



Park Avenue

at MORRIS COUNTY | FLORHAM PARK

A CAMPUS LIFESTYLE FOR PROFESSIONAL LIVING

100-600 Campus Drive, Florham Park, NJ 07932



QUICK REFERENCE

ON-SITE 24/7 SECURITY (973) 443-0433 parkavesecurity@gmail.com

CBRE MANAGEMENT OFFICE..... (973) 966-6692

Fax (973) 966-5348

Building 100 1st floor, West Side, Suite 109

IN CASE OF EMERGENCY - CALL 9-1-1

- Then, call site security, **(973) 443-0433**, to alert them of the situation
- Advise security of the nature of the emergency, providing your **name**, **company name**, **building** and **location** of emergency
- Security will direct law enforcement and other EMS personnel to the location of the emergency and assist in any way necessary
- Security is also available for non-emergencies

NON-EMERGENCY CONTACT NUMBERS

Morristown Memorial Hospital..... **(973) 971-5000**

Florham Park Police Department..... **(973) 377-2200**

Florham Park Fire Department..... **(973) 377-3241**

**If the campus main number cannot be reached,
please use the following for emergencies only:*

Senior Real Estate Manager: Thomas Lynch
thomas.lynch@cbre.com; 973.222.5231

Real Estate Manager: Maureen Grenevich
Maureen.Grenevich@cbre.com; 973.713.4710

Head Engineer: Ruben Valencia
Ruben.Valencia@cbre.com; 973.387.5863

After Hours/Security: Joe Rapp
parkavesecurity@gmail.com, 973.907.6828

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PARK AVENUE TENANT DIRECTORY

BUILDING 100

Boyar Suozzo, P.A.
Bright Horizons
Café 100 - Dartcor
CBRE - Leasing
CBRE - Management Office
Cellestar Biosciences
Clausen Miller P.C.
Conduent Incorporated
Fidia Pharma/Olon USA Inc.
Global Tax Management
Hisamitsu America, Inc.
Insperity
Jacobs Levy Equity Management
Lifeline Medical Associates
Logical Design Solutions (LDS)
Mapfre Reinsurance
Merrill Lynch
Phathom Pharmaceutical

Raich Ende Malter & Co. LLP
(REM)
Real Chemistry
Steward Partners
Wiss & Company
Campus Services: Housekeeping/
Security/Engineering

BUILDING 190

The Goddard School

BUILDING 200

Ameriprise Financial
Clyde & Co US LLP
CVS Health
Leonardo DRS
R.W. Baird & Co.
Wells Fargo Advisors
Wilson Elser

BUILDING 300

Morgan Stanley
Shionogi

BUILDING 400

Pricewaterhouse Coopers
(PwC)

BUILDING 500

Accenture
(US Trust) Bank of America
Greenberg Traurig
UBS

BUILDING 600

CoStar Group
Faegre Drinker
Sompo International



PARK AVE ATRIUM LOBBY

A complimentary venue for all campus tenants.

WELCOME.

CBRE welcomes you to Park Avenue at Morris County. It is our desire to offer you and your visitors the highest quality service and maintain all avenues of communication to ensure these services are rendered to meet your needs and exceed your expectations. We hope this campus guidebook provides you with the basic guidelines you need to make your occupancy on our campus as comfortable as possible.

Need something? Contact your campus concierge, Lisa Earl-Sperry, at **lisa.earl-sperry@cbre.com**

This guidebook is intended for informational use only. Your lease controls the terms, conditions, rules and regulations of your occupancy. In the event of any inconsistencies between the terms of your lease and the contents of this guidebook, the lease will prevail.

