

120

MOUNTAINVIEW BOULEVARD

— BASKING RIDGE, NEW JERSEY —



A PREMIER OFFICE DESTINATION

Class A Office Space

TROPHY OFFICE BUILDING
BACKED BY STRONG NEW
OWNERSHIP

SPACE TO FIT YOUR BUSINESS

FLEXIBLE LEASING OPPORTUNITIES PARTIAL FLOORS • FULL FLOORS • HEADQUARTERS

A PREMIER CORPORATE ENVIRONMENT

Designed for today's businesses, 120 Mountainview offers flexible leasing opportunities ranging from efficient office suites to full-floor and headquarters-scale requirements. With exceptional accessibility, premium amenities, and a prestigious corporate setting, the property is well suited for companies at every stage of growth. Home to established office users, the building provides a stable, professionally managed environment where businesses can lease the space they need today while retaining the flexibility to expand tomorrow.



Why 120 Mountainview



CLASS A PRESENCE

137,700 SF landmark office building within Mountainview Corporate Center



FLEXIBLE AVAILABILITY

Full Building: 137,556 SF
Suites divisible upon request



FLEXIBLE FLOOR PLANS

Divisible floor plans from efficient suites to full floors



SIGNATURE ARRIVAL

High-image marble façade, reflective glass, and a dramatic two-story lobby



PREMIUM AMENITIES

On-site café, outdoor seating, banking, walking paths, and bocce court



EXCEPTIONAL PARKING

504 parking spaces with surface and covered parking



CONNECTED LOCATION

Immediate access to I-78, I-287, and the Somerset business corridor



OFFICE & LAB READY

E-3 zoning supports office, laboratory, pharmaceutical, and corporate users.*

*Subject to municipal verification



BUILT FOR BUSINESS

Ideal for growing businesses across diverse industries



COMMITTED OWNERSHIP

Responsive ownership focused on competitive lease structures and long-term tenant success

BUILDING Snapshot

Building Size	±137,700 SF
Available Space	±137,556 SF
Available Floors	1st ±31,035 SF
	2nd ±32,550 SF
	3rd ±37,136 SF
	4th ±36,835 SF
Property Type	Office / Office-Laboratory
Stories	4
Typical Floor Plate	±34,425 SF
Parking	±504 Spaces
Lot Size	±21.44 Acres
Location	Bernards Township, Somerset County
Year Built	2001





