

120

MOUNTAINVIEW BOULEVARD

— BASKING RIDGE, NEW JERSEY —



A PREMIER OFFICE DESTINATION

# Class A Office Space

SUITES FROM  
2,500 SF TO 121,858 SF

# SPACE TO FIT YOUR BUSINESS

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## Suites from $\pm 2,500$ SF to 121,858 SF Available

### 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

Suites from  $\pm 2,500$  SF to 121,858 SF



## 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       | $\pm 137,700$ SF                   |
| Available Space     | $\pm 121,858$ SF                   |
| Available Floors    | 1st $\pm 31,035$ SF                |
|                     | 2nd $\pm 32,550$ SF                |
|                     | 3rd $\pm 37,136$ SF                |
|                     | 4th $\pm 36,835$ SF                |
| Property Type       | Office / Office-Laboratory         |
| Stories             | 4                                  |
| Typical Floor Plate | $\pm 34,425$ SF                    |
| Parking             | $\pm 504$ Spaces                   |
| Lot Size            | $\pm 21.44$ Acres                  |
| Location            | Bernards Township, Somerset County |
| Year Built          | 2001                               |







## An Elevated Workplace Experience

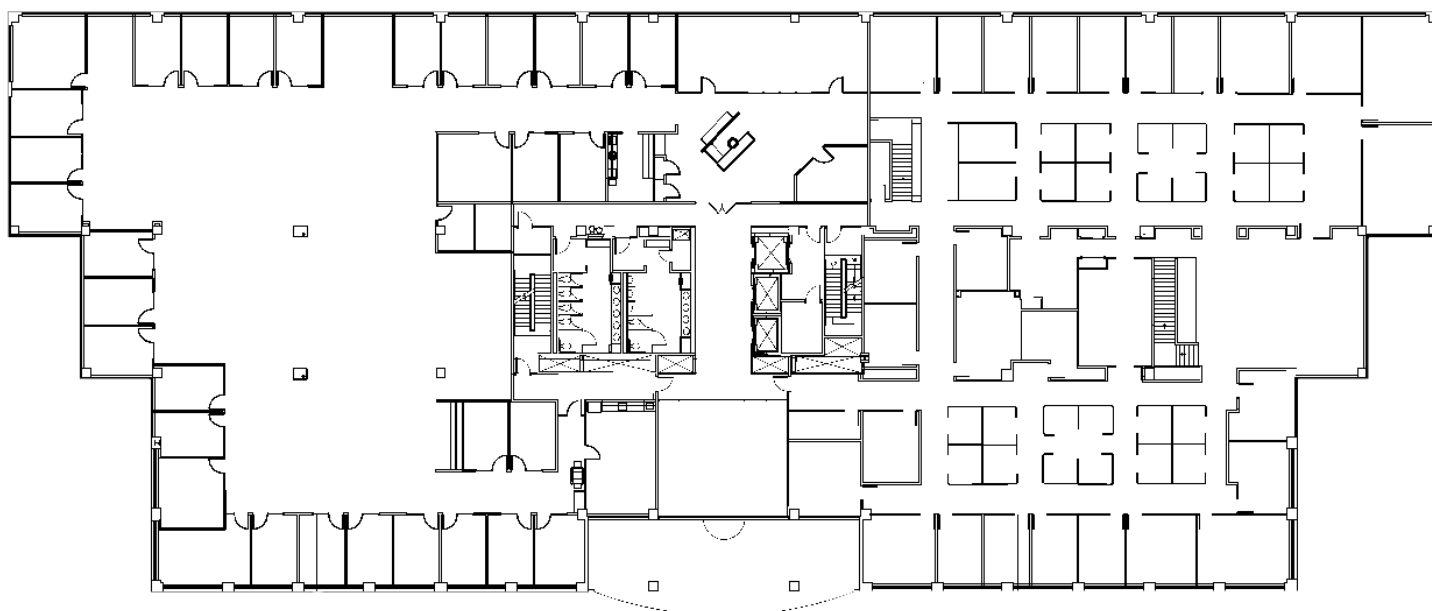
Premium amenities, thoughtfully designed common areas, collaborative gathering spaces, outdoor seating, and abundant natural light come together to create a workplace that supports productivity, wellness, and long-term success.