WELCOME

CAMPUS MAP

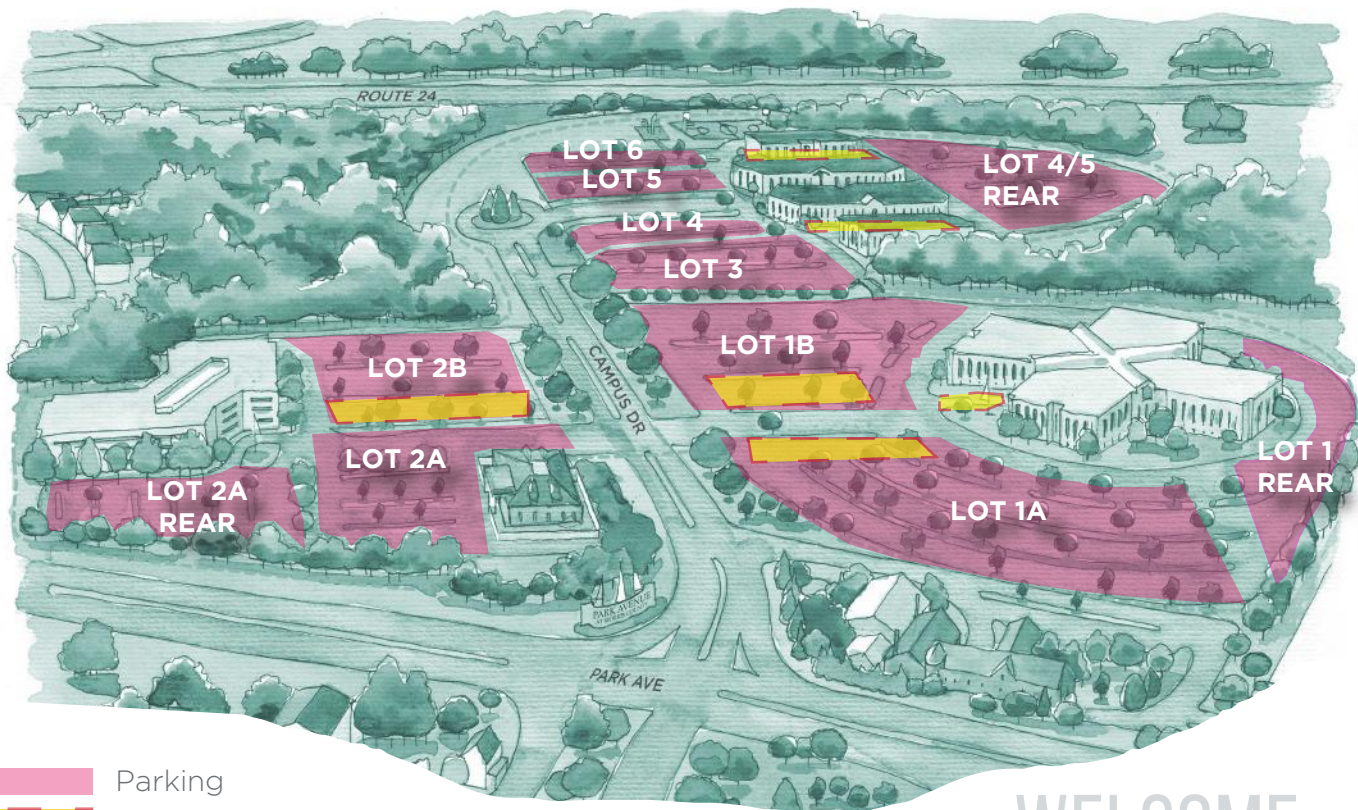
KEY

- 1 Building 100
- 2 Building 200
- 3 Building 300
- 4 Building 400
- 5 Building 500
- 6 Building 600
- 7 Foot Bridge
- 8 Walking Trail
- 9 Pop-Up Soccer
- 10 Outside Experience
- 11 Fitness Center & Spa
- 12 Park Avenue Club
- 13 Building 190 Goddard School

See **page 22** for electric charging stations and bike racks



CAMPUS PARKING



WELCOME

CAMPUS PERKS



PERKS BROUGHT TO YOU BY CAMPUS MANAGEMENT

Enjoy our 100 Campus Drive atrium lobby with light and airy lounge space, complimentary Wi-Fi in common areas, and barista-hosted coffee bar. Plus, you'll have access to **lobby ambassadors, umbrella service, on-site ATM, 24/7 security, mobile app, tenant website and full concierge services**, available to all of our campus tenants.

