

THE EISENHOWER

290 W. Mount Pleasant Avenue | Livingston, NJ

NEW COWORKING SPACE AVAILABLE

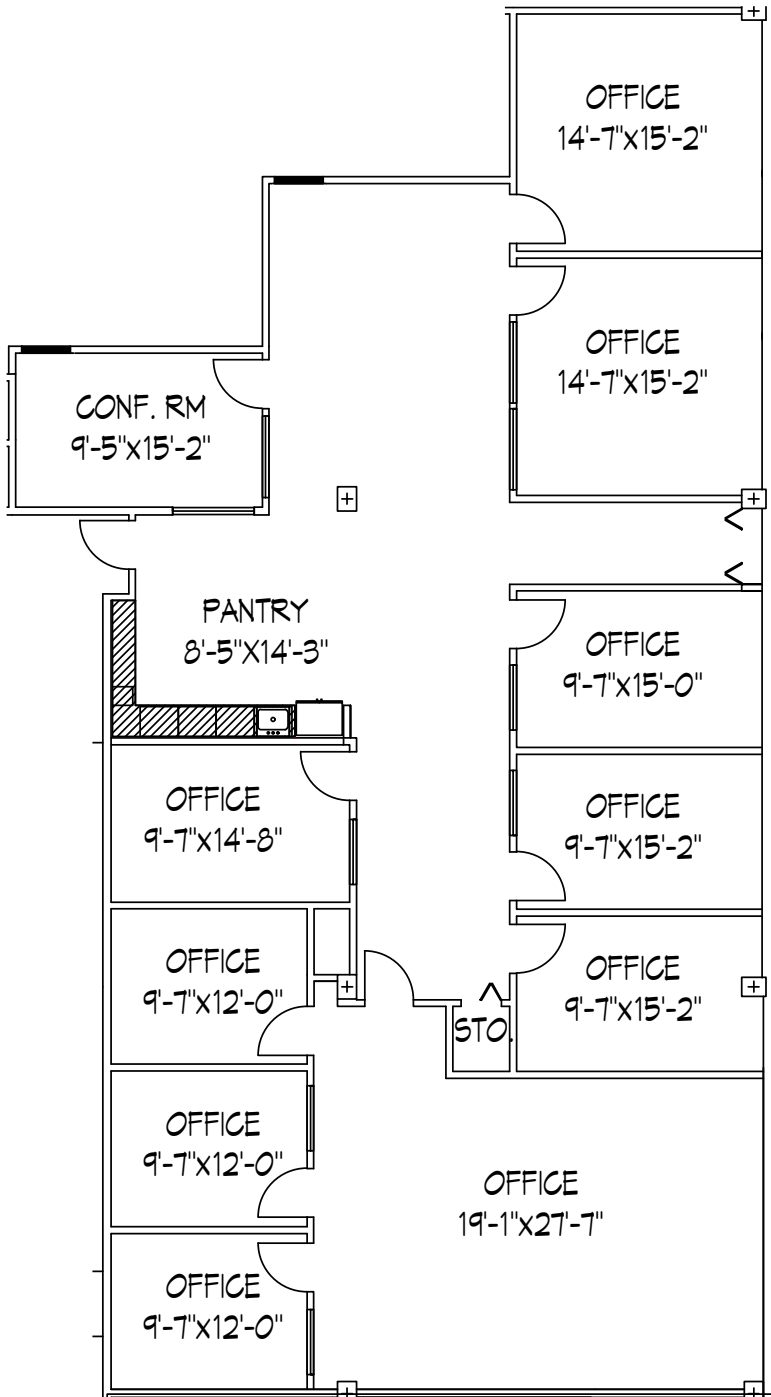
**BIG AMENITIES
FOR
SMALL TENANTS**

CBRE

OFFERING A MULTITUDE OF ON-SITE AND WALKABLE AMENITIES
TO SERVE THE NEEDS OF TODAY'S OFFICE USER.

