



the
park

by The Connell Company

Welcome to The Park

*Redefining a Hospitality Centric Hub
for Live-Work-Shop-Dine-Play*

Berkeley Heights, NJ

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Through a hospitality driven approach, The Park emphasizes design and services to promote exceptional dining, shopping, living, work and recreational experiences.

COMMUNITY

A MIXED-USE COMMUNITY Hospitality Focused Ecosystem

COMMUNITY

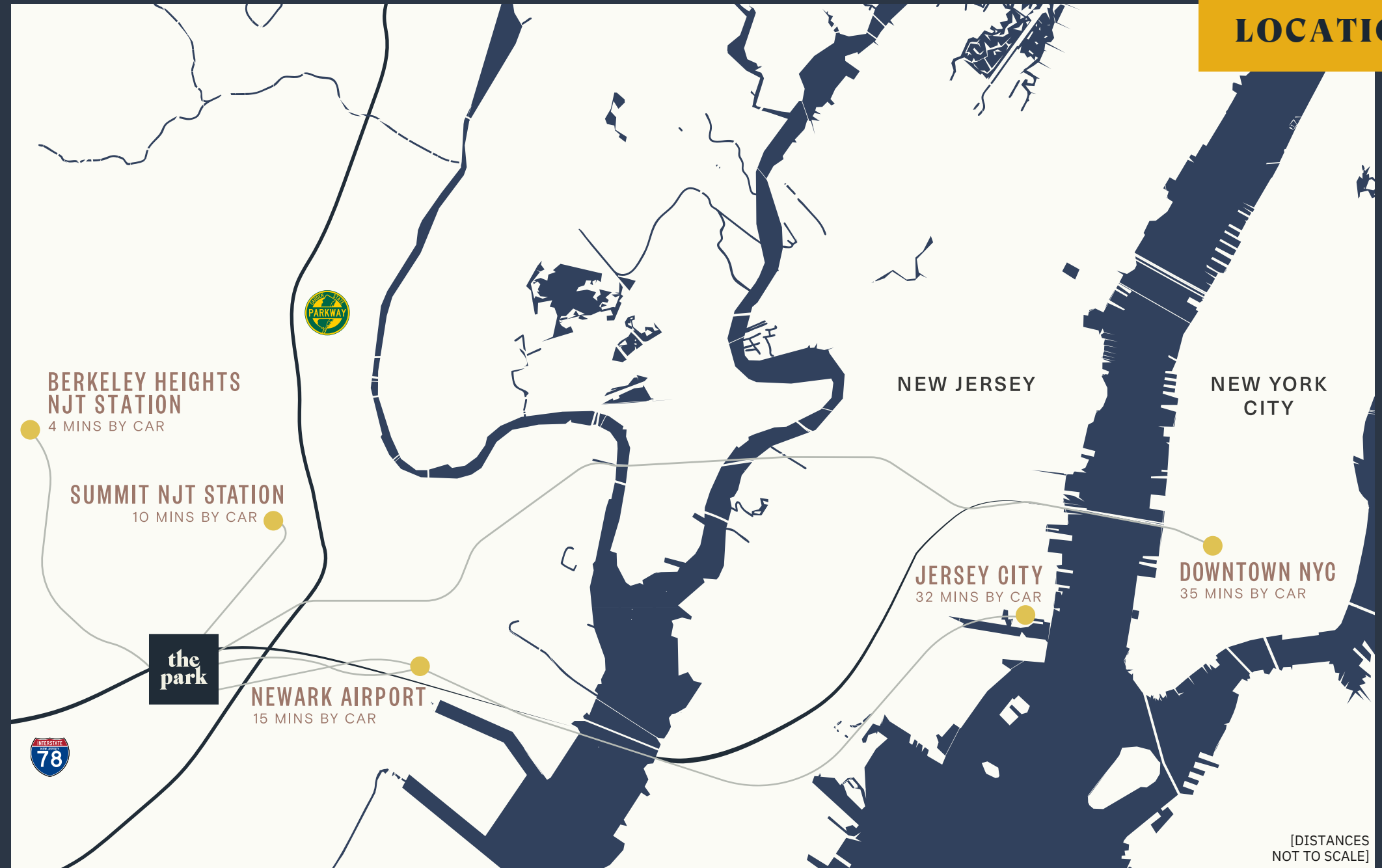
Where People Find Community

The Park has curated its entire 185 acres to offer places where shoppers, tenants, residents and the public can interact through shared indoor and outdoor venues, workspaces and amenities, social and cultural hosted events, culinary experiences, public parks, fitness trails, and retail and dining options.



A Suburban Campus with Urban Access

Centrally located in the Tri-State Area with direct access off Route 78, The Park is just 30 minutes from Downtown NYC, 15 minutes to Newark Airport and within a quick drive to key suburban neighborhoods.



LOCATION

Discover Berkeley Heights

Ranked #6 in CNN/Money magazine’s 2013 “Best Places to Live - America’s Top 50 Small Towns,” Berkeley Heights is a family-oriented community bordering on the 2000+ acre Watchung Mountain Reserve and just 28 miles from Manhattan.