Wi-Fi Access

Choose 'CBRE', click and accept & continue for the "Terms of Use" (no password required)

24/7 SECURITY TEAMS

Park Avenue Security Team



L-R: Raquel Gutierrez, Brad Samuel (in back), Joseph Rapp, Angel Torres, Lascelle Poyser

Night Crew



L-R: Kevin Fiory, Joel Neard, Holyfield Agyekum, George Pabby, Lascelle Poyser

CBRE LEADERSHIP TEAM



Maureen Grenevich

Real Estate Manager
Maureen.Grenevich@cbre.com
973.966.6692 Ext 204



Lisa Earl-Sperry

Real Estate Event Manager
& Concierge
Lisa.Earl-Sperry@cbre.com
973.966.6692 Ext 210



Stephen Amadeo

Real Estate Services Coordinator
Stephen.Amadeo@cbre.com
973.966.6692 Ext 209



Maria Wissner

Real Estate Services Coordinator
Maria.Wissner@cbre.com
973.966.6692 Ext 200



Thomas Lynch

Senior Real Estate Manager
Thomas.Lynch@cbre.com
973.966.6692 Ext 207

HOUSEKEEPING AND ENGINEERING TEAMS

Housekeeping



L-R: Carlos Londoño, Lucia Martinez, Luz Cortes, Gloria Aldana, Jose Cuervo, **Juan Salazar (sitting, Lead)**

Engineering



L-R: Harold Medina, **Ruben Valencia (Chief Engineer)**, James Mason, Markian Lodziuk, Jaime Ruiz

CAMPUS MEMBERS-ONLY WEBSITE & REGISTRATION

WEBSITE

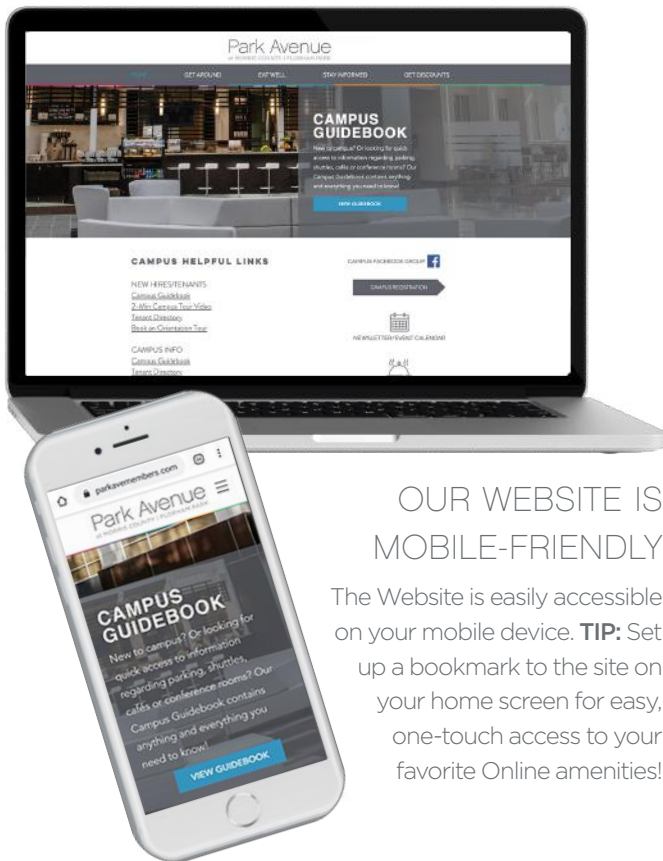
parkavemembers.com

The Park Avenue website provides access to everything you need to know on campus and is where all campus members must REGISTER.

REGISTER ON CAMPUS

parkavemembers.com/member

Click the big registration arrow on the homepage or visit the link above to register as a campus member and unlock all that campus life has to offer.



OUR WEBSITE IS MOBILE-FRIENDLY

The Website is easily accessible on your mobile device. **TIP:** Set up a bookmark to the site on your home screen for easy, one-touch access to your favorite Online amenities!