AVAILABLE COWORKING SPACE

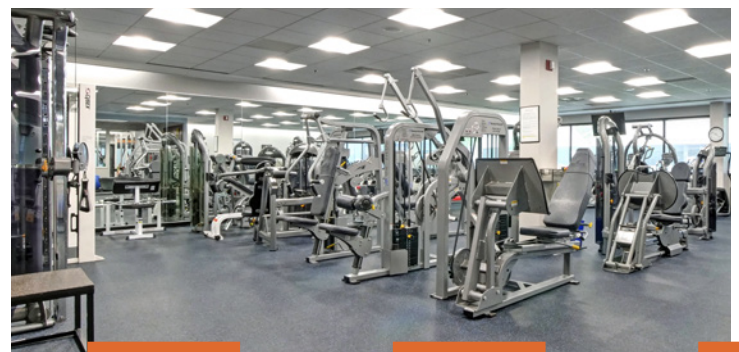
FLOORPLAN



\$20.00 PER SF



FEATURES



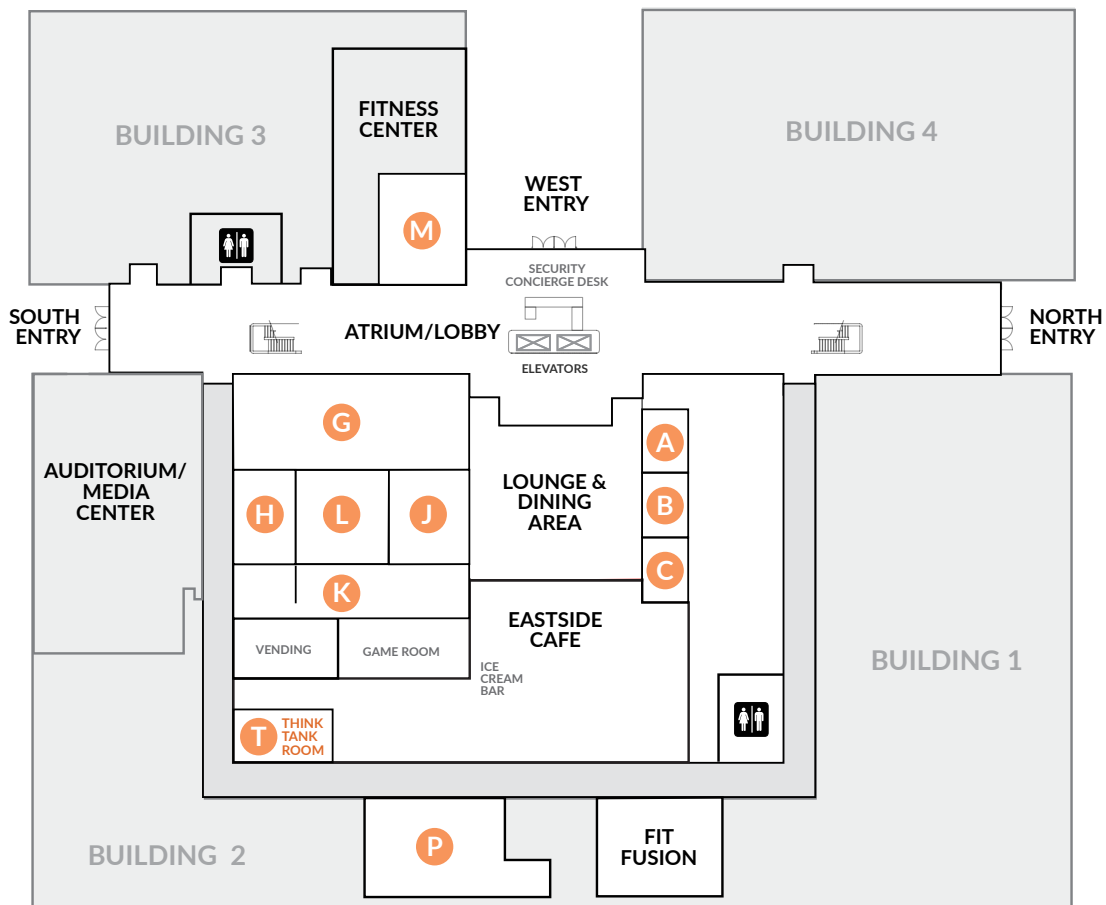
- Powered in part by an on-site solar panel field and is **LEED Silver** and **Energy Star** certified.
- Long-term, local ownership with on-site management & security.
 - Built, owned and managed by **Eastman Companies**.
 - Forty-five year old, third generation Livingston-based landlord with a **1.5 MSF** portfolio and **8 MSF** developed.
- Fitness oasis.
- Lobby recently renovated.
- Extensive conference facilities.
- Adjacent walkable amenities including **Starbucks**, **Shake Shack** and **Blaze Pizza**. Accessible via new **retail walkway**.
- Immediate access to retail including **The Shoppes at Livingston Circle** featuring **Aldi**, **Blu Alehouse**, **Ike's Bagels** and **Paris Baguette**.

AMENITIES

UNPARALLELED ON-SITE AMENITIES:

- Extensive conference facilities including state-of-the-art 220 person auditorium, 10-60 person conference rooms, and breakout rooms (Total of 10 rooms)
- Full-service cafeteria with on-site catering
- 4 new electric car charging stations with an additional 8 coming soon
- Fitness oasis with on-site gym, personal training, spin room, Dink Pad for pickleball and boot camp classes
- 4+ per 1,000 SF parking ratio including parking deck and covered executive parking
- Game room
- Outdoor dining areas
- New co-working suites available
- Rotating program of tenant appreciation events

FIRST FLOORPLAN



AREA AMENITIES



Onsite Amenities

- Eastside Café
- Personal Training with *It's Beyond Fitness*
- Full Service Gym
- Conference Center with Multiple Conference Rooms
- 200 Seat Auditorium
- Game Room
- Electric Car Chargers
- Covered Parking
- Generator Capacity Available

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