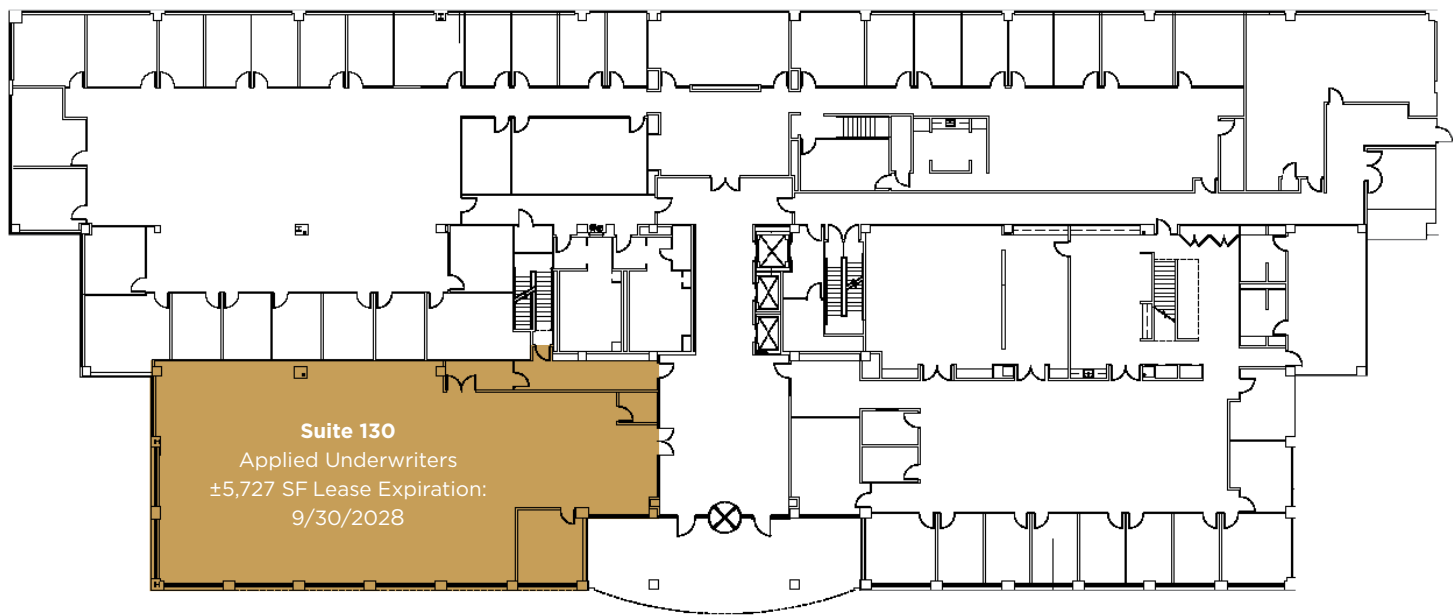


An Elevated Workplace Experience

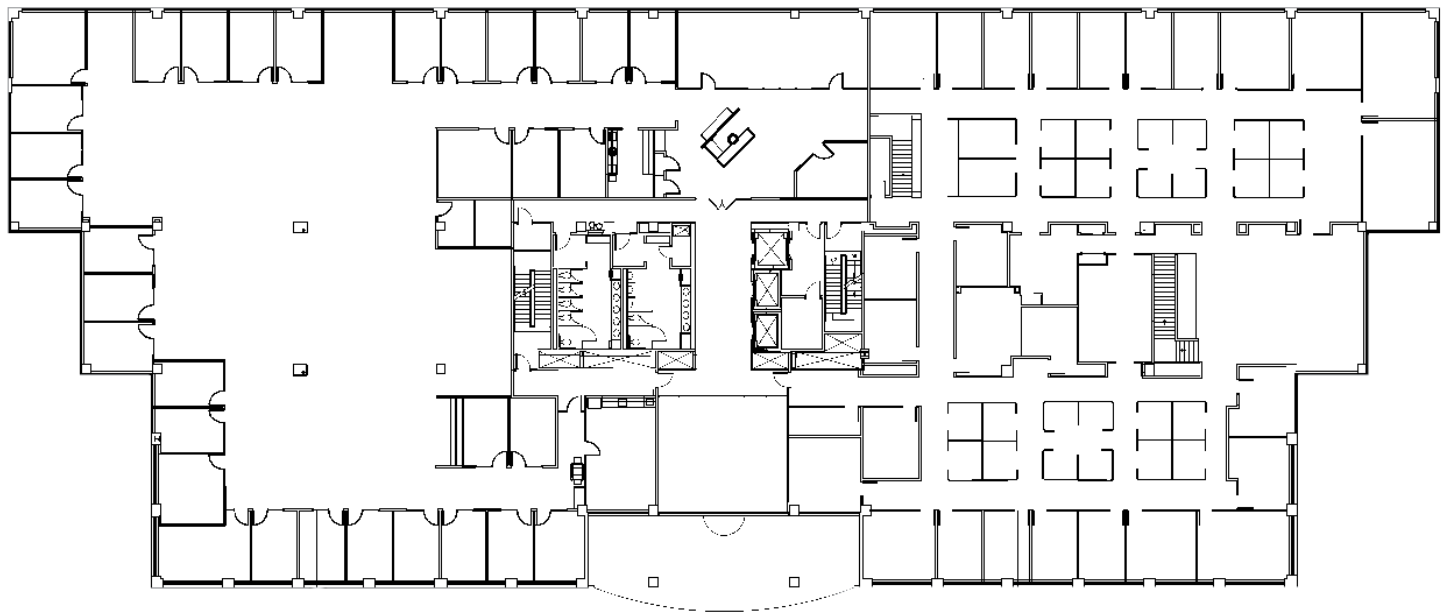
Premium amenities, thoughtfully designed common areas, collaborative gathering spaces, outdoor seating, and abundant natural light come together to create a workplace that supports productivity, wellness, and long-term success.