CAMPUS FACEBOOK GROUP 

CAMPUS REGISTRATION 



NEWSLETTER/EVENT CALENDAR



LUNCHBOX - ORDER NOW



CAMPUS DISCOUNTS



CAFE MENUS

CAMPUS COMMUNICATION

We communicate campus happenings in a variety of ways. These are also methods by which you can share your events and services with the campus.

Contact your campus concierge for more information: lisa.earl-sperry@cbre.com

- **Digital Directories** Submit a flyer or ad for your business or upcoming event to display on lobby monitors.
- **Campus Emails & Calendar** The single greatest way to share your business events and news is through campus-wide event communications. Submit an event for the calendar using our easy **Online submission form** on our **members-only website**.
- **Private Facebook Group** Join our **private campus Facebook Group** to stay up to date on all campus happenings in real time. www.facebook.com/groups/ParkAveMembers/



CAMPUS PERKS

MORRISTOWN AIRPORT

Morristown Airport (MMU) is a Publicly Owned, Privately Operated General Aviation Reliever Airport in Morristown, New Jersey.

MMU makes travel to and from the New York/New Jersey area easy and efficient for your executives and corporate guests.



MADISON TRAIN STATION

The **Madison Train Station** has a part-time ticket office, open only from 5:30AM to 9AM on Monday through Friday, and closed entirely on weekends.

Visit the NJ Transit website at <https://www.njtransit.com/train-to> for the station schedule. **Free shuttle service** to and from the train station is available on campus.



FREE SHUTTLE SERVICE

Free shuttle service is available on campus with service to the **Madison Train Station** and within a five-square-mile radius of campus. Visit our members only website at parkavemembers.com for the most up-to-date shuttle schedule.

Shuttles do not run during Observed Campus Holidays (which can be found on the back page of this booklet). For more information, contact (973) 443-0433 or parkavesecurity@gmail.com

MORNING			AFTERNOON		
Madison Pickup	Shuttle	Times	Drop Off	Shuttle	Trains*
7:20 AM	Shuttle 1	6:58W, 7:09E	3:00 PM	Shuttle 1	3:47E, 3:13W
7:45 AM	Shuttle 1	7:30E, 7:32W, 7:45W	3:55 PM	Shuttle 1	4:11E, 4:18W, 4:28E
8:10 AM	Shuttle 1 & 2	8:01W, 8:05E	4:25 PM	Shuttle 1	4:43W, 4:46E, 5:02W
8:35 AM	Shuttle 2	8:22W	4:50 PM	Shuttle 1	5:12E, 5:27W, 5:35W
8:50 AM	Shuttle 1	8:37W, 8:47E	5:25 PM	Shuttle 1	5:42E, 5:54E, 5:57W
9:10 AM	Shuttle 2	8:55W, 9:08E	6:00 PM	Shuttle 1	6:16E, 6:18W, 6:33W
9:35 AM	Shuttle 2	9:35W, 9:37E			

**Morristown Line*

EXECUTIVE CONFERENCE CENTER



CONFERENCE ROOMS

Our three conference rooms are available free of charge to all Park Avenue tenants. The largest room accommodates 20-25 people; our other two will hold up to 8 people, and all three rooms are equipped with a **wide-screen TV, Polycoms, Wi-Fi**, and waiting areas outside the rooms.

To reserve a room, email:

Maria Wissner Maria.Wissner@cbre.com

Stephen Amadeo Stephen.Amadeo@cbre.com



Polycom Instructions

Direct dial (no need to dial “9”)

973.377.4383 / 973.377.4391

Detailed Instructions:

www.parkavemembers.com/how-to

ON-SITE AMENITIES

FOOD & BEVERAGES ON CAMPUS

14

**SOME SERVICES SUSPENDED
SEE FOLLOWING PAGES
FOR CURRENT OPTIONS**

WHAT'S FOR LUNCH?

The Park Avenue at Morris County campus provides many options for lunch and snack time.

