

HQ OFFICE  
OPPORTUNITY

ENTIRE BUILDING  
AVAILABLE  
64,953 SF



ALTERNATE  
USES

Pharma/R&D  
.....  
Medical  
.....  
Retail



# EXCELLENT LOCATION

Crossroads Business Center is located at the convergence of I-287, Route 78 and Route 202/206, making Crossroads Business Center highly accessible to all commuters.

Direct access to I-287 and I-78 intersecting Burnt Mills Road & Route 202/206.

The campus has entrances/exits on Route 202/206 & Burnt Mills Road.





## *PROMINENT SIGNAGE*

Prominent signage available on both buildings. Visible from Interstate 287.





# *Are you ready for your next great opportunity?*

In a world driven by an ever-changing landscape, everyone is looking for a re-imagined office space that will adapt and grow with their needs. To achieve their goals, a company needs a space that will facilitate adaptability, fluidity, and collaboration to bring to fruition all their greatest ideas. You will find your answer here at Crossroads Business Center. We welcome you to a select opportunity to invest in the future and in your success.

## *PARK FEATURES*

- Two building Class A office park
- Entire HQ building available at 2 Crossroads Drive
- Exterior facade signage with I-287 exposure available
- Exceptional location and access to I-287 and I-78

## *AVAILABLE SPACE*

- 2 Crossroads: 64,953 SF (entire building)
- 1 Crossroads: 7,943 SF (1st floor)  
8,252 SF (1st floor)  
25,616 SF (2nd floor)  
4,021 SF (3rd floor)

## *ON SITE & AREA AMENITIES*

- Cafeteria with lounge and collaboration areas
- New conference center planned
- Beautiful outdoor courtyard seating area
- Walking distance to numerous restaurants, banks, retail, fitness facilities, day care and a preschool.



## *SPACE IS A LUXURY*

Think, Plan & Collaborate.

Crossroads offers meeting areas and comfortable seating inside. Step outside into our beautifully landscaped courtyard with seating and umbrellas which offer shade during the summer months. There's space to collaborate, decompress and impress.



**Smoothies & Shakes**  
 16 oz. \$4.75 20 oz. \$5.75

- Mango Lassi
- Berry Delicious
- Orange Dream
- Pineapple Passion
- Just Peachy
- Tutti Frutti
- Groovy Green
- Skinny Licious
- Chocolate Banana
- Frozen Caramel Latte
- Cold Cocoa
- Iced Mocha Fusion

Extra topping add .50  
 Add 30g of protein add 1.50

**Paninis 6.50**  
*Paninis pressed on white or multi-grain*

**The Italian**  
 Genoa salami, ham, provolone, roasted red peppers, sliced tomato, red onion, oregano, red vinegare, olive oil

**Grilled Chicken Roma**  
 Sliced grilled chicken, roasted red peppers, fresh mozzarella, housemade pesto

**The Cowboy**  
 Roast beef with cheddar, grilled red onions and horseradish spread

**The Cali**  
 Smoked turkey with brie, tomato, avocado, and honey mustard

**The Florentine**  
 Smoked turkey with provolone, baby spinach, and wild mushrooms spread

**The European**  
 Bresaola, Swiss ham, brie, tomato, and basil garlic mayo

**The Melanansa**  
 Grilled eggplant with fresh mozzarella, roasted peppers, and balsamic vinaigrette

**The Shroomy**  
 Grilled portabella mushrooms, sautéed baby spinach, grilled red onions & imported provolone



**Wraps 6.55**  
*Choice of 2" wheat, corn, or gluten-free*

**Chicken Fiesta**  
 Grilled chicken breast, pepper jack, sliced jalapeños, avocado, black beans and pico de gallo

**Chicken Fajita**  
 Grilled chicken breast, sautéed peppers and onions, onion, cheddar cheese and pico de gallo

**Greek Chicken**  
 Grilled chicken breast, feta, kalamata olives, tomatoes, cucumber and oregano vinaigrette

**The Tuscan Chicken**  
 Grilled chicken breast, pesto, red and green, fresh mushrooms, olive oil, Swiss and roasted red peppers