Flexible Leasing Opportunities

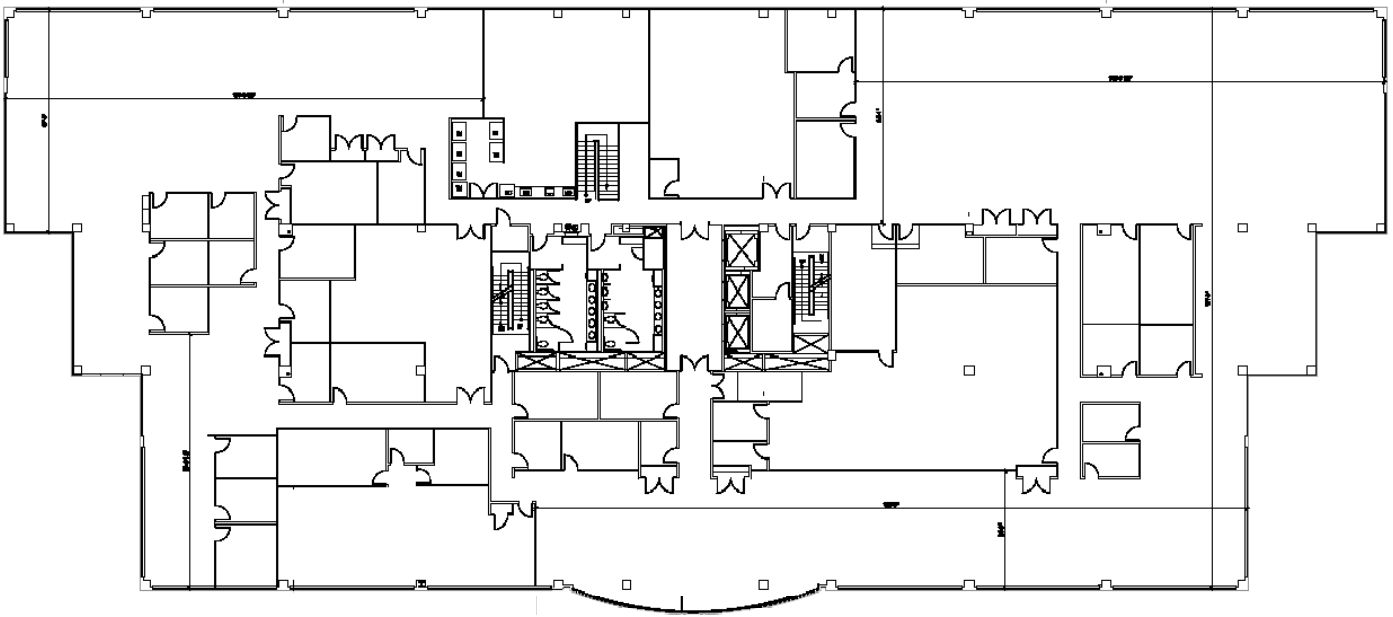
First Floor ±31,555 RSF



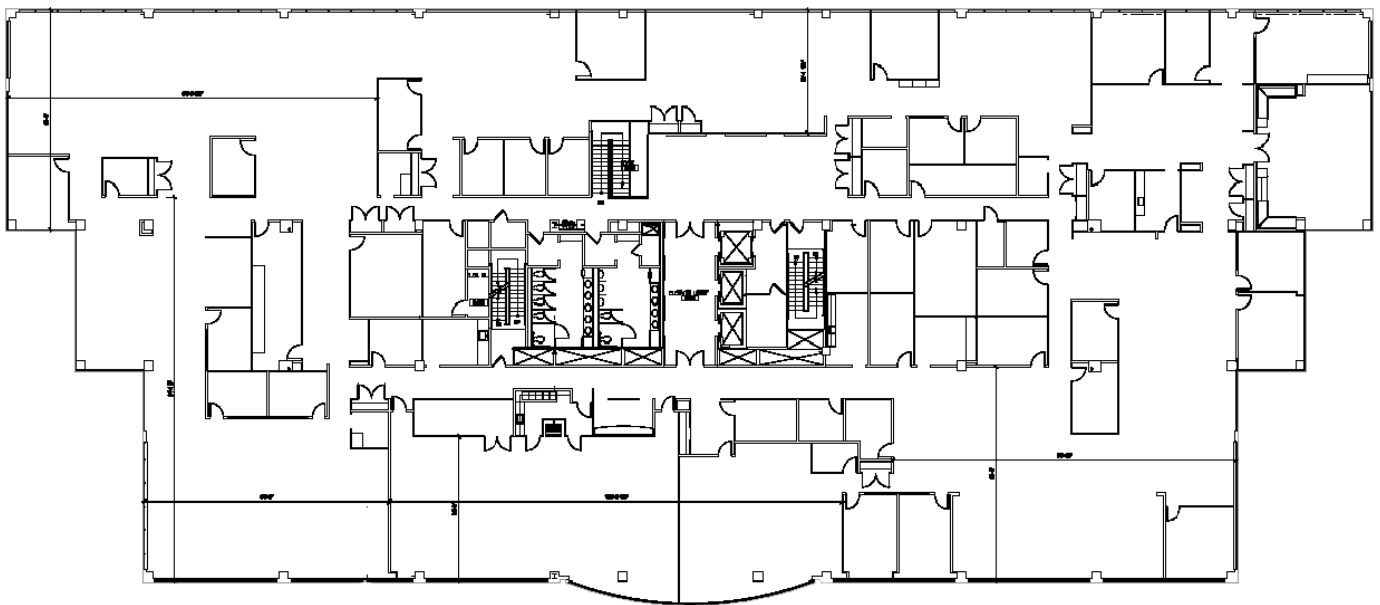
Second Floor ±32,550 RSF



Third Floor ±36,835 RSF



Fourth Floor ±36,791 RSF



Connected. Convenient. Established.