LUNCH DELIVERY

The Lunch Box delivers to your office. Find options at campuscafe.catertrax.com



COFFEE BAR - LOBBY 100



COFFEE BAR - LOBBY 100

Offering coffee, baked goods, and snacks for your morning start or afternoon pick-me-up.

Mon-Thu 7:00AM to 5:00PM

Fri 7:00AM TO 4:00PM

NOW OPEN ! 10AM - 2PM

Including coffee/tea, pre-made sandwiches and salads



PLEASE
CASH ONLY
ATM Available
Near Cafe

ON-SITE AMENITIES

FOOD & BEVERAGES ON CAMPUS



TEMPORARILY CLOSED

BLDG 100 Atrium Café

- ✓ TAKE OUT ONLY AT THIS TIME
- ✓ Lunch Box and Catering Available
- ✓ Gift Cards Available

Mon-Fri

7:00AM to 2:00PM

atriumcafe@dartcor.com

973.738.4101



TEMPORARILY CLOSED

Café 200

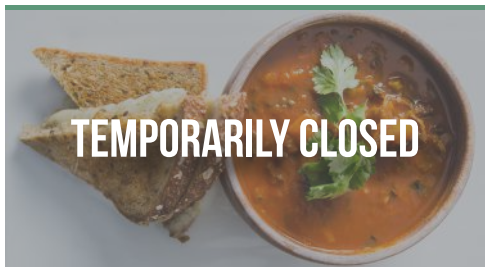
- ✓ Grab-n-Go
- ✓ Catering Available Through Café 500

Mon-Fri

7:00AM to 2:30PM

cafe500@dartcor.com

973.377.9313



TEMPORARILY CLOSED

Café 500

- ✓ Full Service
- ✓ Catering Available (10+ People Only)

Mon-Fri

7:00AM to 2:00PM

cafe500@dartcor.com

973.377.9313

ON-SITE AMENITIES

DARTCOR CORPORATE CATERING - EVENTS & MEETINGS

DARTCOR CORPORATE CATERING

While on-site catering is suspended, Dartcor is able to provide catering from their off-site location and deliver to campus for pick-up.

Contact Alan Daehnke – adaehnke@dartcor.com or
Carmine DePasquale – cdepasquale@omecaterers.com for more information.

NEED CATERING FOR AN EVENT OR MEETING?

Utilize our catering partners at Dartcor for seamless event-planning on campus. No extra paperwork needed. If Dartcor is already providing food and drink services on campus,

contact cafe500@dartcor.com for your catering needs.

Contact Café 500 for your catering groups of 10+ cafe500@dartcor.com

PREFERRED PARTNERS | THE GODDARD SCHOOL 190 Campus Dr (at the top of Campus)



THE GODDARD SCHOOL.

Conveniently located at the top of campus, The Goddard school provides day care and educational programs for children ages 6 weeks to 13 years.

Ask about current exclusive promotions for Park Avenue campus members!

Laurie Hoffman:

(973) 437-5100

dflorhamparknj@goddardschools.com

EXECUTIVE FITNESS CENTER



Fitness Center

600 Campus Drive
Mon-Fri 6:00AM to 8:00PM

FITNESS CENTER

The complimentary fitness center is available exclusively to all full-time employees of campus tenants. Ancillary paid services are also available on campus including ***private and group training, massage therapy*** and ***yoga***.

ON-SITE AMENITIES

EXECUTIVE FITNESS CENTER



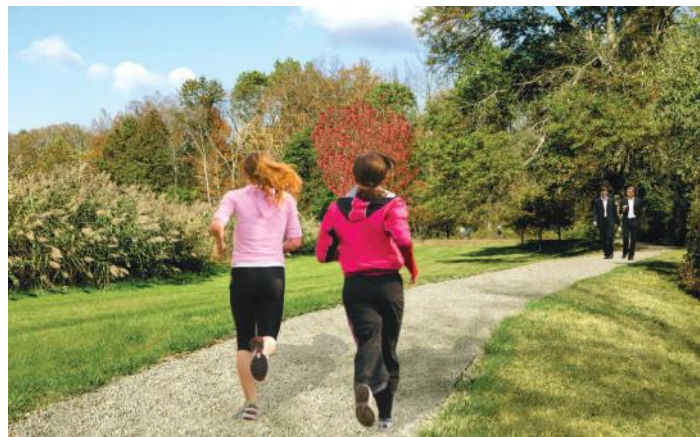
FITNESS CENTER ACCESS

Please contact our management office at **(973) 966-6692** or via email at maria.wissner@cbre.com

Mon-Fri 8am to 4pm.

