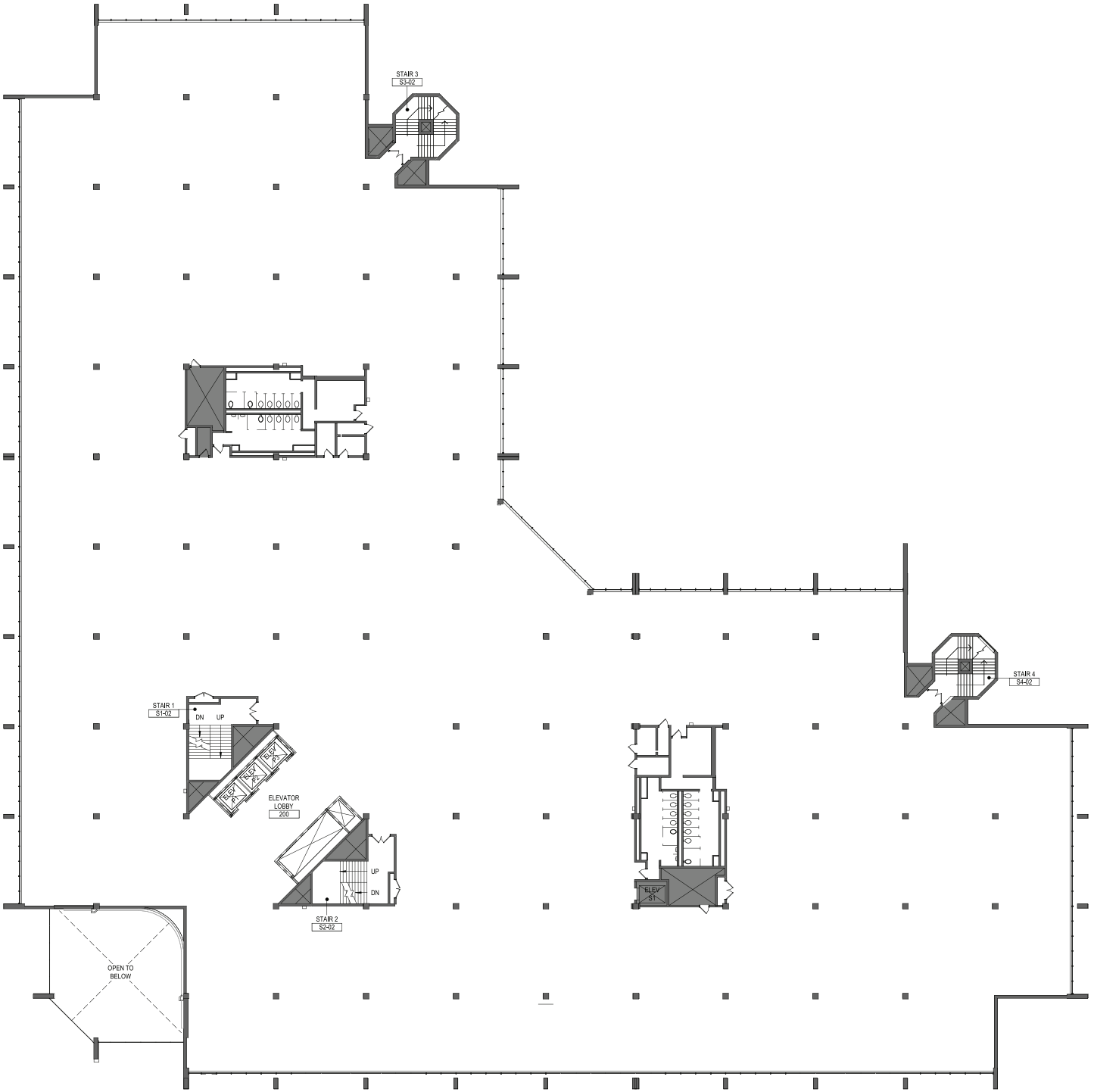
METROPARK/ISELIN, NJ

**FIRST FLOOR**



METROPARK'S ONLY  
AVAILABLE CLASS-A  
LARGE BLOCK.