CAMPUS

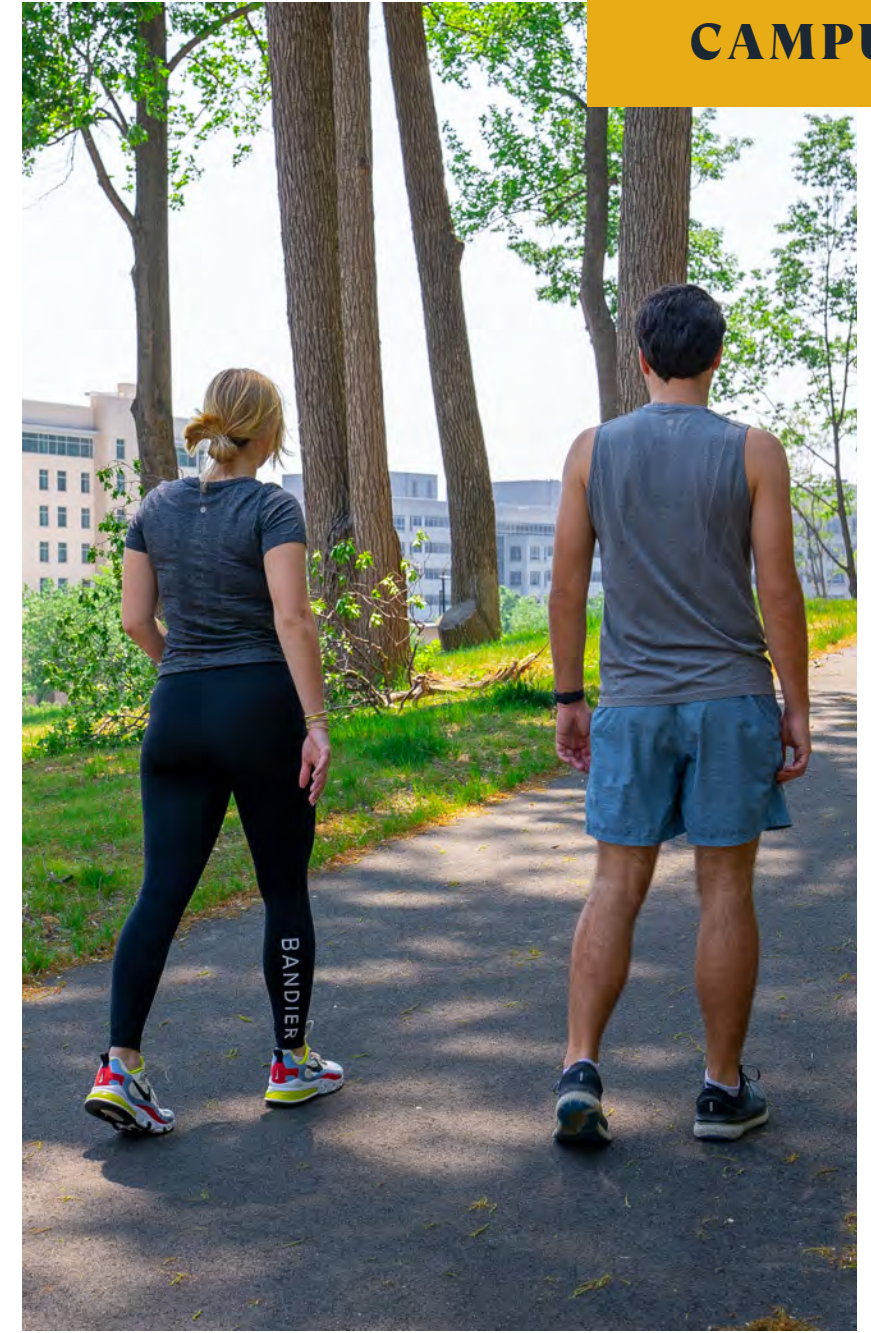
The Park is a destination mixed-use campus with dynamic connections between work, entertainment, dining, shopping and recreation, indoors and out.



Urban by Nature

The Park campus was inspired by the scale, proximity, and character of NYC's iconic neighborhoods. Here, office, retail, gyms, parks, hotel, cafés, shopping and restaurants are all mere steps away from one another.

At The Park, these civic sensibilities have been woven into 185 acres of thoughtfully programmed landscape architecture, parks, and walking paths bringing a level of urban sophistication to the suburbs.



CAMPUS



Public Parks & Recreation

Our network of public parks and trails link all areas of the campus and gives residents, tenants and visitors the opportunity to play, exercise and socialize in a gorgeous natural setting.

PLAY



The Grove

The Grove is a seven-acre urban park, located in the center of The Park that is activated with North and South Grove areas.

The North Grove features Grover's Roadside Burgers, a 1950's style burger joint that offers indoor and outdoor seating. Located on the rooftop of Grover's is Pickle on Top, an outdoor bar where you can spend time together with friends and play pickleball or ping pong. Dogs Among People is a members only social dog park, where members and their dogs can play, eat, drink, and socialized in a dog-centric outdoor space with window service from Grover's Roadside.

The South Grove features a large open amphitheater and outdoor work, dining and social spaces to gather.



An aerial architectural rendering of 'The Park' development. The scene shows a cluster of modern multi-story buildings with large windows and flat roofs. Some buildings have rooftop gardens and terraces. A central courtyard area is filled with trees, walkways, and people. In the background, a dense forest covers a hillside. The overall atmosphere is one of a vibrant, green urban community.

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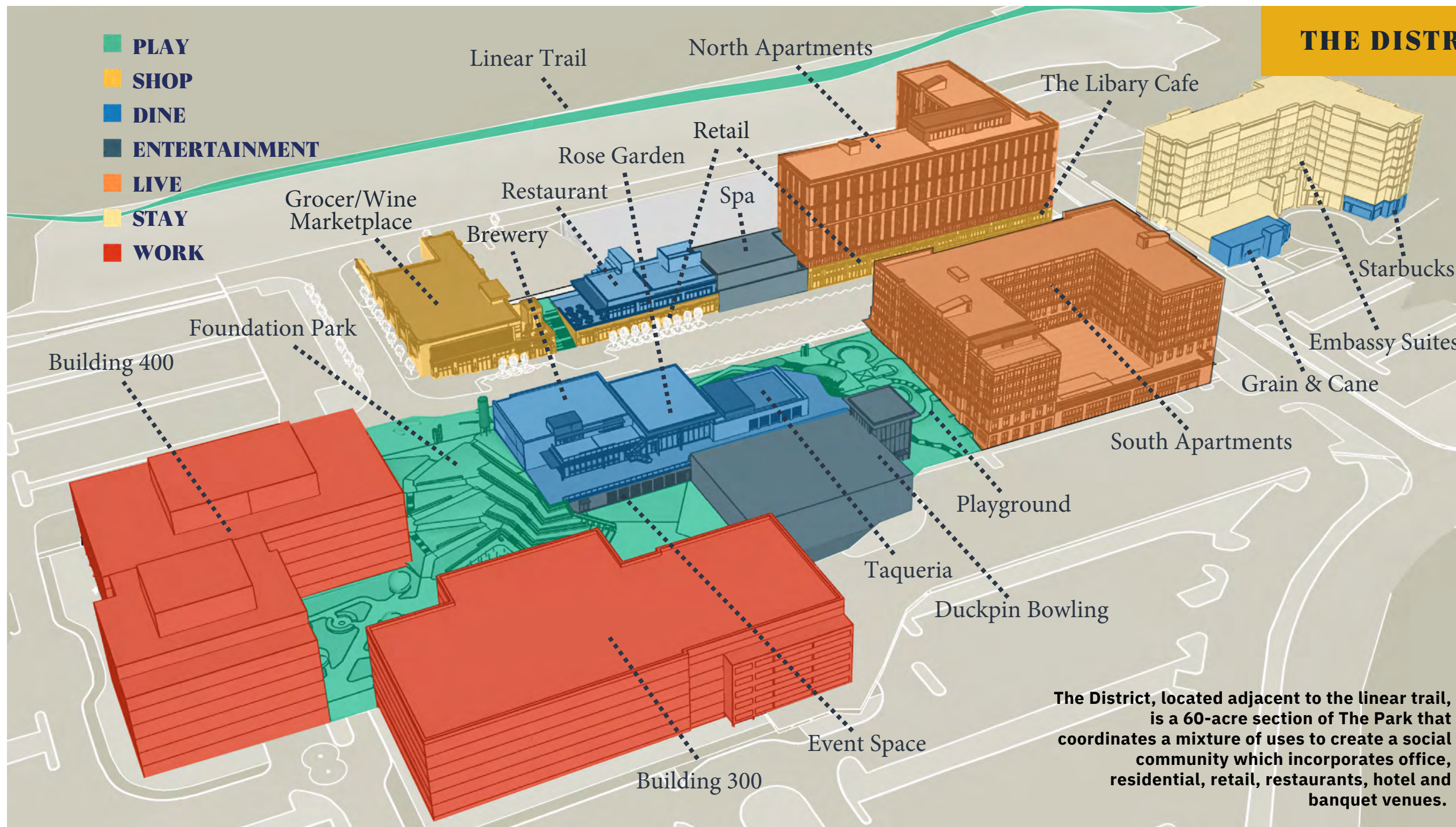
The Park is undergoing an inspiring \$400 million transformation from office park to a 24-7 live/work/play community. This reinvention will create a place where the community can live, work, dine, stay, and play – today and in years to come.