Be sure to complete the fitness center registration, waiver, and your questionnaire to gain access to the Fitness Center. Your building access card will be activated to provide your access.

OUTDOOR FITNESS EXPERIENCE



CAMPUS OUTDOOR FITNESS EXPERIENCES

Options include **basketball** and **volleyball courts**, **pop-up soccer**, **CT8 Fitness Training System**, and a **1.75 mi walking path**.

ON-SITE AMENITIES

WELLNESS TEAM

ANCILLARY WELLNESS SERVICES

Enjoy additional paid services like yoga, massage therapy, private and group training,



Fitness Training

OLIMPIA USA FIT FOR LIFE
Olimpia Garruto

A full-service fitness consultant company providing group fitness and personal training services.

musclesinmotion@yahoo.com



Message Therapy

HANDS ON EXPERIENCE
Elyce Cooper, LMT

Corrective & restorative, combining stretching and massage techniques to destress and invigorate the body.

handsonexper@gmail.com



Yoga

Tisha Hennen

Providing on-site yoga classes for all levels emphasizing strength, flexibility and alignment.

tisha@tishahennen.com

HOUSE PHOTOGRAPHER



MAUREEN G. NOWAK

Get your corporate portraits on location in Lobby 100 by our house photographer. Group and individual portraits available. Various packages to suit your needs.

Ask about **current exclusive promotions** for Park Avenue campus members!

Maureen G Nowak:

(908) 391-3055

Maureen@MGNphotography.com

MGNphotography.com

ON-SITE AMENITIES

GREEN AMENITIES



Green Buildings

CBRE

Campus tenants can feel good about our Energy-Star-Rated, LEED and Wirescore-Certified buildings with energy-management systems in place. Green amenities on campus also include four electric car charging stations.



Community Farm Share

STONY HILL FARMS

Sign up to receive a whole share (4-6 people) or half share (3-4 people) of the highest quality fruits and vegetables during the growing season, delivered directly to each building on Thursdays from June up to October.

www.njfarmshare.com
StonyHillCSA@gmail.com

**DELIVERY
TEMPORARILY
SUSPENDED**



Recycling Programs

CBRE

Use blue bins for all co-mingled recycling. We recycle aluminum cans separately for the **St. Barnabas** burn center for children. **Cell Phones for Soldiers**, battery recycling programs, and shredding events are on-going initiatives at Park Ave.

GREEN AMENITIES



ELECTRIC CHARGING STATIONS AND BIKE RACKS

Four electric charging stations are conveniently located throughout campus. Usage is on a first-come, first-serve basis. *Please move car after charging.*




There are 6 bike racks are also located across campus.



- 1 Electric Charging Station
- 2 Bike Parking

ON-SITE AMENITIES

MAIL AND SHIPPING SERVICES

			
Phone	(800) 275-8777	(973) 660-0800	(800) GO FEDEX
Driver	Driver: Chi Lam	Driver: David Janeski	Driver: varies
Delivery	2:00PM - 4:00PM 100 Bldg: Mail Room, 1st floor Other Buildings: Indoor Post Boxes	100 Bldg: 11:30AM - 12:00PM Other Buildings: 12:00PM-2:00PM	11:30AM - 12:30PM
Last Pick-Up	100 Bldg: Mail Room, 1st floor Other Buildings: Indoor Post Boxes	100 Bldg: 7:45PM Box in Parking Garage East Side 200 Bldg: 7:45PM Box Outside Loading Dock Entrance 300 Bldg: 7:45PM in Parking Garage (outside elevator lobby) 500 Bldg: 8:00pm Box in Parking Garage (outside elevator lobby)	100 Bldg: 7:45PM Box in Parking Garage East Side 200 Bldg: 7:45PM Box Outside Loading Dock Entrance 300 Bldg: 7:30PM in Parking Garage (outside elevator lobby)
Location	Post Master: Mike Bumgartner 187 Columbia Tpk Florham Park, NJ 07932	235 Main St Madison, NJ 07940	

