



# Connell Corporate Center - Trophy Campus Plug & Play Sublease

## SPACE PROFILE

6,089 SF  
Total SF

Negotiable  
Rental Rate (\$/SF)

10/16/2027  
Sublease Term

Immediate  
Availability

Available  
Furniture & Fully Wired

FOR SUBLEASE

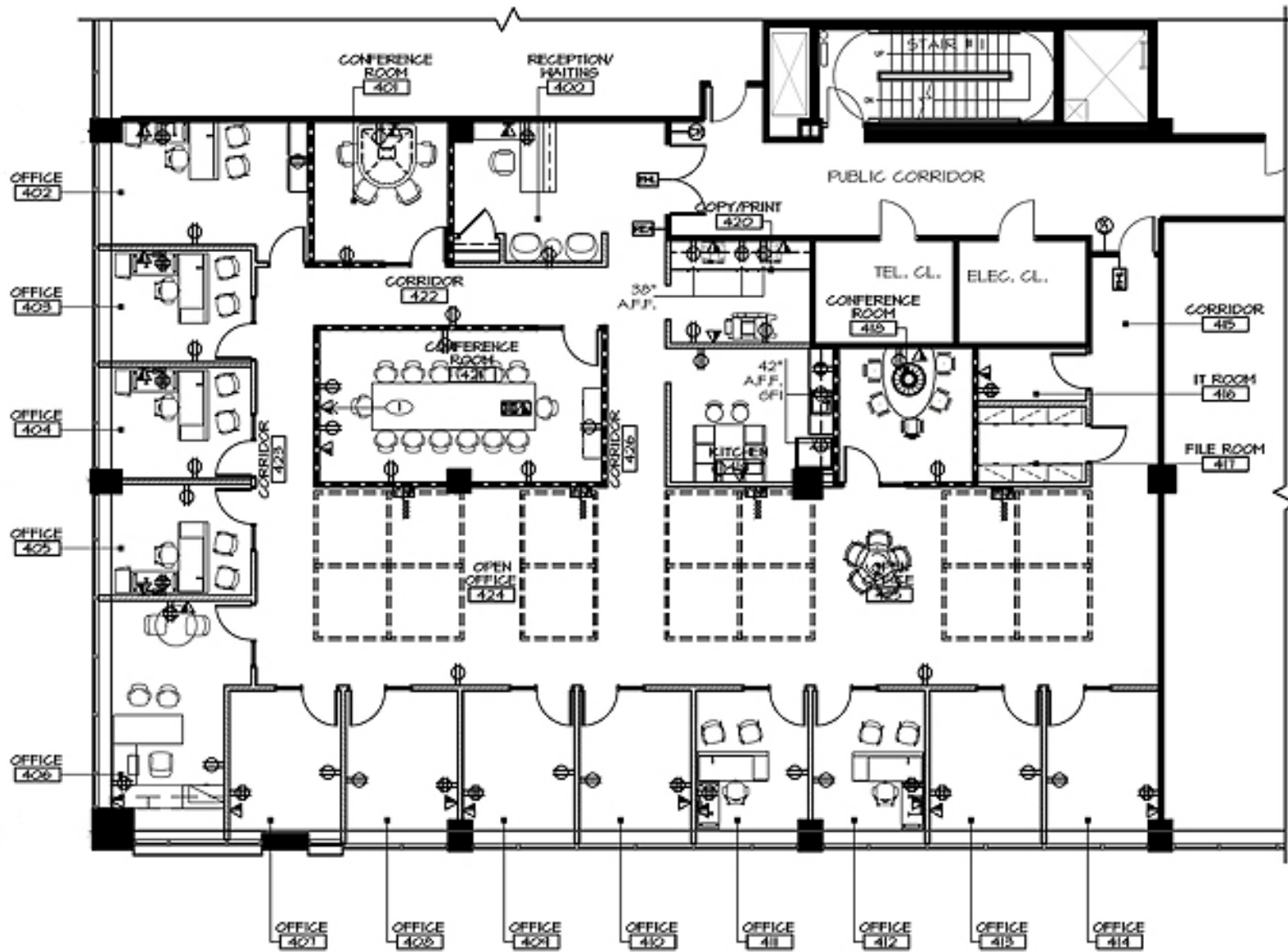