THE DISTRICT

THE DISTRICT Reinventing The Suburbs

THE DISTRICT

- PLAY
- SHOP
- DINE
- ENTERTAINMENT
- LIVE
- STAY
- WORK



The District, located adjacent to the linear trail, is a 60-acre section of The Park that coordinates a mixture of uses to create a social community which incorporates office, residential, retail, restaurants, hotel and banquet venues.

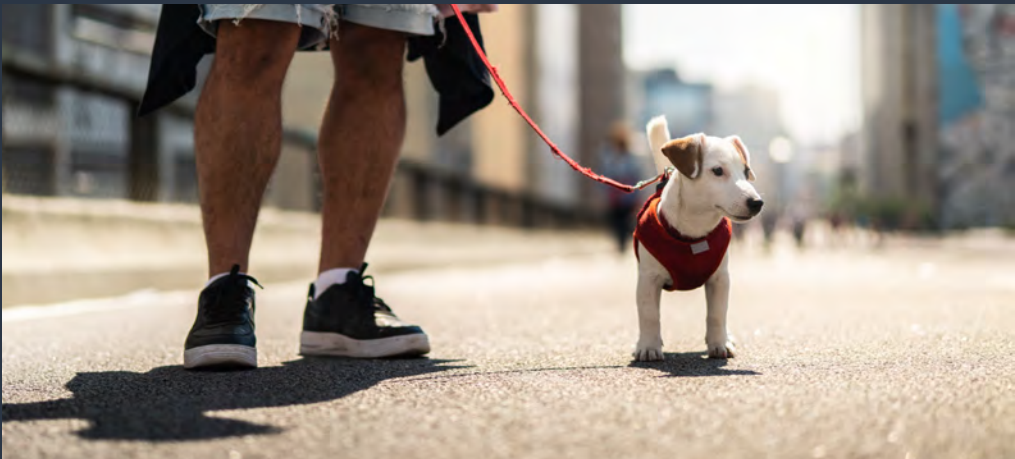
An architectural rendering of a modern urban development. The scene shows a wide street with cars and pedestrians. On the left, a brick building with large windows and a tree are visible. In the center, a multi-story building with a grid of windows stands. On the right, a building features a large, colorful mural of a sailboat. The sky is blue with some clouds.

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THE DISTRICT

The District's Main Street is inspired by the urban sensibility of a New York City neighborhood, tailored to a suburban population. Main Street consists of 328 urban-styled condo quality apartments above retail, restaurants, parks, shopping, office buildings and the Embassy Suites hotel.

The walkable District is connected by pedestrian friendly Main Street that includes retail and restaurant options along with shared amenities, parks and public events and activities.



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A boutique gourmet grocery is programmed to anchor the Main Street shopping experience.

SHOP





Culinary Culture is a Cornerstone

DINE

Nothing brings people together like food, and The District at The Park is the food destination New Jersey has been waiting for. Anchored by Grain & Cane, Blue Rose Taco, a craft brewery, The Duck, an Italian steakhouse and duckpin bowling concept, and a hipster coffee concept. The District will offer a vibrant social scene with opportunities for indoor/outdoor dining.



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The District's buildings are designed to be both modern and timeless and integrate new indoor and outdoor dining uses.

DINE



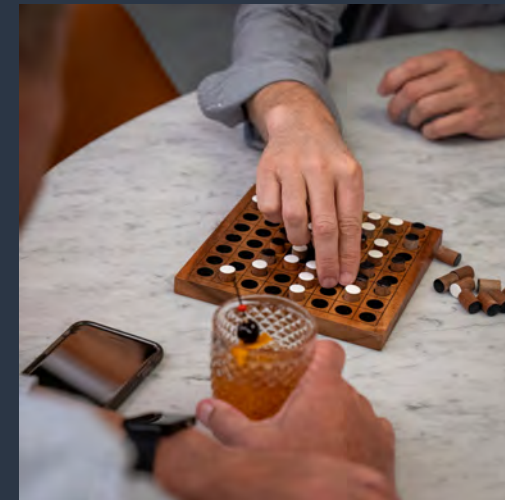
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ENTERTAINMENT

Opportunities for entertainment are intertwined throughout The Park experience. Whether in the brewery, covered garden, duck pin bowling restaurant concept or the after-hour programming at the new coffee shop, The District offers opportunities to enjoy everything from a night out for fun, a friendly walk on the linear trail to a casual dining or market experience.