OFF-SITE AMENITIES

PARK AVENUE CLUB 184 PARK AVE (AT THE TOP OF CAMPUS DRIVE)



PARK AVENUE CLUB

Join the Park Avenue Club to enjoy **private dining, banquets, priority golf tee times**, and more.



OFF-SITE AMENITIES

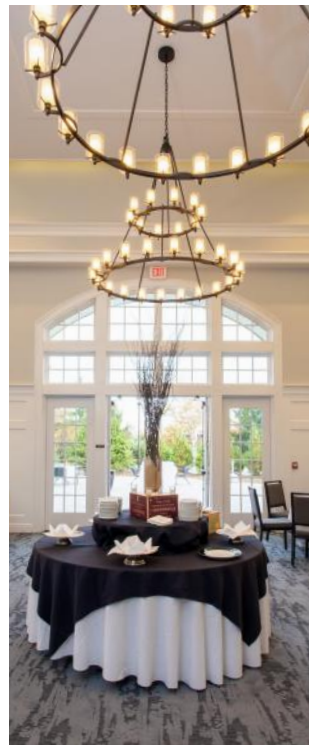
PARK AVENUE CLUB 184 PARK AVE (AT THE TOP OF CAMPUS DRIVE)

EXCLUSIVE CLUB ACCESS FOR ALL CAMPUS TENANTS

Members of the Park Avenue Club are provided with many opportunities to network and socialize, while keeping the club mission of giving back to the community. The surprisingly affordable membership includes reciprocity at nearly 150 clubs in 39 states and 11 countries and some of the most desirable private golf clubs in NJ.

Ten elegantly-appointed private dining rooms allow members and their guests to conduct social or business functions in groups of 2 to 700 from a high-level business conference to a classically beautiful wedding.

membership@parkavenueclub.com
parkavenueclub.com



OFF-SITE AMENITIES

PREFERRED PARTNERS | CONFERENCE CENTERS AND LODGING

Hyatt House

In historic Morristown this contemporary, extended stay hotel is perfect for business and leisure, as well as short- or long-term stays.



MAURICE WILLIAMS

Director of Sales

maurice.williams@hyatt.com

Call for Rates

PH: (973) 971-0008

Ave Florham Park

Flex-stay accommodations, one and two-bedroom fully-furnished suites and unfurnished apartments in The Green at Florham Park.



DANIELLE DISARNO

Resident Representative

ddisarno@aveliving.com

Call for Rates

PH: (973) 710-3200

The Archer Hotel

Brings distinctive style to the Morristown, NJ, area. Enjoy luxe guest rooms, a lively cocktail bar and sincere service - always.



ERIN BENNANI

Sales Manager

erin.bennani@archerhotel.com

Call for Rates

PH: (973) 971-0008

Please check for new Covid hours of operation.



Dartcor

Bldg 100 & 500 (full service). Bldg 200 (Grab & Go); Mon-Fri, 7am-2pm (until 1:30pm on Fridays in summer) plus meeting and event catering services.

(973) 822-9047

Alan Daehnke – Lunch Box Program
adaehnke@dartcor.com

Carmine DePasquale – Catering
cdepasquale@omecaterers.com



Park Avenue Club

Offering events & meeting spaces, golfing, networking and corporate membership opportunities.

(973) 301-8233

wtait@parkavenueclub.com



Costco

Salads, platters, hot and cold dishes, and bakery. Membership required.