**Thai Chicken Crunch**  
 Grilled chicken breast, shredded cabbage, carrots, jalapeño, cilantro, peanuts and peanut vinaigrette

**Turkey Brr**  
 Sliced turkey, sharp cheddar, emmental cheese, sliced tomatoes, turkey, roasted onions and mayo

**The Congoli**  
 Sliced dry-roasted, baby spinach, grilled chicken and roasted red peppers

**The Garden Burger**  
 Vegetable burger, house-made, sliced beef, sliced tomato and ketchup

**The Veggie Lover**  
 Sliced pepper, sliced onions, mushrooms, tomatoes, and cheddar and housemade sauce

**Salmon**  
 Grilled and house-made patty, sliced onions, tomatoes, house-made sauce and red cheddar



Like FreshBrew Coffee? Upgrade to Lavazza! Ask for Espresso At Location







## *AMENITIES*

Newly renovated cafe offers tenants a gathering spot to meet, greet or just have a casual conversation over cup of java or their favorite lunch special. In the warmer weather, enjoy your meals outside.

# IT'S ALL ABOUT THE LOCATION - OPTIMAL HIGHWAY



**THE HILLS VILLAGE CENTER**

- Starbucks
- SUBWAY
- COLD STONE CREAMERY
- HAND & STONE NATURAL GOLF COURSE
- verizon
- PNC
- KINGS WINE & SPIRITS STORE
- CVS
- Orangetheory FITNESS



**COURTYARDS AT PLUKEMIN**

- Luna Rossa Ristorante
- USPS
- Cut & Shave Barber Shop
- My Spray Tan Artist
- Oasis Day Spa