ENTERTAINMENT



The Park will host farmer's markets in the summer and ice skating in the winter, as well as a full calendar of outdoor events, concerts, and movie nights in the outdoor parks. Recreational uses and restaurant concepts are all designed to host outdoor social and corporate events, catered and served by The Park's hospitality and culinary teams.



Outdoor venue, dining and entertainment spaces are prioritized with shaded porches and façades that are opened up to street level life.

ENTERTAINMENT





A Fresh Take On The Social Club Provides Tenants and Members with the Ultimate Luxury: TIME

LIVE

Residences in The District offer one-two-and-three bedroom apartment homes with condo quality design and finishes. Living in The District allows residents to take advantage of every amenity you can imagine along with concierge services, The Park's social activations, and co-working solutions, that deliver the best of The Park lifestyle - time saving, life-enhancing, resort-level services.





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LIVE

DISTRICT LOFTS

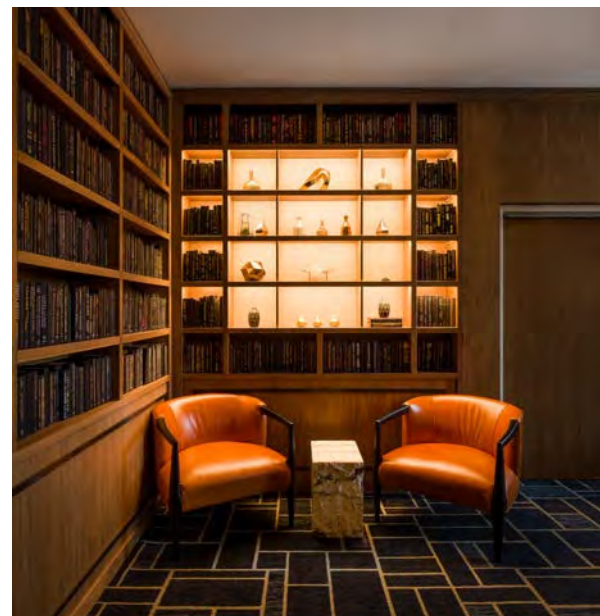
Living at The Park gives its residents the benefits of an urban experience, with the convenience and beauty of the suburbs. And, with its location in the heart of The Park's walkable district, residents will enjoy easy access to restaurants, a brewery, coffee shops, bars and shopping.



Hospitality at The Park

STAY

Located at the end of The District's Main Street is Embassy Suites by Hilton. This hotel offers 176 all-suite rooms and over 12,000 sq ft of meeting and event space, including a large 5,000 SF Ballroom and 2,500 sq ft Glass House.



An aerial photograph of a modern office campus nestled in a lush, green forest. The central building is a large, multi-story structure with a curved, white facade and a central glass entrance. It is surrounded by extensive green lawns, numerous trees, and parking areas. In the background, other office buildings are visible, and the entire campus is bordered by dense, rolling hills covered in forest. The sky is clear and blue.

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WORK

The Park is a reimagined campus that brings urban energy and community to the suburbs of New Jersey. This walkable, 185-acre campus offers over 1.5 million sq ft of Class A offices, flexible workspaces, and collaborative lounges anchored by an inventive culinary scene and wellness programming.

Office Buildings at a Glance

Office Buildings at a Glance

The Park's workplaces offer a hospitality approach to dining options, service and amenity design

WORK



50 CONNELL DRIVE
L'OREAL HQ

180,000 Gross sq ft
Single Tenant
Gold LEED Rated
Solar Canopies
Full-Service Café
Electric Car Chargers
Adjacent to Lifetime Fitness
Access to the Trails
Concierge The Park App

100 CONNELL DRIVE
FISERV TECH HUB

428,000 Gross sq ft
Single Tenant
Atrium Lobby Barista Service
Luxury Courtyard
Full-Service Café
Electric Car Chargers
Located on The Trails
Concierge The Park App

200 CONNELL DRIVE
INDUSTRIAL CHIC

343,000 Gross sq ft
Multi Tenant
Luxury Outdoor Seating
RT Studio Club & Co-working
Eden Health Clinic
Full-Service Café
FIELDHOUSE Gym & Rec Room
Electric Car Chargers
Located on The Trails
Concierge The Park App

300 CONNELL DRIVE
DISTRICT VIBE

UPGRADES IN DEVELOPMENT

286,000 Gross sq ft
Multi Tenant
Luxury Outdoor Seating
13,000 sq ft dining area,
lounge & bar
Test Kitchen & Game Room
Electric Car Chargers
Adjacent to The District
Concierge The Park App

400 CONNELL DRIVE
DISTRICT MAIN STREET

UPGRADES IN DEVELOPMENT

256,000 Gross sq ft
Multi Tenant
Luxury Outdoor Seating
Access to Full-Service Café
FIELDHOUSE Gym & Rec Room
Electric Car Chargers
Located on Main St
Concierge The Park App

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WORK

Building 200 was the first building in The Park to be upgraded with The Park's new operations and design philosophy





Workplace Trends: Ahead of the Curve

WORK

The Park's five office buildings, comprising of more than 1.5 million sq ft, have been redesigned to accommodate the sensibilities of the 21st century workplace. They include everything from scalable floor plates, sustainable infrastructure, full-service concierge, personalized health and wellness programs and diverse fitness facilities. Collectively, these fundamental changes actualize a new brand of work/life balance.



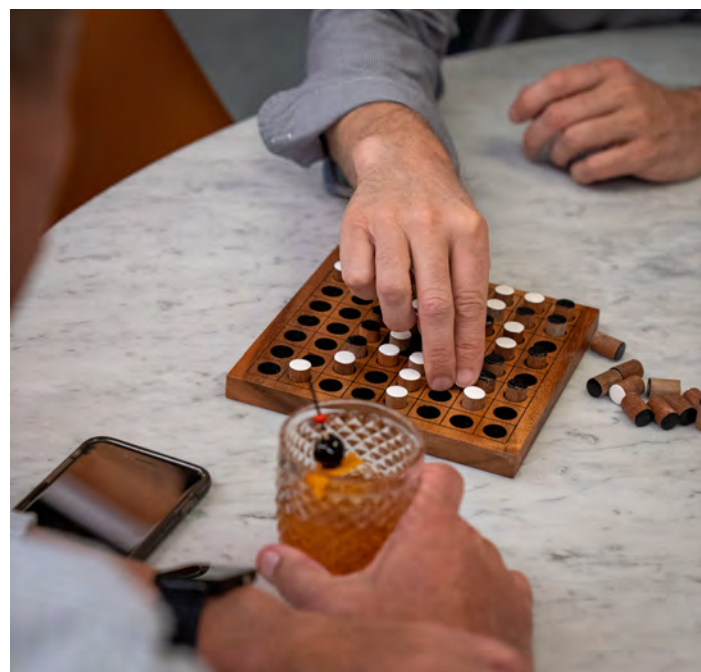


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A Design-Driven Approach

WORK

The Park's ownership assembled a team of architects, designers, and operators to realize its guiding principle: "Thoughtful design fosters creativity, productivity and innovation".