(973) 602-2000

w244mk02@costco.com



Florham Park Pizza

Grandma's Pizza & Homemade Ice Cream. Get ice cream sundaes delivered to your desks! 10% off all ice cream or pizza orders to campus.

(973)-966-1062

ccpangione@gmail.com



Rod's Steak & Seafood Grille

Rod's, an area landmark and winner of New Jersey Monthly's 'Best Steakhouse' award, offers lunch and dinner daily as well as Sunday Brunch.

(973) 539-6666

rodsresv@themadisonhotel.com

PREFERRED PARTNERS | PERSONAL SERVICES



Convent Gas & Repair

Complimentary drop-off and pick-up service to campus and 10% discounts on labor for auto repair/maintenance service for campus members!

(973) 301-8233



Nomad Oil

Innovative business that brings top-notch oil change services to your front door, at home or even at work.

(973) 744-7069

eric@nomadoil.com



Shoe Shine & Repair

Thursdays by appointment at your office.

(201) 966-8191

rdesouza1988@hotmail.com



Willow French Cleaners

Dry cleaners providing pick-up at your office on Tuesdays.

(973) 538-6160

willowfrenchcleaners10@gmail.com



Henry the Dentist

The dentist now comes to your office. HENRY has redefined the dental experience through our state-of-the-art dental practices.

(551) 999-2226

hello@HENRYthedentist.com



Wagner Car Wash Detail

Offering detail and wash services. To find out more about deals and packages that are available, contact Wagner at the number below.

(201) 376-7179

PREFERRED PARTNERS | CORPORATE SERVICES



Blondie's Treehouse

Plant watering, fresh cut flowers, revolving plants.

(646) 649-9298

josh@blondiestreehouse.com



My Limo

Events, Airport Transportation, Shuttles, Worldwide Service. Available 24/7.

(973) 428-5225

steve.mckinley@mylimo.com



TCS & CO.

Creative services and promotions. Flyers, brochures, postcards, promotional items, copy writing, graphic design, web design & more.

(201) 317-5738

chrissy@twocleversisters.com

DOWNLOAD THE LIST

Download a quick reference single-sheet preferred partner quick contact list on our **Campus Members Only Website** under **Events** or **Campus Info**.

www.parkavemembers.com

OFF-SITE AMENITIES

LOCATION AND INFORMATION

BUILDING ACCESS

Building access hours are 7AM – 6PM without a badge and 24-hours with access key.

PARKING

General and reserved parking is managed per tenant. For overnight parking, please contact Security at **(973) 443-0433** or parkavesecurity@gmail.com. See lot map on page 4.

There are also 6 bike racks across campus. Bike parking is on a first come, first served basis. See map on page 22.

CLOSURES

Campus is never closed. Each tenant determines office closures. During the **Observed Building Holidays** at right, the buildings are closed (tenants can access buildings via access cards) no HVAC, shuttle, cafe or other services provided.

Security is on-property 24/7. For assistance, dial (973) 443.0433.

OBSERVED CAMPUS HOLIDAYS

Memorial Day
Independence Day*/**
Labor Day
Thanksgiving Day*
Thanksgiving Day Friday*
Christmas Day*/**
New Year's Day*/**

** Limited café hours and campus services the day before this holiday*

*** If the holiday falls on a Tuesday or Thursday, respectively; the holiday will be observed on the Monday before or the Friday after. If the holiday falls on a Saturday or Sunday, respectively; the holiday will be observed on the Friday before or the Monday after.*

INCLEMENT WEATHER POLICY

Campus is never closed for weather, but on occasion it may cause campus services (such as our shuttles and cafés) to be adversely affected, in which case, tenants will be notified via email and our Facebook Group.

SNOW AND PLOWING

In the event of snow, Campus snow removal crews keep your walkways and parking lots clear. (Campus Drive, is owned and maintained by the Township of Florham Park.) *Please note: we do not provide snow shovels or plowing services on campus. Clearing cars during a storm is the owner's responsibility; and if you choose to leave a car behind during a storm, please be advised that you are at risk for being plowed-in and it is your responsibility to extricate your vehicle upon return.*



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