SECOND FLOOR



200

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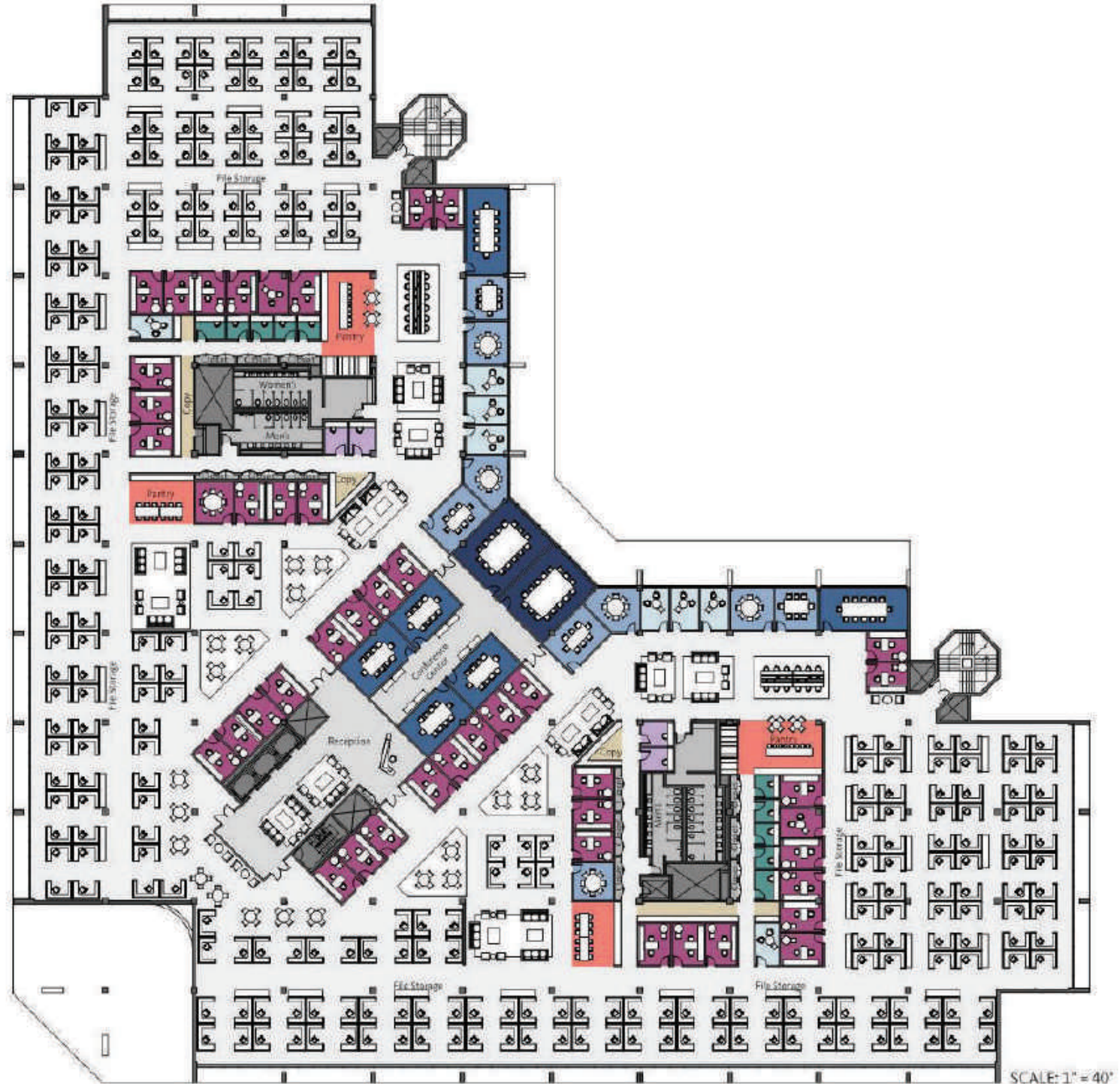
# THE LARGE, EFFICIENT FLOOR PLATE ALLOWS FOR MAXIMIZING DENSITY.