Designed for Collaboration, Socialization & Coworking on Campus

WORK



ROUND TABLE

STUDIOS

On par with the best urban membership clubs, Round Table Studios provides beautifully designed, flexible workspace solutions for entrepreneurs, teams, and individuals. Members enjoy inspired social programming, a dining and after-hours food and beverage program along with access to the FIELDHOUSE gym and game room.

Round Table Studios offers luxurious lounges and meeting rooms for easy collaboration, acoustically rated quiet space for deep focus, cutting-edge technology, and exceptional amenities and hospitality services.



WORK

The Round Table Studios Lounge and Library offer task tables, sound attenuated phone booths, data enabled library tables, and lounge seating. Natural materials such as walnut and marble come together to establish a warm and luxurious aesthetic.

A photograph of the interior of RT Farm restaurant. The space is modern and minimalist, featuring wooden tables and chairs. In the foreground, a wooden table is set with two glasses of water, folded white napkins, and menus. The background shows a long blue booth with more tables and chairs. A white wall on the right side has the word "FARM" in large, bold, black letters, with a small circular logo above it. A bar area with a wooden counter is visible on the right. The lighting is warm and ambient, with a single pendant light hanging over the tables.

WORK

RT Farm is a members-only restaurant and bar with chef-inspired healthy meal options utilizing organic and thoughtfully sourced ingredients. The restaurant evolves every evening into a full-service lounge with an exceptional mixology menu.

LIVE YOUR LIFE



PARK LIFE

The Park, a destination mixed-use campus, fosters an environment that offers tenants and guests a sense of community. Managed by Table & Banter, a hospitality, event, restaurant, catering and workplace management company, you can truly 'Live Your Life' at The Park.

Table & Banter Hospitality

PARK LIFE

A boutique luxury management company that takes a hospitality approach to servicing and managing The Park. Driven by the philosophy that residents and tenants should be treated like guests and offered top-level amenities and services to make their days more fulfilling and balanced.



