

# Military Park Building

SIXTY PARK PLACE

NEWARK, NEW JERSEY

A First-Class  
Address



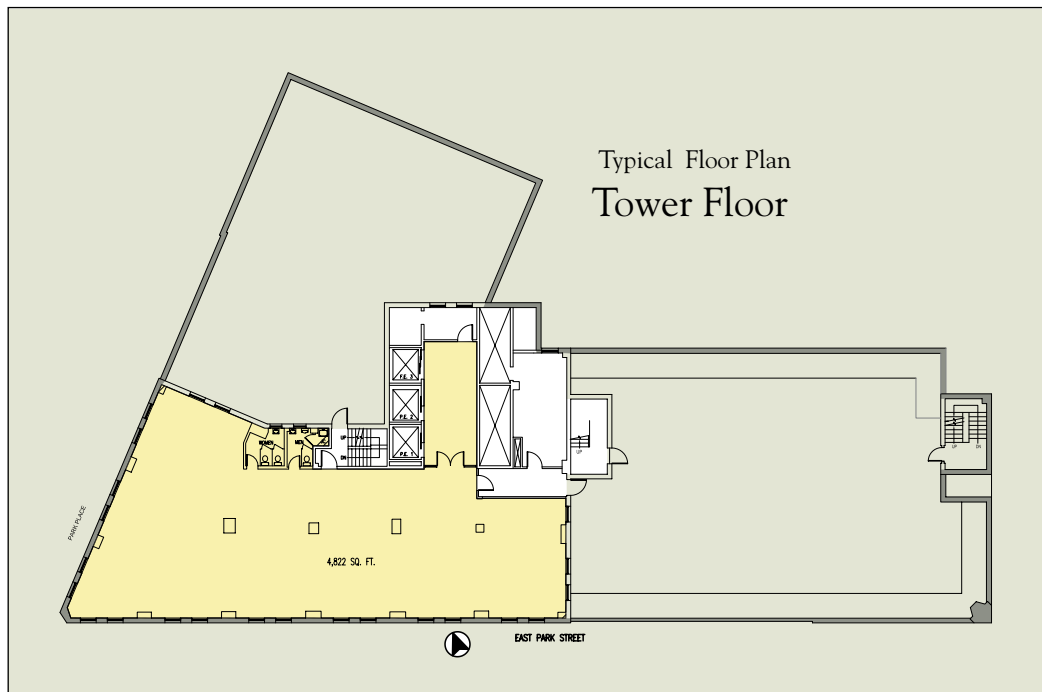
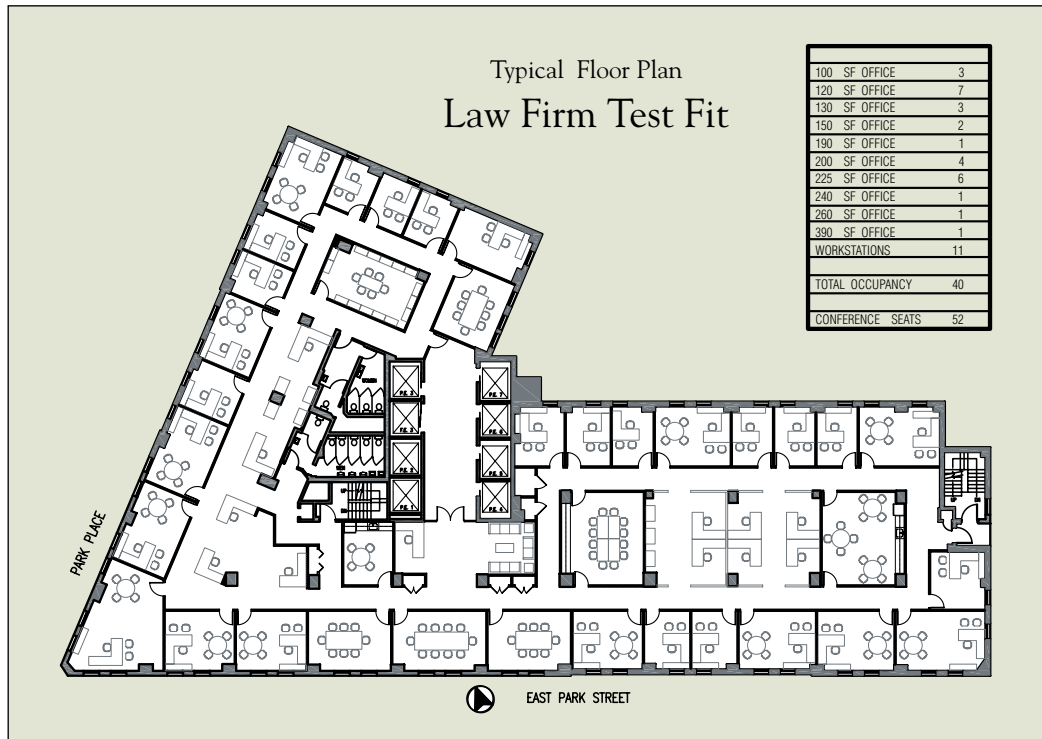
# Military Park Building Specifications:

- Building Area:** 250,000 SF
- Number of Floors:** 21
- Floor Size:** 15,000 SF (base floors)  
5,000 SF (tower floors)
- Building Services:** 24/7 access with an attended lobby and complimentary on-site tenant parking
- Year Built/Renovated:** 1925/2001/2008

The Military Park Building is an ultra-modern high-rise office tower at Sixty Park Place, in the heart of Newark's bustling central business district, just two blocks from Gateway Center and Penn Station. Both of these major transportation centers provide continuous PATH and NJ Transit service via a 14-minute train ride to Manhattan.

The celebrated Military Park Building also is a desirable office location for federal government agencies and law practices due to its proximity to Government Center, named for Newark's centralized presence of government and legal buildings.

Featuring a new front façade as well as restored and new exterior windows, the Military Park Building is a prominent fixture on the Newark skyline, especially in the evening when it is showcased with distinguished exterior lighting. Most recently, a \$5 million renovation project was launched to upgrade the lobby and core building as well as the elevators. Also added is a state-of-the-art fitness center available for tenants only. Plans are underway to re-open the building's stylish 11,000-square-foot street-level restaurant space to further enhance the neighborhood's 24/7 activity.



Offering commanding views of the surrounding city, New York skyline and Military Park, the landmark property is ideal for expanding Newark-based companies as well as New York City-based firms seeking to reduce the cost of doing business in close proximity to Manhattan. Tenant services are complemented by the array of first-class accommodations, as well as business and banquet services and amenities, available at nearby Best Western Robert Treat Hotel, also owned by The Berger Organization.

## A rich history and a landmark address.

This historical gem is located in Newark's central business district that has become a destination of choice for business, shopping, dining, entertainment, sports and culture.

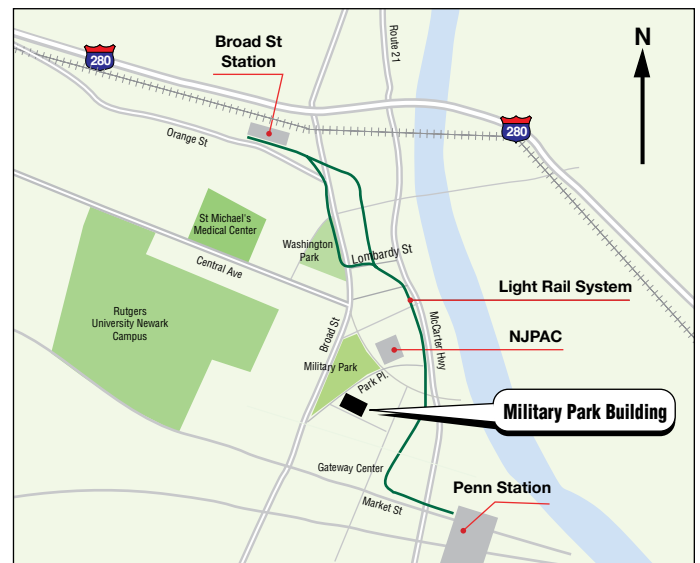
## Amenities

- Located on Newark's prestigious Park Place
- Total build-out at landlord's cost
- Free tenant parking (1 space per thousand sf)
- State-of-the-art fitness center for your employees
- One of Newark's architectural landmarks
- Immediate availability from 750 sf to 30,000 sf
- Competitive rents



## The Military Park Building is conveniently located just blocks from:

- Gateway Center
- Penn Station, offering continuous rail service to Manhattan via PATH and NJ Transit
- The Newark campuses of Seton Hall and Rutgers University, Rutgers School of Law, and the New Jersey Institute of Technology
- The New Jersey Performing Arts Center
- Prudential Center, home of the New Jersey Devils
- The Newark Museum
- 14 minutes to mid-town Manhattan



Tenant Conference Room



Tenant Fitness Center





Serving Newark, N.J.'s business community for over 35 years, the Berger Organization is a privately owned diversified real estate company involved in the development and management of residential, commercial and hospitality properties throughout Northern New Jersey and New York City. Based in Newark, Berger has been instrumental in the City's renaissance and was among the first to anticipate its revitalization as a destination of choice for business, shopping, dining, entertainment, sports and culture.

Newark is poised for continued urban repositioning and development, and the Berger Organization is committed to development projects to further elevate its status as a true 24/7 destination city.



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