**SOMERSET HILLS SHOPPING CENTER**

- THE UPS STORE
- DUNKIN'
- THE FRESH MARKET
- SportClips HAIRCUTS
- PANATIERI'S FOOD & MORE BEDMINSTER, NJ



*Pluckemin Inn*



**CROSSROADS BUSINESS CENTER**

YOUR COMPANY HERE



YOUR COMPANY HERE



# ACCESS & ABUNDANT AMENITIES WITHIN MINUTES

## MAP LEGEND



- Restaurants
- Retail
- Parking & Transportation
- Banks
- Day Care

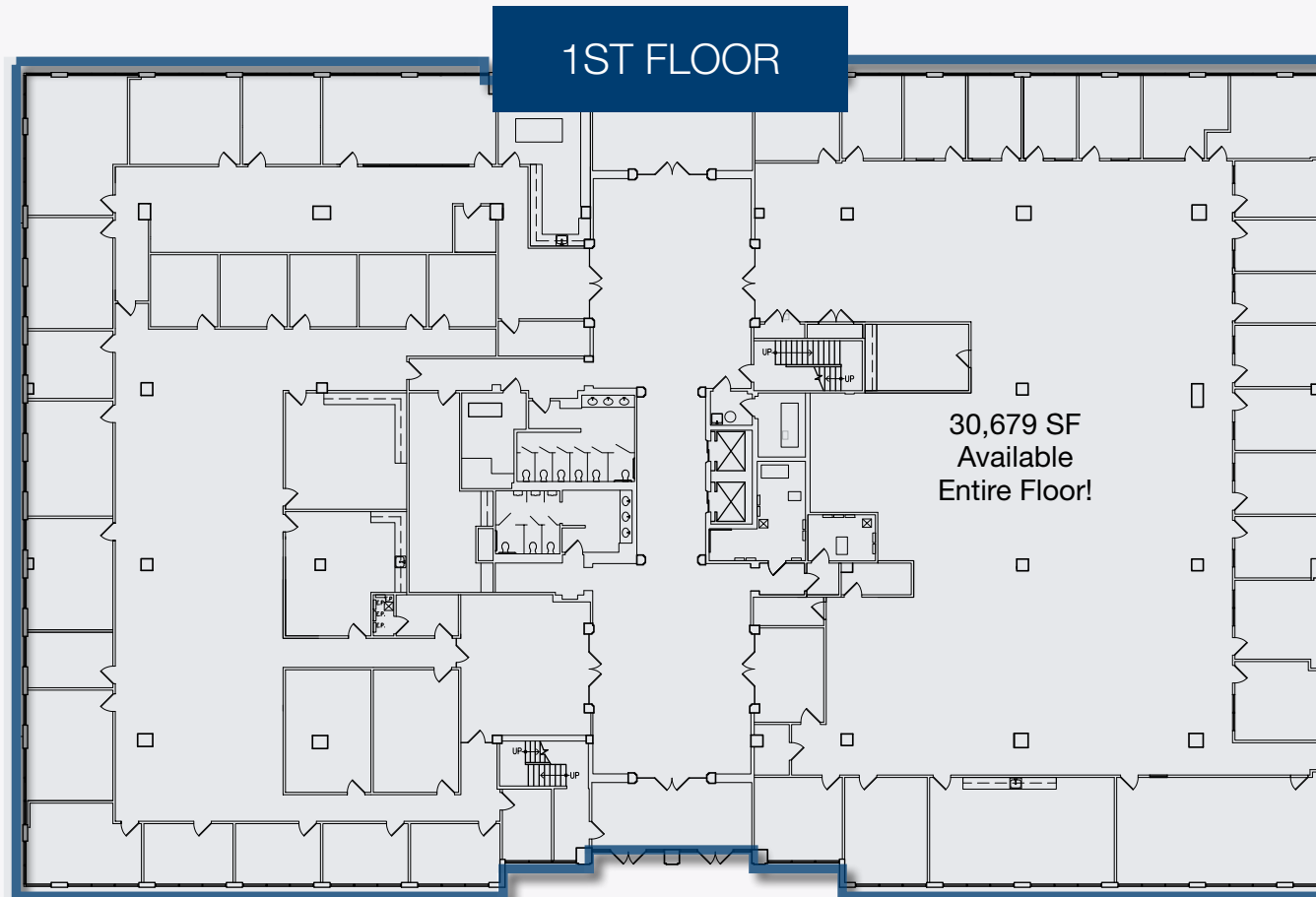


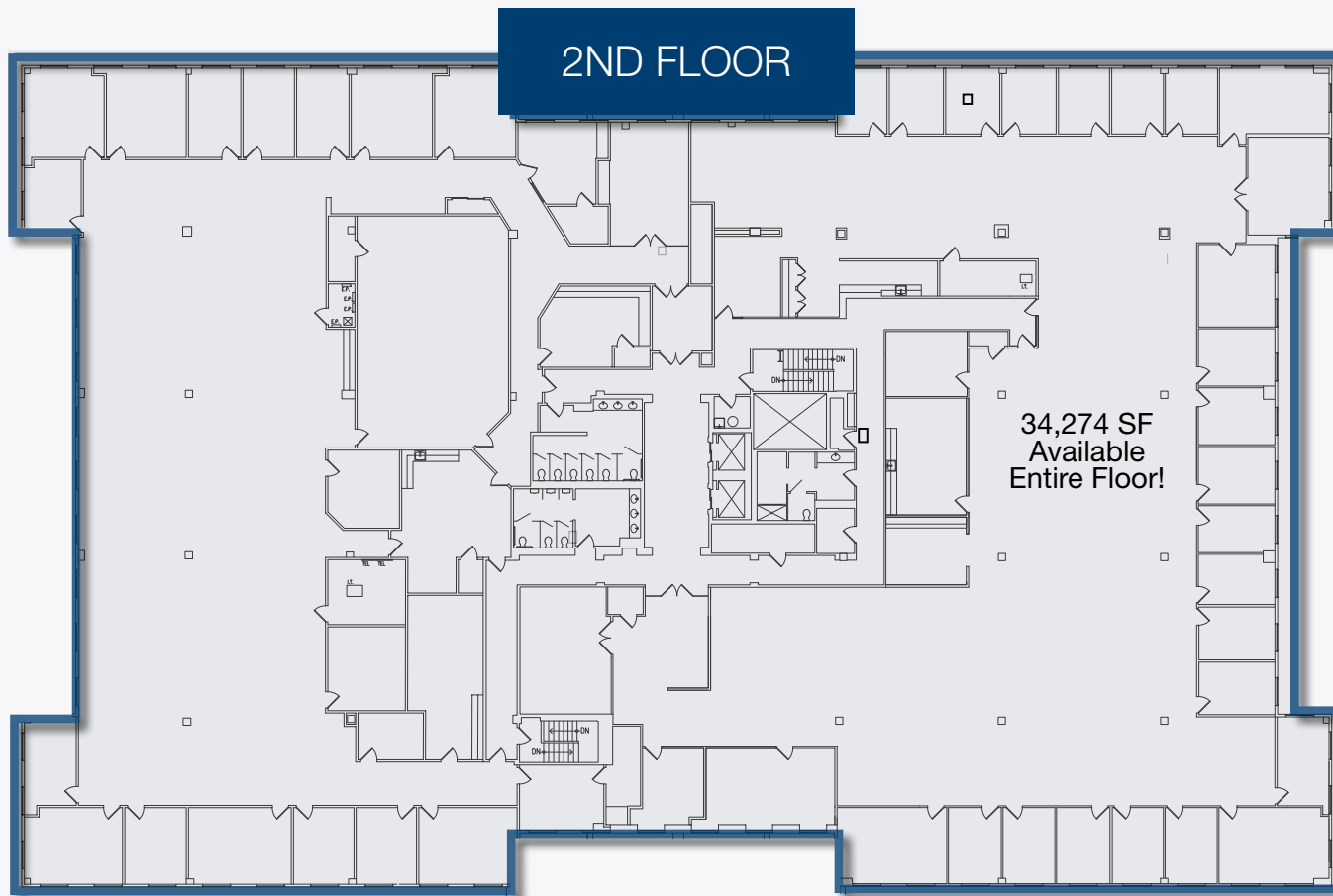
# 2 CROSSROADS DRIVE

## FLOOR PLANS

*Flexible floor layouts*

First Floor: 30,679 SF  
Second Floor: 34,274 SF

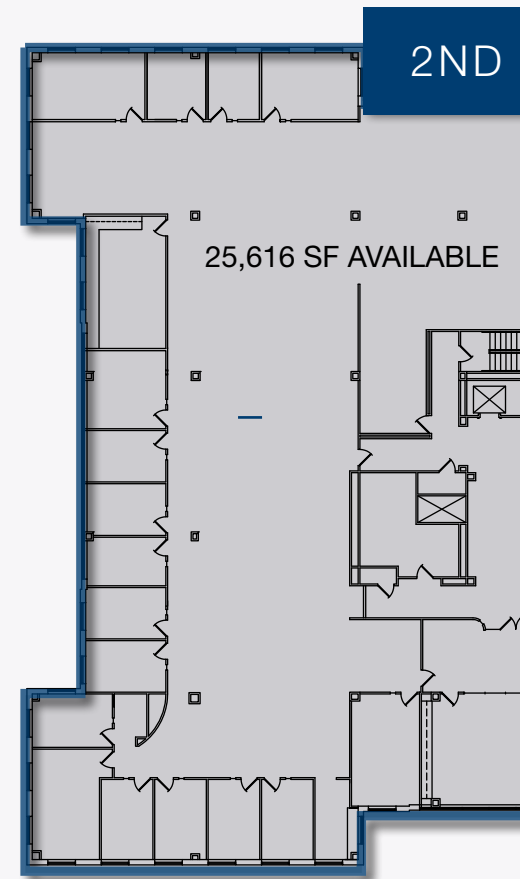
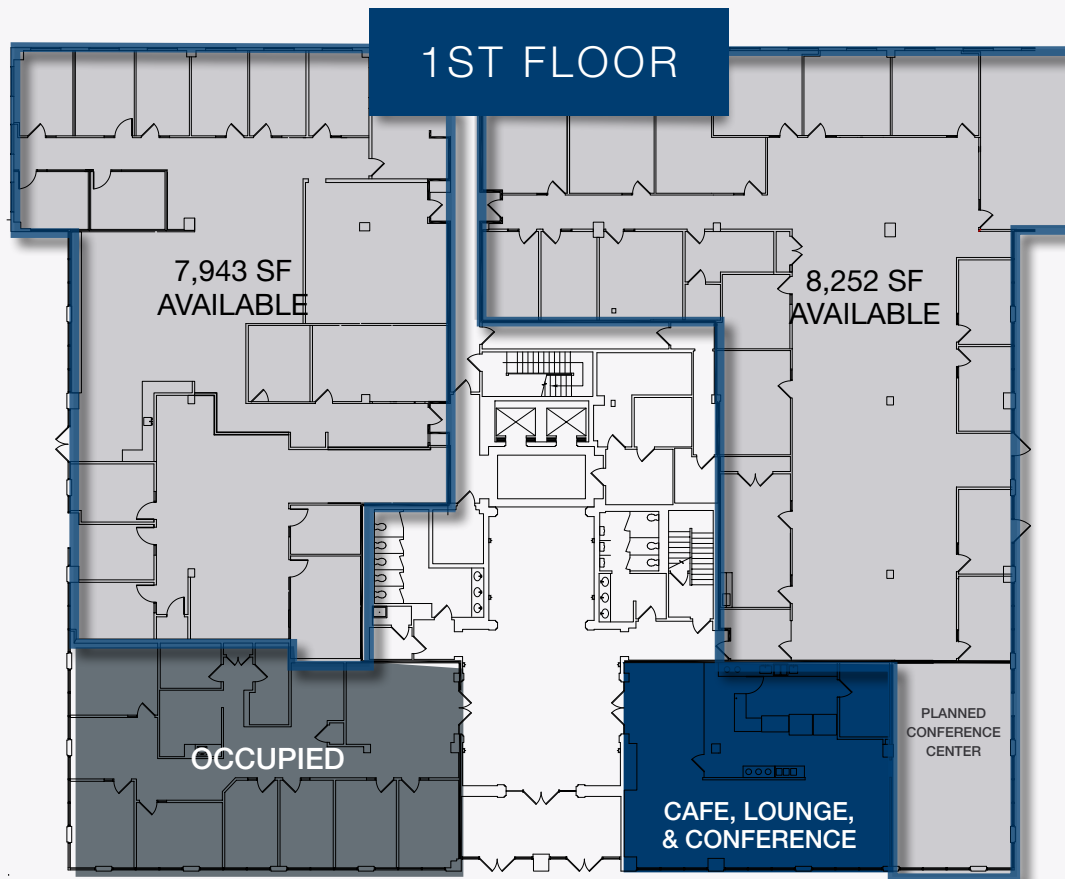