300 Connell Drive, Berkeley Heights, NJ

savills



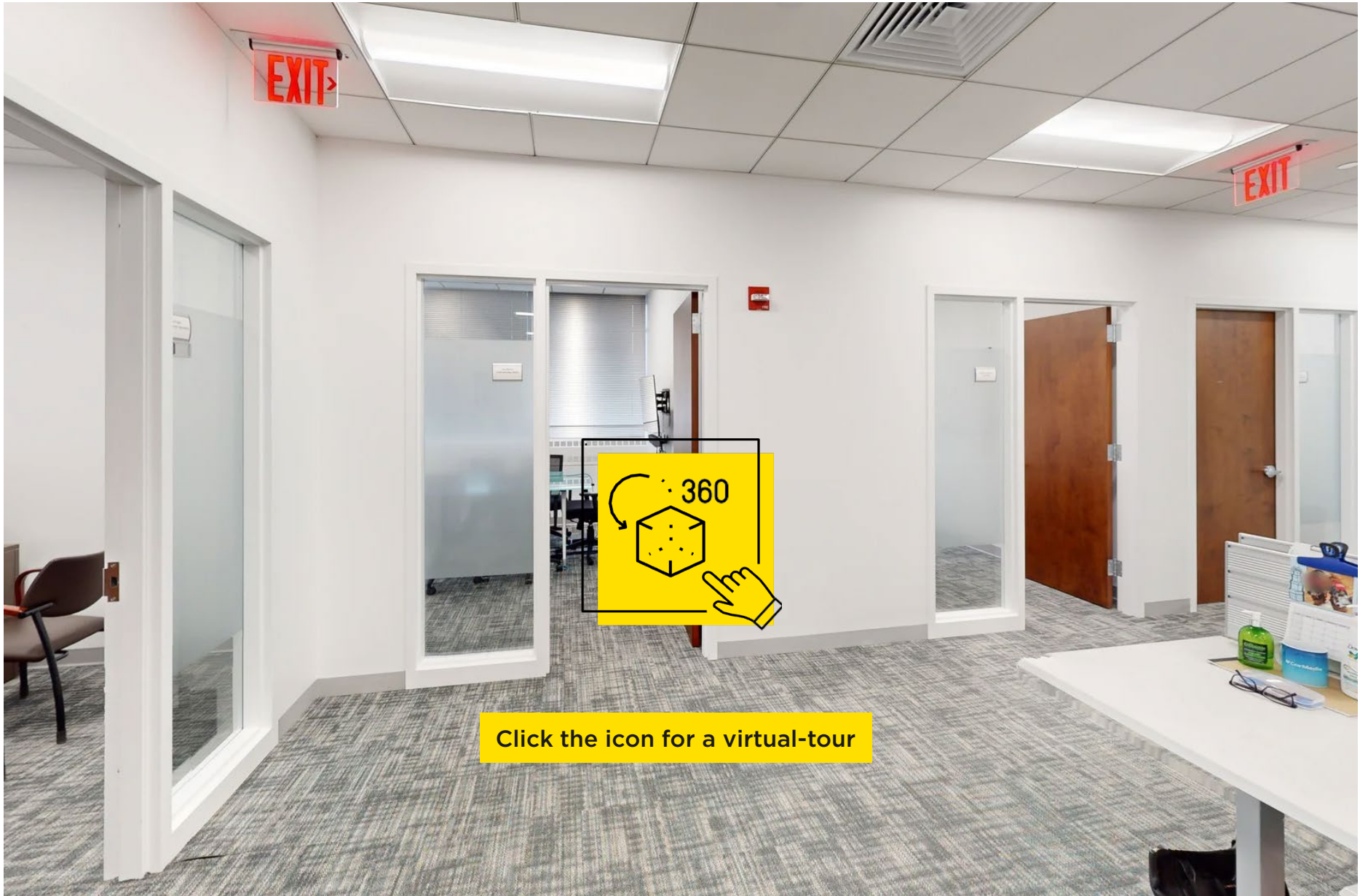
## KEY HIGHLIGHTS

- 17 Workstations
- 13 Private Offices (2 Executive Offices)
- 1 Conference Room
- 2 Huddle Rooms
- Kitchen/Pantry
- Mail/Printing Room



