

JLL leases 34,000 square feet of space in three transactions at The Mark in Rockaway

Comprehensive repositioning effort attracts forward-thinking companies to Morris County submarket

ROCKAWAY, NJ. April 18, 2022 – JLL announced it has completed three transactions for a total of 34,237 square feet of newly renovated office space at 100 Enterprise Drive, the Class-A, seven-story, 237,087 square foot office building known as The Mark, in Rockaway, N.J.

Caring Partners, a non-profit organization, will relocate its corporate headquarters from Mount Arlington to 18,961 square feet on the second floor of The Mark.

Consolidated Chassis Management, an intermodal supply chain company, has leased 11,104 square feet of space on the sixth floor of the property and will relocate its operations management division from Budd Lake, NJ. In addition, Enablx, a customer service solutions company, has leased 4,172 square feet on the fifth floor in a relocation from Randolph, N.J.

The leases come on the heels of owner Northbridge Capital Inc's recently completed repositioning of the property, which features a two-story atrium lobby and reflective glass and granite façade. The renovations modernized the main lobby and elevators with a bright and airy design and easy-to-follow wayfinding, revived common corridors and upgraded bathrooms throughout the building. The covered parking deck has been improved to increase visibility, safety, and connectivity.

Inside, a new full-service cafeteria and coffee bar emphasize comfort while providing space for socializing, meetings and for independent work, and a new business lounge blends function with form as a clublike area complete with arcade games and a Wi-Fi-engaged common area. The building also has a brand-new multi-purpose conference facility that can accommodate large events or can be divided into two smaller spaces. A state-of-the-art gym with Peloton bikes has locker rooms and showers for workers who want to fit a workout into their day at the office. All building amenities are free of charge for tenants.

JLL executive vice president Chris Conklin, managing director Dan Spero, and brokerage coordinator Maria Casaliggi, represented Northbridge Capital Inc. in the long-term transactions. Trevor Patterson, associate director with Newmark, represented Consolidated Chassis Management.

“The pandemic has dramatically changed work patterns and the workplace itself,” said Conklin. “The recent leasing success at The Mark is the result of a thoughtful repositioning that creates a superior employee experience in a well-located, high-quality suburban office building.”

“Recent investments have transformed the property into sleek and dynamic contemporary workspace,” added Spero. “We anticipate that The Mark will experience continued leasing momentum as tenants and employees reengage in the workplace.”

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Vicky Wang, senior vice president at Northbridge Capital Inc., said: “We are thrilled to welcome these three new tenants to The Mark, and we look forward to welcoming companies seeking office space that

is appealing to a workforce demanding an increased commitment to quality of life at work. We also strive to provide turn-key solutions that make the tenant relocation process as smooth as possible.”

Located in the northern portion of Morris County, Rockaway is approximately 35 miles west of New York City and flanked by two major thoroughfares: Interstate 80 and NJ State Highway 46. The area is a recognized hub for the biotechnology industry with global companies including Novartis calling the county home. It has an IT industry that supports over 22,000 jobs and its deep reservoir of skilled talent has attracted leaders in the aerospace and defense sectors, including General Dynamics and L-3 Space & Navigation.

The Mark is surrounded by national and local retail offerings, including the Townsquare Mall, hotels and entertainment options. The JLL team is currently marketing a variety office spaces at The Mark ranging from 5,000 square feet to large corporate availabilities.

JLL is a leader in the northern/central New Jersey commercial real estate market, with more than 1,260 professionals and support staff providing agency leasing and property marketing, tenant representation, industrial services, strategic consulting, occupancy planning, workplace strategies, project and development services, property and facility management, and investment sales/capital markets debt and equity services to New Jersey’s leading corporate tenants, investors and landlords. The firm, which assists clients from five full-service offices in Parsippany, Iselin (Metropark), Princeton, Morristown and East Rutherford, also acts as a local service provider for JLL’s global and national corporate clients in need of real estate assistance in New Jersey. NJBiz ranked JLL’s New Jersey operations as the No. 1 commercial real estate brokerage in the Garden State in 2020.

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About JLL

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About Northbridge Capital Inc.: Founded in 2016, Toronto-based Northbridge is a real estate investment firm with a focus on industrial, office, retail, and multi-family residential properties. The company currently owns over 2.3 million square feet of commercial real estate across North America

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