# 200

WOOD AVE S.  
METROPARK/ISELIN, NJ

- KEY LEGEND
- Open Workplace
  - Reception
  - Private Office
  - Board Meeting
  - Large Meeting
  - Medium Meeting
  - Small Meeting/Team Rm
  - Pantry
  - Phone Room
  - Mother's Room
  - Storage/Support
  - Copy Supply
- MEETING SPACE

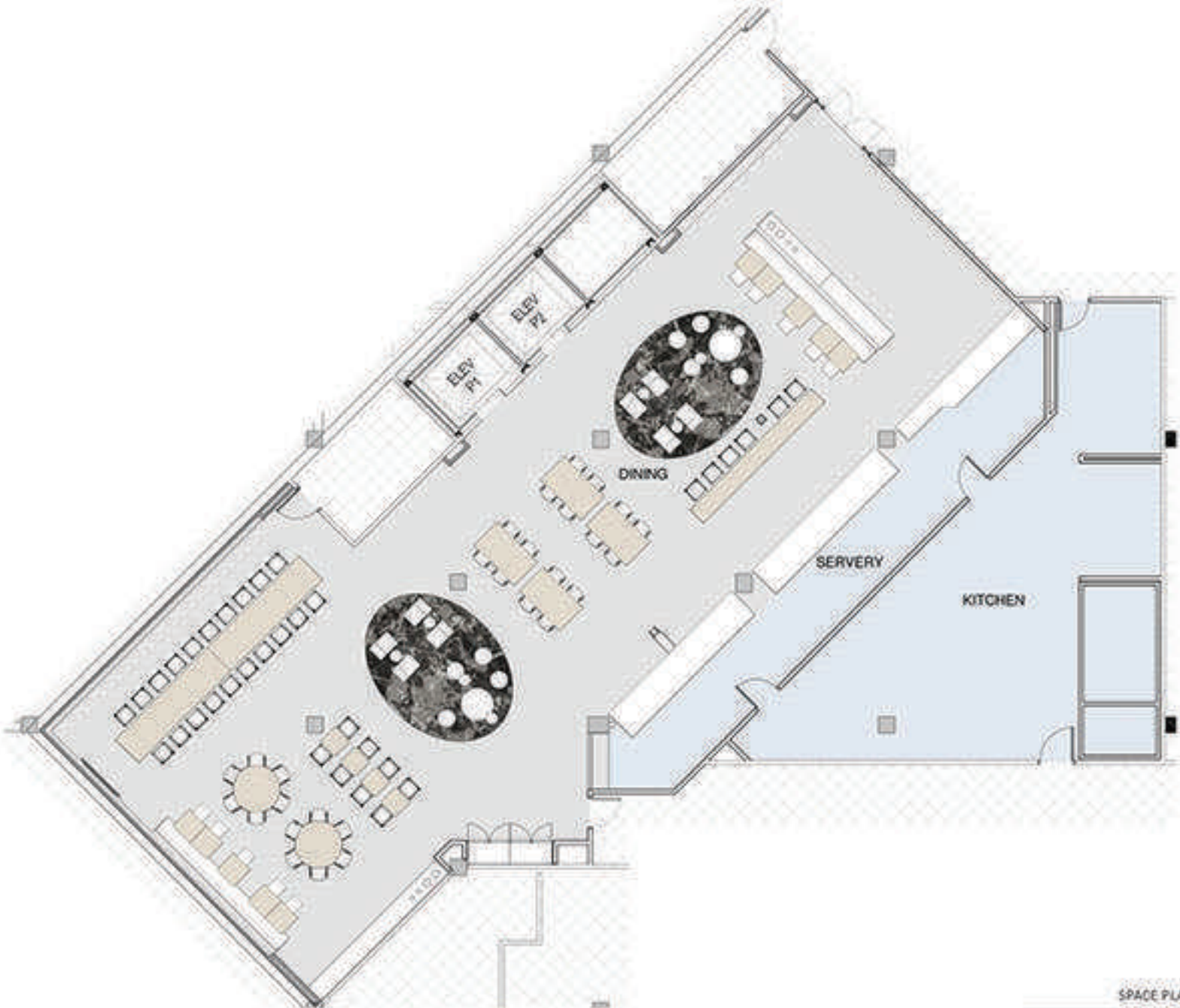
TEST FIT



SCALE: 1" = 40'