Events & Social
Programming



Experiential
Management &
Concierge Services



Coworking &
Meeting Space



Health & Wellness
Solutions



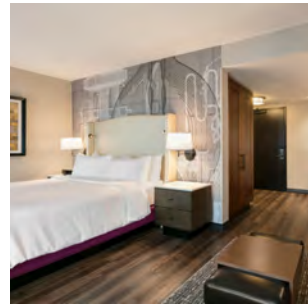
Catering & Meal
Services



Café & Restaurant
Concepts



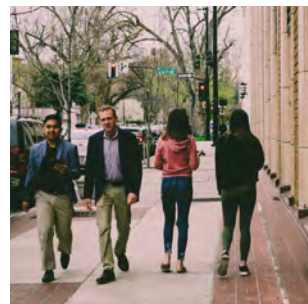
Office Tenants



Hotel Guests



District Residents

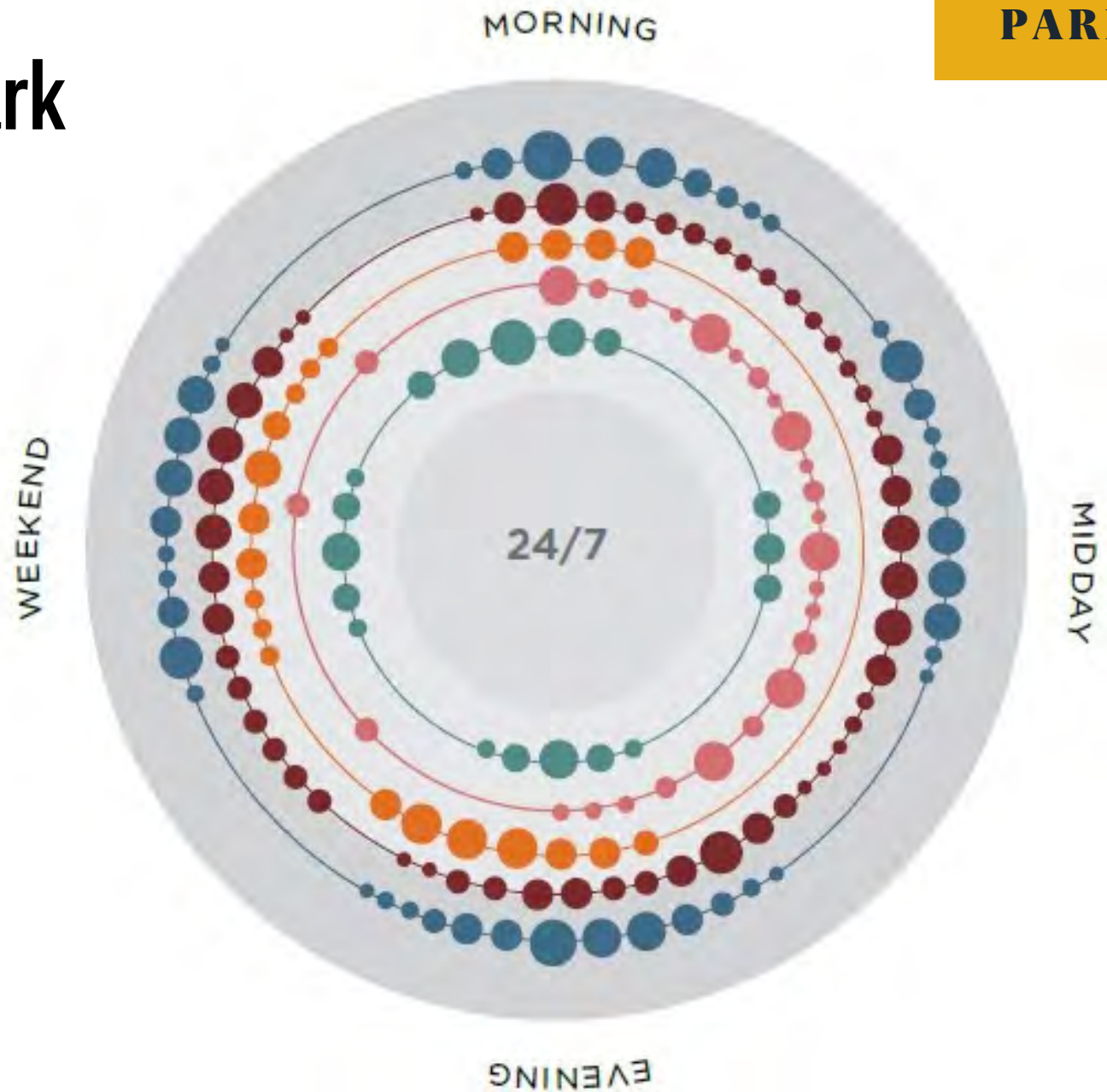


Nearby Residents

Grab & Go
Breakfast
Lunch
Dinner
Drinks
Highline Walks
Health Club
Indoor/Outdoor Group Fitness
Dry Cleaning
Grocery
Errands
Grooming
Child Care
Play Dates
Pet Care
Shopping
Work & Cowork
Meetings
Third Space Gathering
Events

24/7 at The Park

PARK LIFE



200 at The Park



Industrial Chic

200 was the first building upgraded to reflect The Park's new design philosophy and offerings.

The streamlined and curved exterior wraps around a two-story jewel box that is home to the communal workspace lobby and amenity areas. Exposed iron beam elements and the addition of metal and concrete are a nod to The Park's industrial legacy.

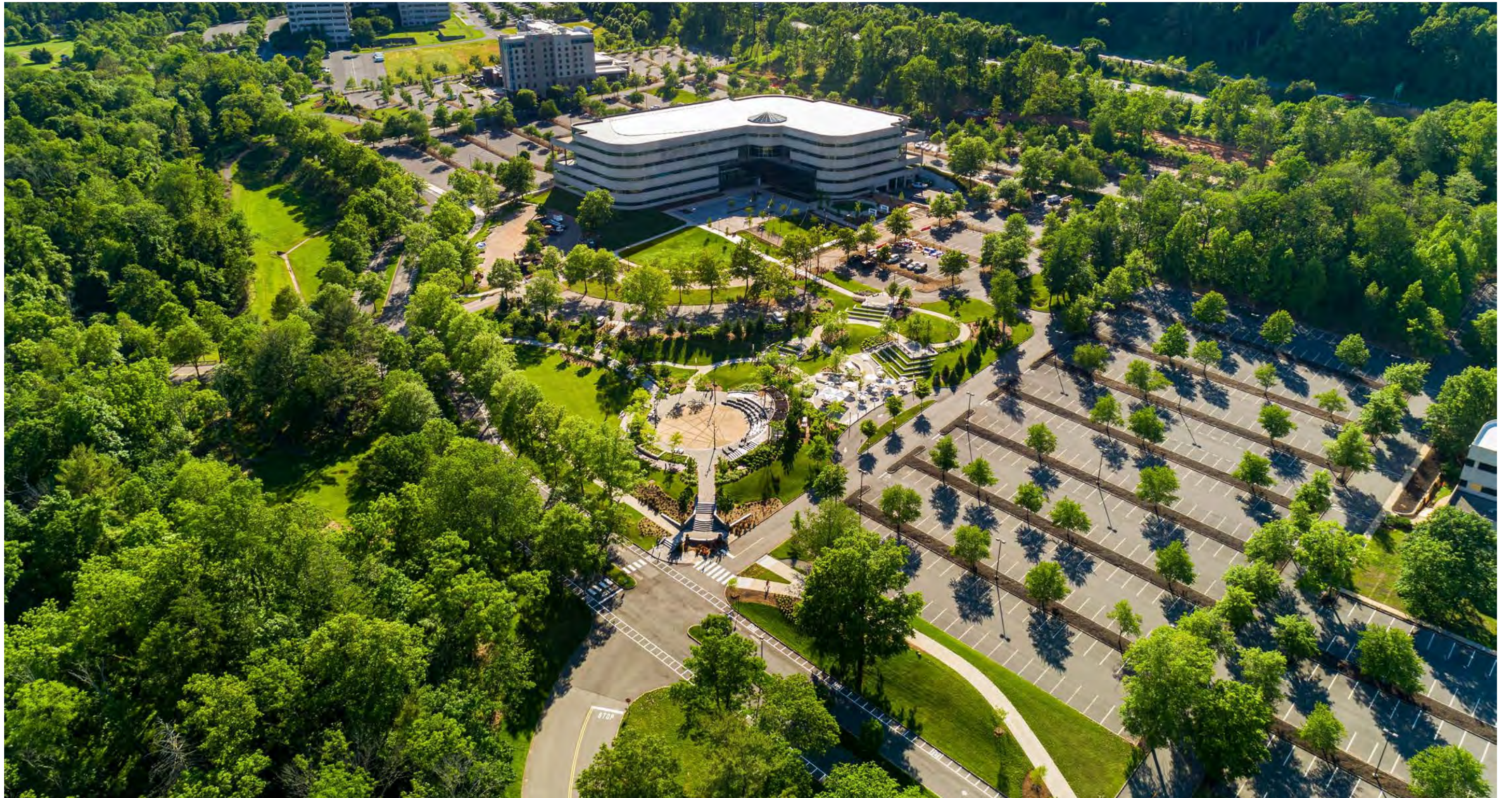


Lobby



Facade





Building 200 features
a jewel box entrance
and atrium lobby lounge.



Shared seating in the
naturally lit atrium
lobby lounge.



The café lounge offers seating areas infused with natural light, where tenants can eat, work and socialize.





The 12,000 sq ft **FIELDHOUSE** offers plentiful opportunities to exercise and engage. It features a circuit training space, yoga room, state-of-the-art fitness equipment and a game room.

The FIELDHOUSE game room offers a variety of games and amenities for tenant use and private events.





The separate fitness studio within FIELDHOUSE is a serene setting for yoga classes.