Located within Mountain View Corporate Center in Basking Ridge, 120 Mountainview Boulevard offers immediate access to Interstate 78 and convenient connections to Interstate 287, Newark Liberty International Airport, New York City, and the region's highly educated workforce.

The property is surrounded by one of New Jersey's most established corporate environments, home to leading office, healthcare, life science, financial, and technology employers. Nearby amenities, including Riverwalk Village Center, Bridgewater Commons, hotels, restaurants, and fitness options, provide exceptional convenience for employees and visitors alike.

The corridor is also anchored by nationally recognized healthcare institutions such as Memorial Sloan Kettering Cancer Center, Robert Wood Johnson University Hospital Somerset, and the Lyons VA Medical Center, reinforcing the area's appeal for corporate, healthcare, pharmaceutical, and professional office users.

1 mins

1-78

6 mins

1-287

7 mins

BRIDGEWATER COMMONS

26 mins

NEWARK LIBERTY INTL. AIRPORT

45 mins

NYC

HERITAGE SQUARE

Chick-fil-A
CityMD
David's Bridal
Dental 365
HomeSense
Mattress Warehouse
Miller's Ale House
Sierra Trading Post
Starbucks Coffee
Tenants
Tropical Smoothie Cafe
Ulta Beauty

THE HIGHLANDS VILLAGE CENTER

Chu's Cafe
Dental Arts Vision
Dunkin' Donuts
Kumon Learning Center
The Wine Rack
Tiny Turtle Academy
U.S. Postal Service
Village of Highlands Cleaners
Rite Aid Pharmacy

BRIDGEWATER COMMONS

American Eagle	J.Crew
Apple	J.Jill
Athleta	Janie & Jack
Auntie Anne's Pretzels	Johnston & Murphy
Bath & Body Works	LEGO Store
Brighton Collectibles	Lenscrafters
Chico's	Macy's
Clarks	Nathan's Famous
Foot Locker	Pottery Barn
Free People	Sbarro
Green Leaf's & Bananas	Sephora
Hollister	Vera Bradley



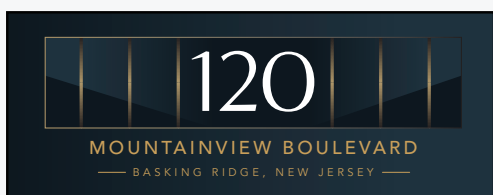


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LYONS MALL

All-State Insurance
AT&T
Atlantic Health Urgent Care
Dental Care
Dream Nails
Finley Design
Gabe's Bagels
Hunan Chinese Restaurant
Lashes By Shammi
Lyons Cleaners

Martial Arts
Mathnasium
Pizza Da Napoli
Select Vintage Wines
Stop & Shop
Taste Of Thai
The Ups Store
Walgreens
Well Bred Pet Supply



5



VALLEY MALL

Gillette
Bath & Body Works
Famous Footwear
Fastframe
HomeGoods
Old Navy
Sherwin-Williams
Starbucks
Verizon
Wendy's

2

100 MARKETPLACE

Basking Ridge Pediatric Dentistry
Chase Bank
Chipotle
Dean's Natural Food Market
Panera Bread
Verizon Wireless
Zocdoc

7

DEWY MEADOW VILLAGE

Bee Pretty Beauty & Lashes
Bernards Pharmacy
Crawlers 2 Scholars Day School
Do Ewe Knit
Dunkin'
Figaro Italian Restaurant
Figaro Pizza
Foxy Salon
Frozen Falls Yogurt
Kravet Home Furnishings
O' Bagel
Ridge Fine Wines
Sky Tae Kwon Do
The Daily Pilates
The Stone Bean



THE VILLAGE AT BRIDGEWATER COMMONS

Big Chicken Shaq
Bluemercury
Cava
Charles Schwab
Chipotle Mexican Grill
Club Champion

Dig Inn
Face Foundrie
Loft
Maggiano's Little Italy
Millburn Deli
Pure Green Bridgewater

Sarku Japan
Shake Shack
Starbucks Coffee
Summit Health
White House Black Market



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