# LOWER LEVEL AMENITY FLOOR PLAN.



SPACE PLAN  
200 WOOD AVE CAFE  
200 S WOOD AVE, LOWER LEVEL  
ISELIN, NEW JERSEY 08830

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# WOOD AVENUE SITE PLAN.



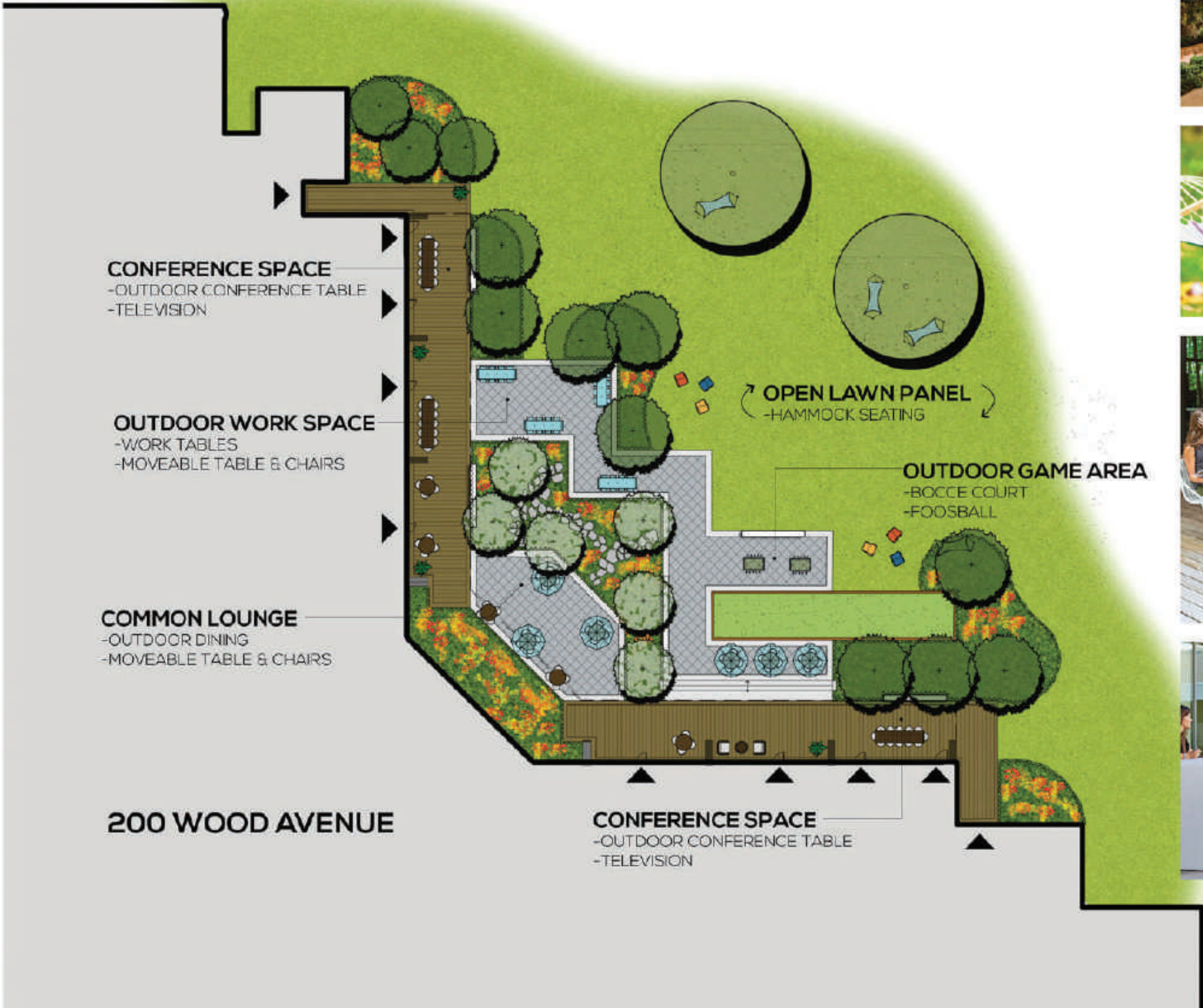
# 200

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# OUTDOOR AMENITIES.

# 200

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# METROPARK'S PREMIER MIXED USE CAMPUS.

THE MOST DESIRABLE  
ADDRESS IN  
MIDDLESEX COUNTY.

An exceptional opportunity  
to take advantage of  
Metropark's only campus  
featuring outdoor  
green space.

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# IMPROVEMENTS TO PARKING & ACCESS.

\* RIDESHARE DROP OFF POINTS



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UNRIVALED  
PROXIMITY  
TO TRANSIT.

ATTRACT AND  
RETAIN TALENT.



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# BUILDING SPECS.

## 200 WOOD AVE S.

**Size:** 270,000 sf

**Power:** Building fully backed-up by two 1.5 MW generators

**Number of Floors:** Three

**Construction:** Poured Concrete – 14' slab to slab

**Security:** Guarded single point of entry

**Column Spacing:** 30' x 30'

**Parking:** 4 per 1,000 (surface and deck)

**HVAC:** Central plant, 12 AHU's, VAV, Honeywell controls

**Utility:** PSEG feeds from two 13.2 transformers at 480v

**Loading Docks:** Two

**Carriers:** Verizon, AT&T, Lightpath, Level 3, CenturyLink, Zayo (Empty conduits running between buildings)

\* RIDESHARE DROP OFF POINTS AVAILABLE.



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NEARBY  
AMENITIES  
MEAN NOTHING  
IS OUT OF REACH.



200  
WOOD AVE S.

METROPARK/ISELIN, NJ