The **FIELDHOUSE** game room offers two golf simulators for casual play or a competitive round of golf.



Eden Health is located next to the FIELDHOUSE gym on the first floor. Eden Health is a Park amenity, offering tenants access to on-site and virtual 24/7 medical services, behavioral therapy and physical therapy.

Private telephone booth
conference rooms are available
in the atrium lobby lounge.



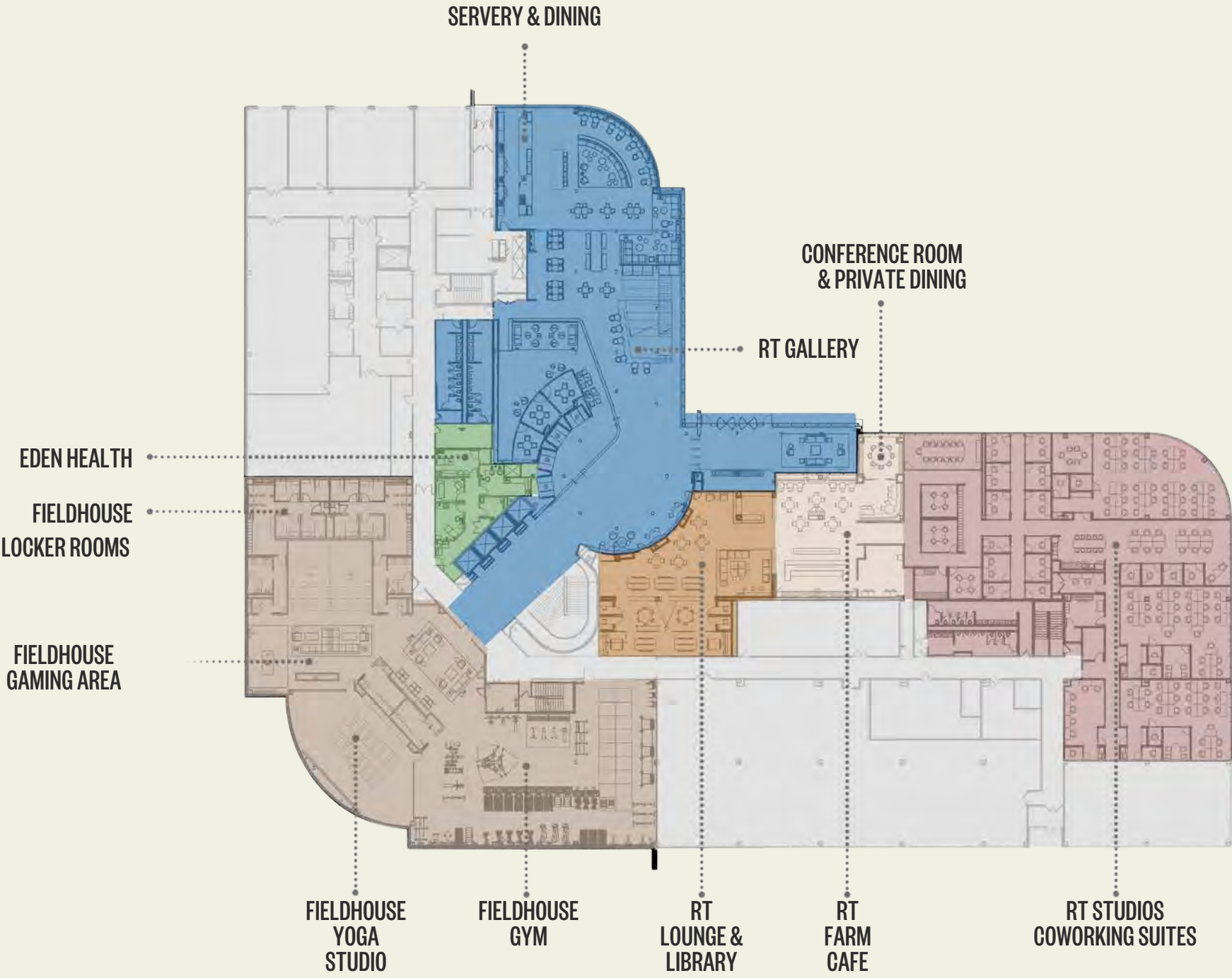
Round Table Studios, a co-working and social club located in Building 200, offers levels of memberships, flexible work solutions and meeting spaces.





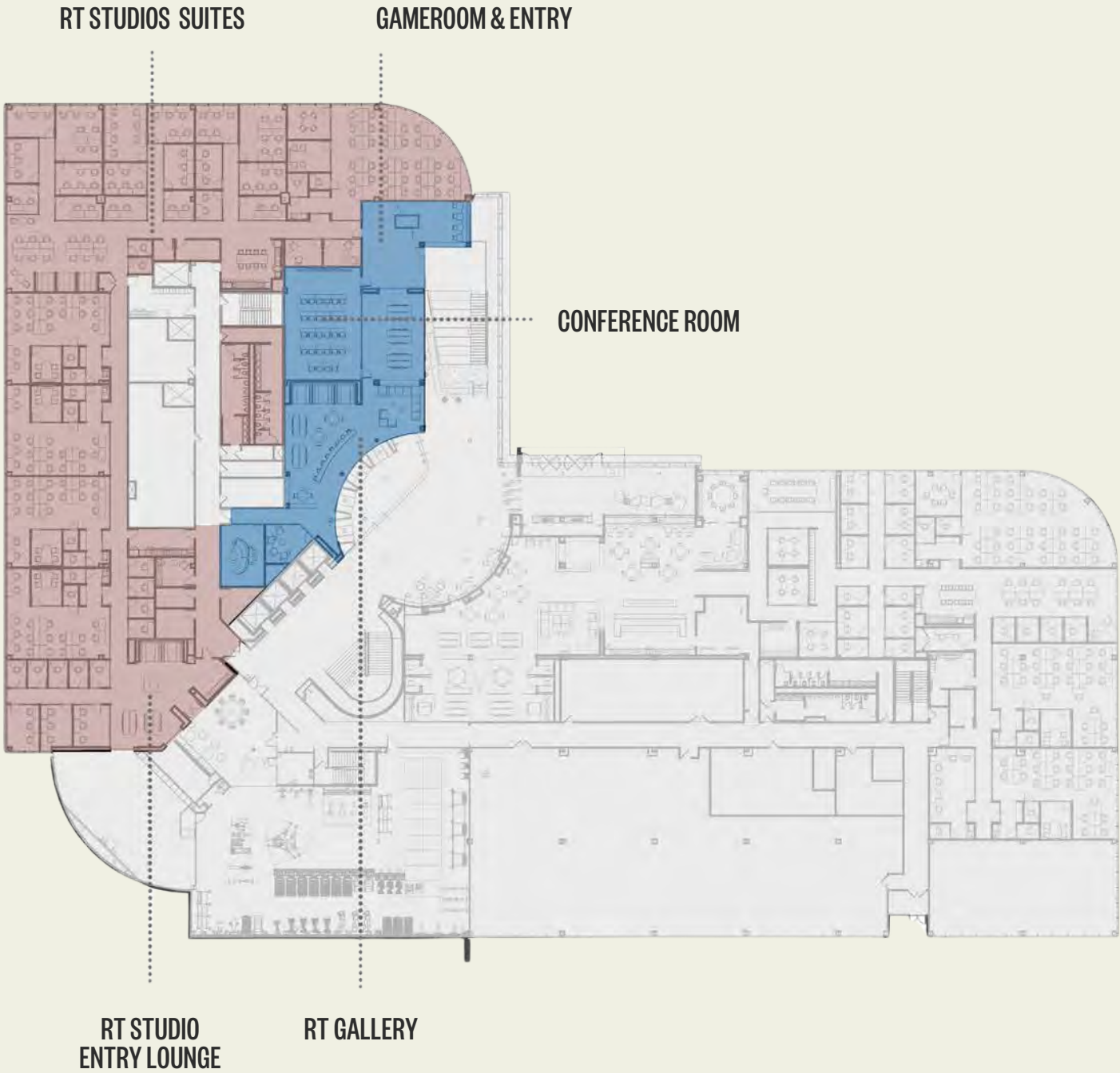
Located adjacent to the café,
the courtyard's Wi-Fi and electrical
outlets make it an excellent outdoor
work option on warmer days.