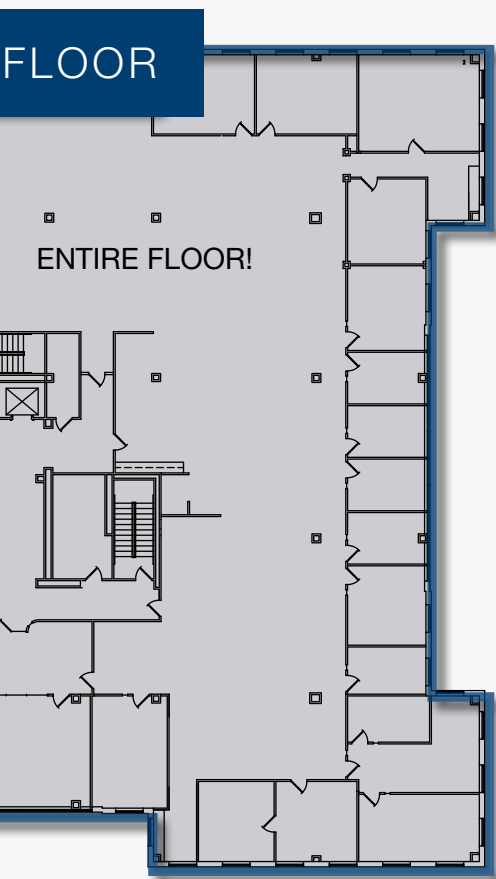


# 1 CROSSROADS DRIVE

## FLOOR PLANS

First Floor: 7,943 SF  
8,252 SF  
Second Floor: 25,616 SF  
Third Floor: 4,021 SF





## CONTACT

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**CROSSROADS**  
BUSINESS CENTER  
1 & 2 Crossroads Drive, Bedminster, New Jersey