# NJ'S MOST CENTRALLY LOCATED PROFESSIONAL ADDRESS.

Enjoy unrivaled access to the Garden State Parkway North and South, Route 1, Turnpike and Route 287.

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METROPARK/ISELIN, NJ



**JUST 5 MINUTES  
TO METROPARK  
TRAIN STATION.**

**15 MINUTES**  
to New Brunswick

**30 MINUTES**  
to Newark

**35 MINUTES**  
to Union

**50 MINUTES**  
to Hoboken

**55 MINUTES**  
to NY Penn Station



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METROPARK/ISELIN, NJ

# REGIONAL ADVANCED LABOR AND WORKFORCE.

Centrally located in the heart of one of the nation's largest and most advanced talent pools.

With optimal positioning near transit and complete with onsite amenities and capital improvements, 200 Wood Ave S. is the place to be.

# 200

WOOD AVE S.

METROPARK/ISELIN, NJ

## POPULATION

5,379,915

## LABOR FORCE

2,757,150

## POST-SECONDARY SCHOOL ENROLLMENT

1,097,342

## BACHELOR'S DEGREE

24%

## GRADUATE DEGREE

10%

## PROJECTED POPULATION GROWTH

3.8%

## MILLENNIALS AGE 21-34

20.3%

## MONTHLY UNEMPLOYMENT

4.2%

# SJP BY THE NUMBERS.

SJP Properties is a privately owned, vertically integrated real estate company specializing in the development, management and operation of Class-A commercial and luxury residential properties throughout the New York Metropolitan Region.

\$6

BILLION  
of Equity Invested

\$10

BILLION  
Projects Developed

YEARS  
Serving the New York Metro Area

20

BUILDINGS  
Under Management

25+

MILLION  
Square Feet Developed

30+

\$1.5

BILLION  
Interior Fit-Outs Executed



*theMODERN*

**Panasonic**

**WATERFRONT  
CORPORATE  
CENTER**

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