Amenity Floor



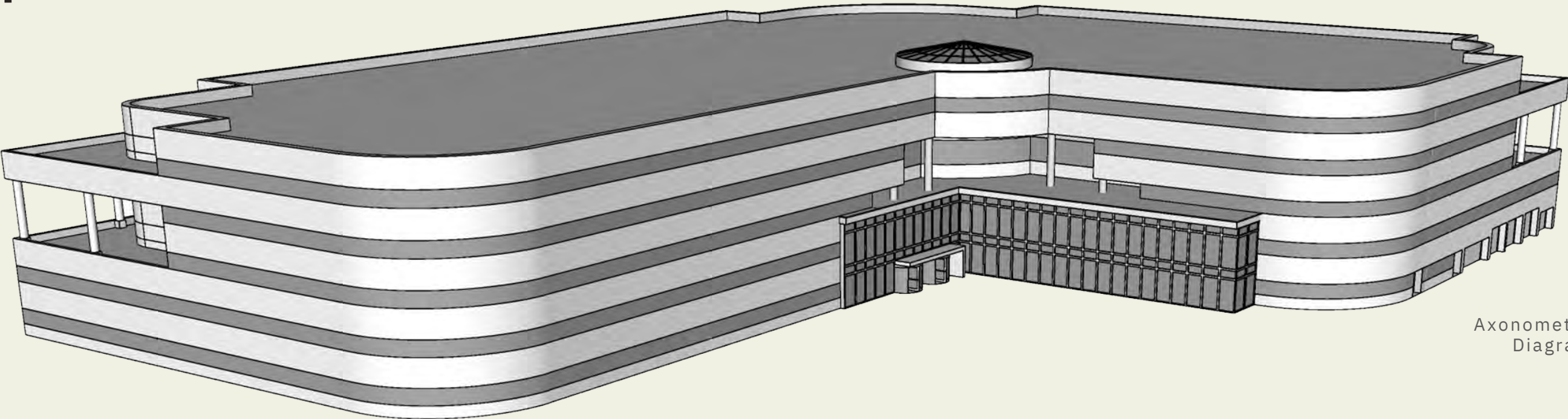
1st Floor

Amenity
Floor



2nd Floor

Building Specifications



Axonometric
Diagram

343,000 sq ft

building

70,000 sq ft

typical floor plates,
which can be subdivided

30' x 30'

column bays

Tenant Parking

4 spots per 1,000
rentable sq ft

Round Table Studios

40,000 sq ft co-working, flex
space and social club

Eden Health Clinic

on-site primary care, behavioral
care and physical therapy clinic

Food Service Program

includes a 10,000 sq ft
server and dining area,
café, private dining, outdoor
dining as well as on and off-
site catering and mealplans.

Fitness & Game Room

inspired by the facilities of
a university campus, a 10,000 sq ft
FIELDHOUSE gym and game room
is available to tenants; it includes
state-of-the-art gym equipment,
yoga room, locker rooms and lounge
area with golf simulators, pool table,
ping pong and shuffleboard tables.

A Legacy of Locally Minded, Globally Connected Business Development



The Connell Company,
established in 1926, is one
of the largest privately-held
firms in the U.S.



The Connell Company started developing The Park in 1981, with the acquisition of 40 acres and the development of 100 Connell Drive. At 428,000 sq ft, this property was the largest speculative office building in NJ at the time. Through 11 acquisitions and over a span of decades, The Connell Company acquired the site's full 185 acres and developed all five office buildings and Embassy Suites, as well as made the setting its company headquarters. The Connell Company has continued to have a vested interest in the development of Berkeley

Heights for the last four decades, and plays an integral role in its culture and community.

In a time when culture, shopping, living, dining, and working all are evolving at an exponential rate, adaptation seems to be a prerequisite for real estate success. With that in mind, The Connell Company began to envision something different for The Park, a way to distinguish the campus and its buildings as unique. To create a legacy for the family and the community. And so the transformation began.

In essence, The Connell Company looks at The Park as a bridge across the changing tides of modern culture and unyielding permanence of human nature. We are all social beings, trapped in a race for efficiency that is jeopardizing our balance and health. The Park embraces the need for productivity, but with a keen awareness that there is more to life and work. That there must be a work/life balance. Every offering at The Park speaks to this balance and forges a new way of being in the years ahead.



the park

FOR LEASING INQUIRIES

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