## Flexible Leasing Opportunities

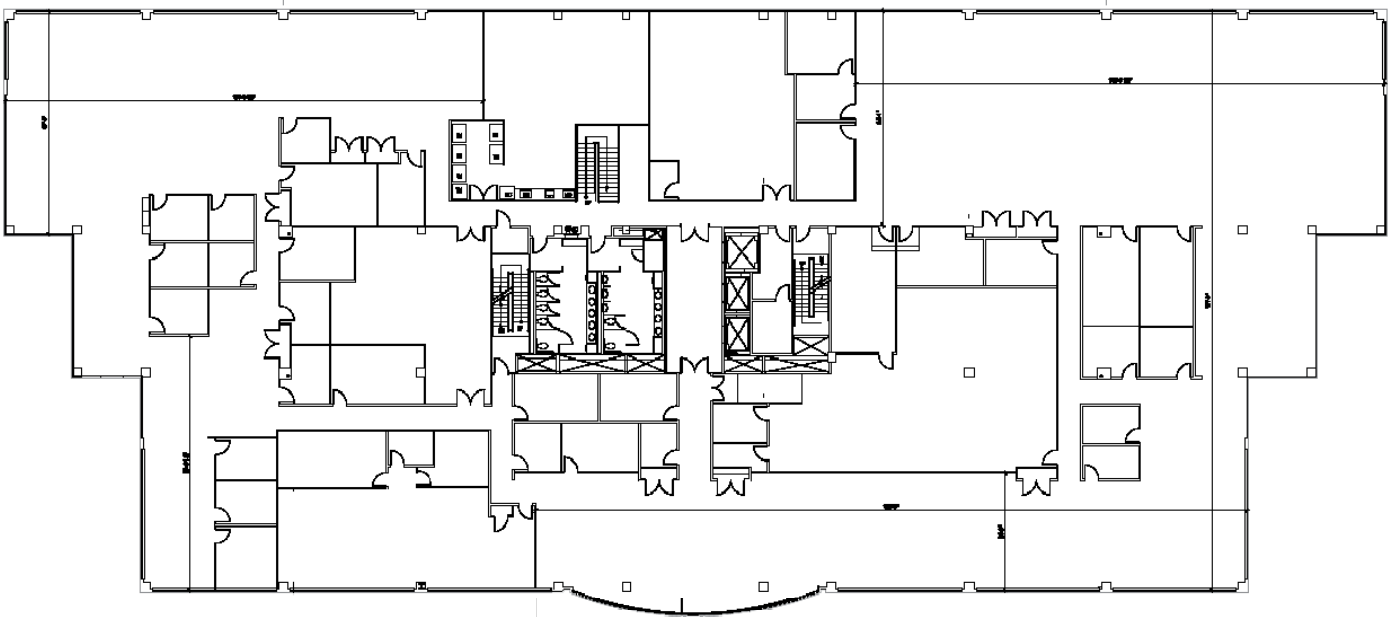
**First Floor** ±31,555 RSF



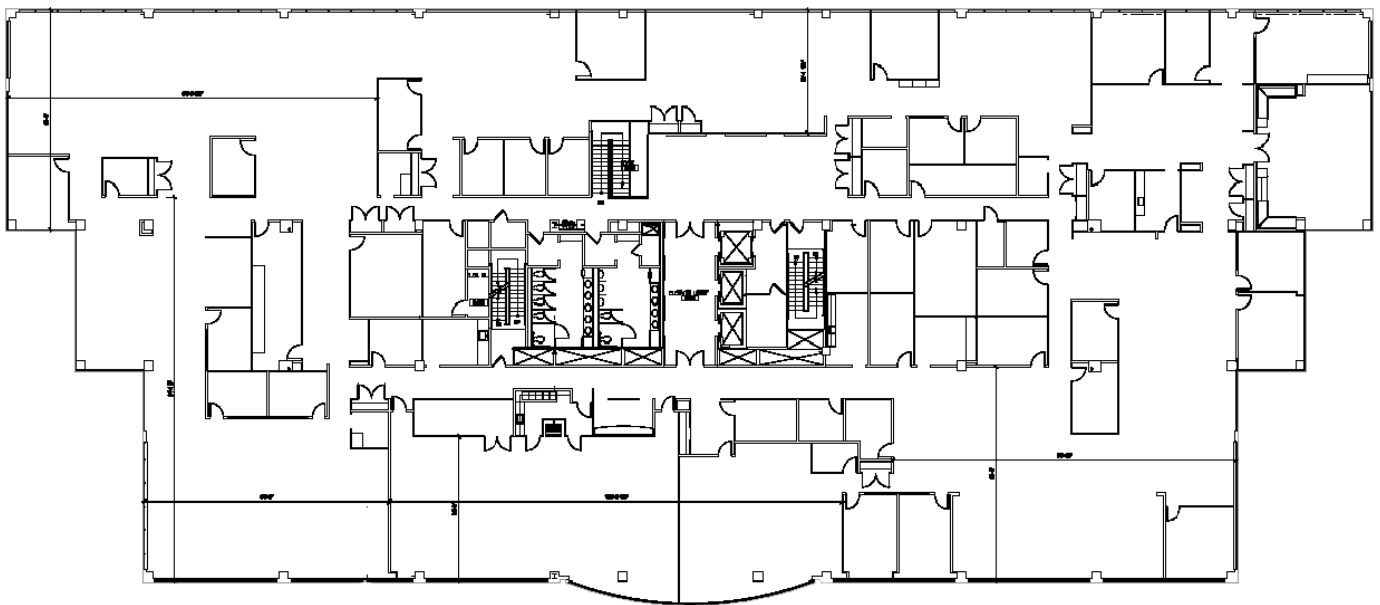
**Second Floor** ±32,550 RSF



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      |



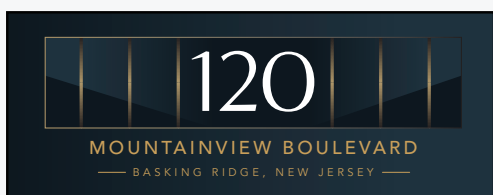


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## LYONS MALL

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



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## VALLEY MALL

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

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## 100 MARKETPLACE

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

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## 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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