4<sup>th</sup> FLOOR

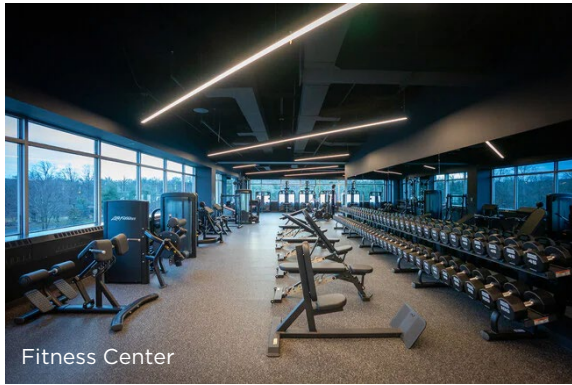
6,089 SF Available



4<sup>th</sup> FLOOR

6,089 SF Available

# Photos/Amenities – Connell Corporate Center



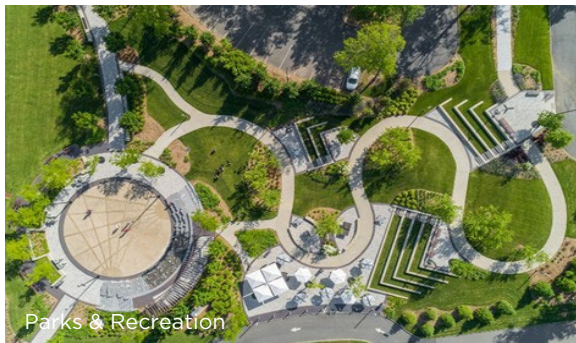
Fitness Center



Fitness Center



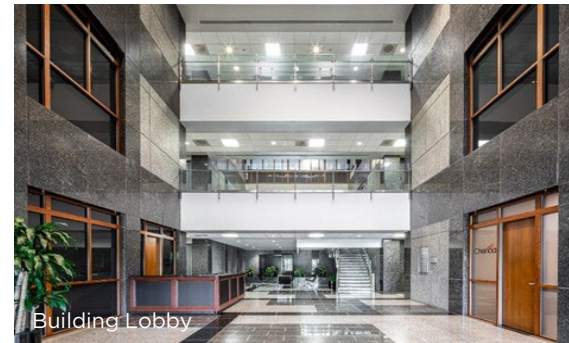
Studio Room



Parks & Recreation



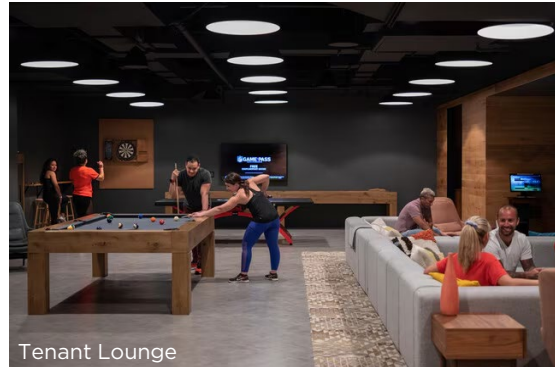
Common Areas



Building Lobby



Golf Simulator



Tenant Lounge



Bar



**Upcoming Concepts**

**Dining & Entertainment**

- 01 BASH (Bowling Alley & Steakhouse)
- 02 Emberside Brewery
- 03 The Garden
- 04 Rosa Azul Taqueria
- 05 Rosa Azul Mexidiner
- 06 Signature Restaurant
- 07 Café Exchange
- 08 Grover's Roadside Burgers
- 09 Pickle on Top

**Residential**

- 10 RT500
- 11 RT600

**Parks & Recreation**

- 12 The Lawn
- 13 The Trout Playground
- 14 Sport Courts
- 15 North & South Grove
- 16 Dogs Among People

**Wellness**

- 17 Bathhouse

**Shopping & Retail**

- 18 Available Retail



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