

**SAXUM**  
REAL ESTATE

THE  
**MADISON**  
BUILDING





*"Creativity is Just Connecting"* - Steve Jobs

The Madison Building offers tenants the rare opportunity to locate to downtown Montclair, one of New Jersey's premier transit-oriented downtowns. Tenants can explore the vibrant mix of restaurants, shops and cultural attractions in the numerous downtown community. With numerous local food and film festivals, concerts, public arts projects and street side events, your workday isn't limited to your workplace. Tenants can stay connected to their clients and the vital, young professional population base in New York City via the Bay Street and Walnut Street Train Stations. Montclair Center is truly where the suburbs meet the city.



# 1912

MINUTE WALK

to Bay Street and  
Walnut Street Train Stations

+ 33,000

SQUARE FEET

# 39k

MONTCLAIR RESIDENTS

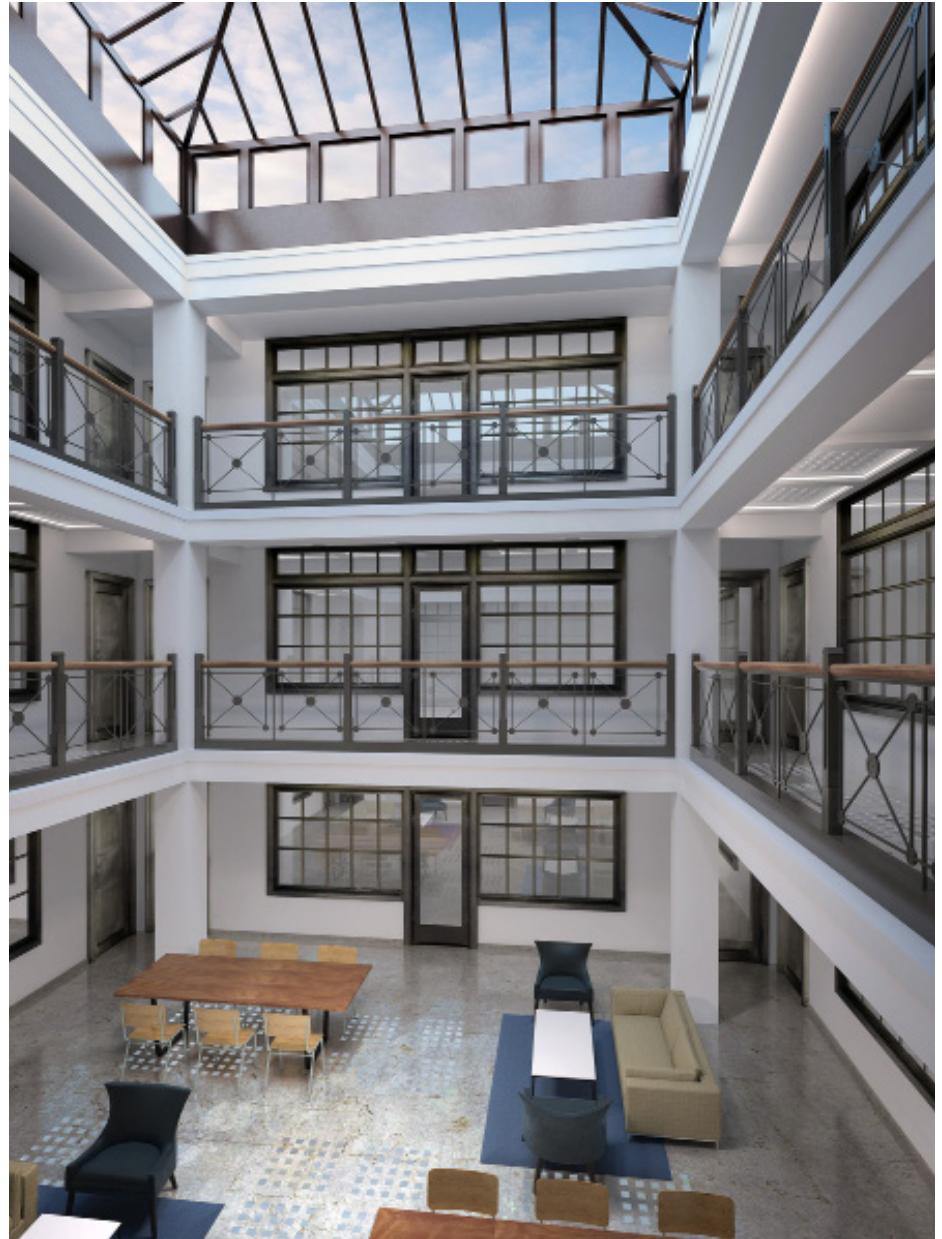
# 96

RESTAURANTS

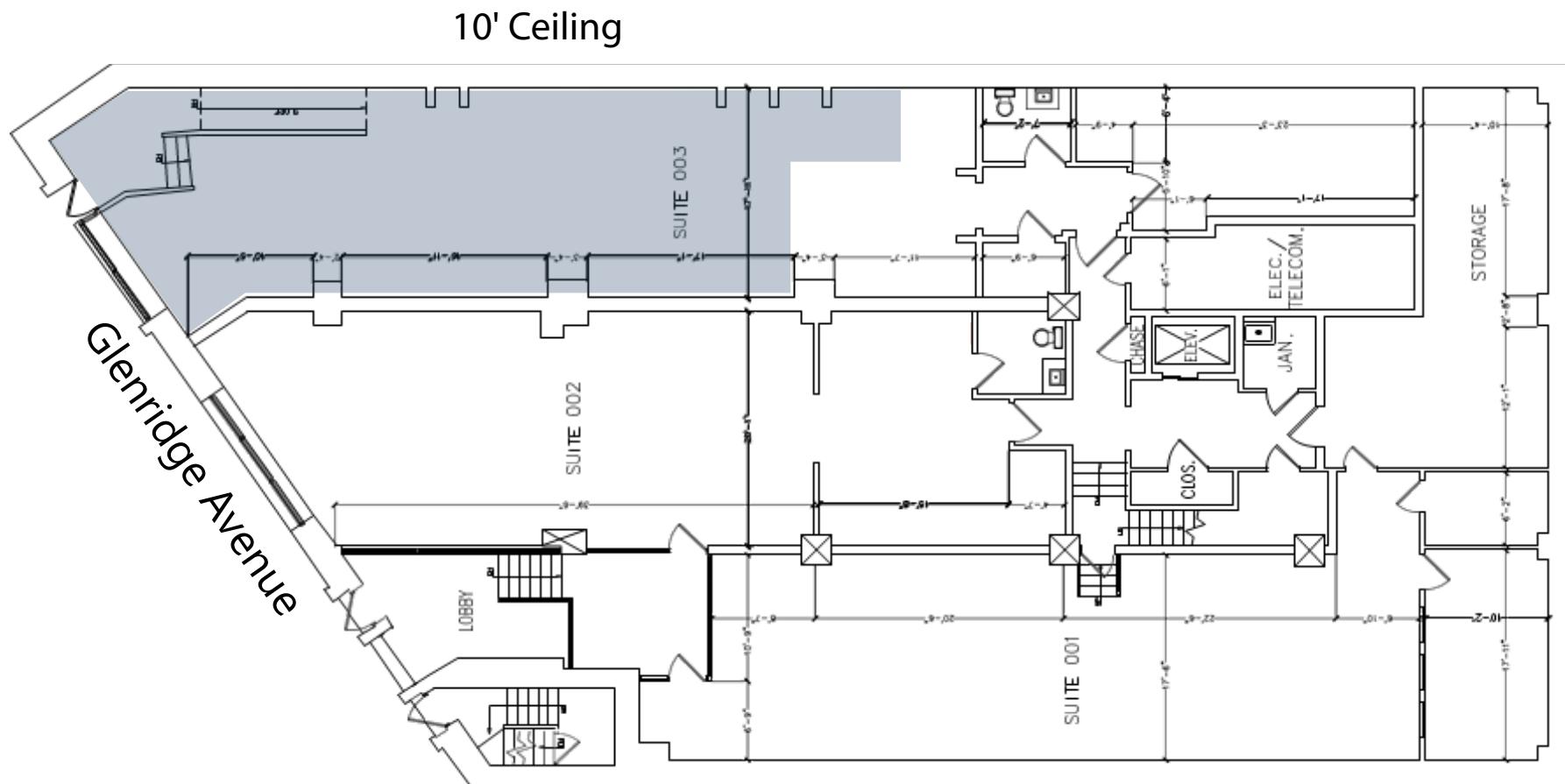
in Downtown Montclair

## Designed for Collaboration

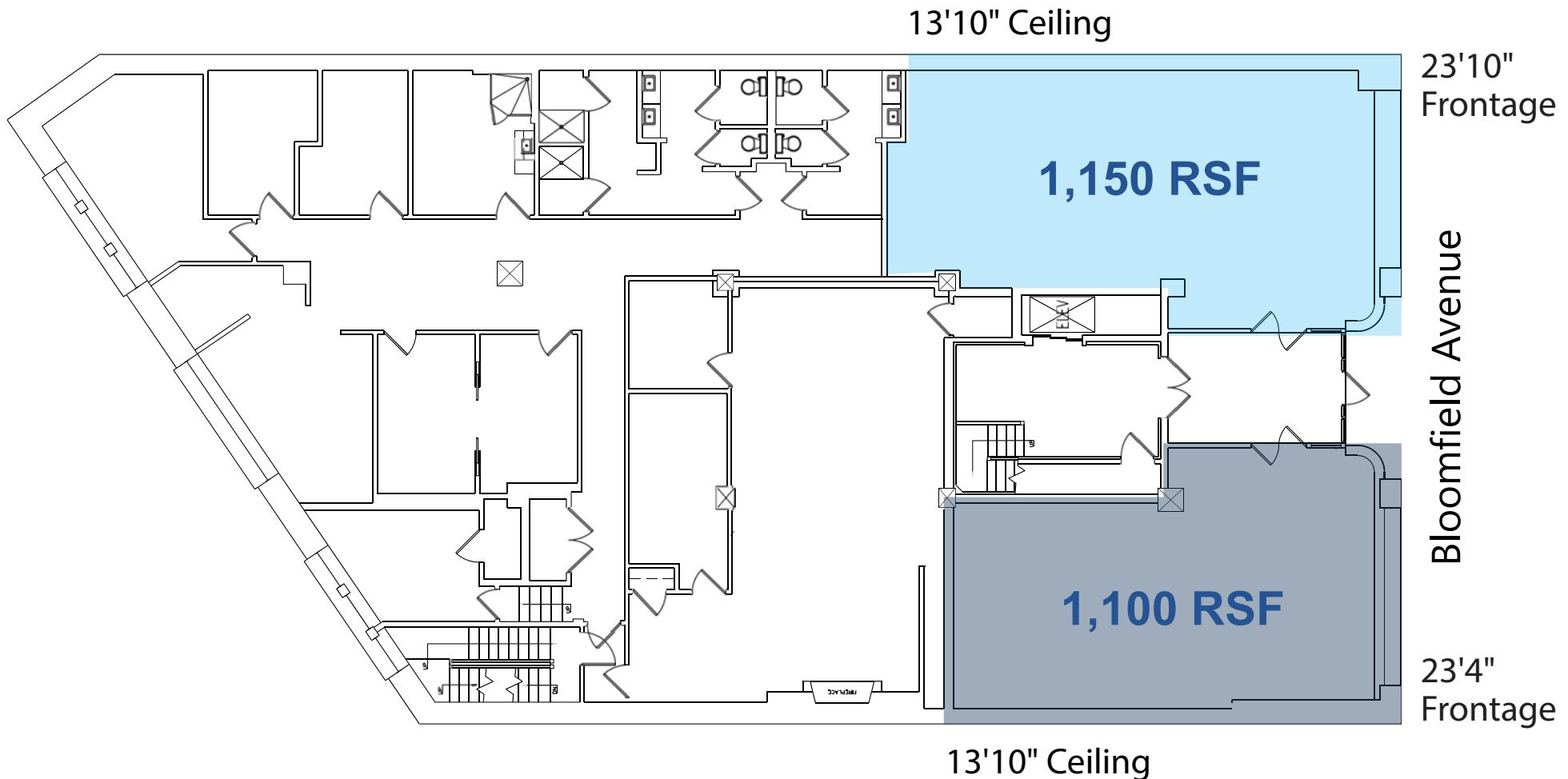
Since its construction in 1912, The Madison Building has brought together an eclectic mix of professionals under one roof. Soaring atrium lobby and surrounding walkways provide employees with an exclusive environment to connect and collaborate in the heart of downtown Montclair. The flexible workspace and dynamic energy of The Madison Building and its surrounding environment stimulate creativity, while build-to-suit suites allow tenants the opportunity to put their own stamp on this historic asset.

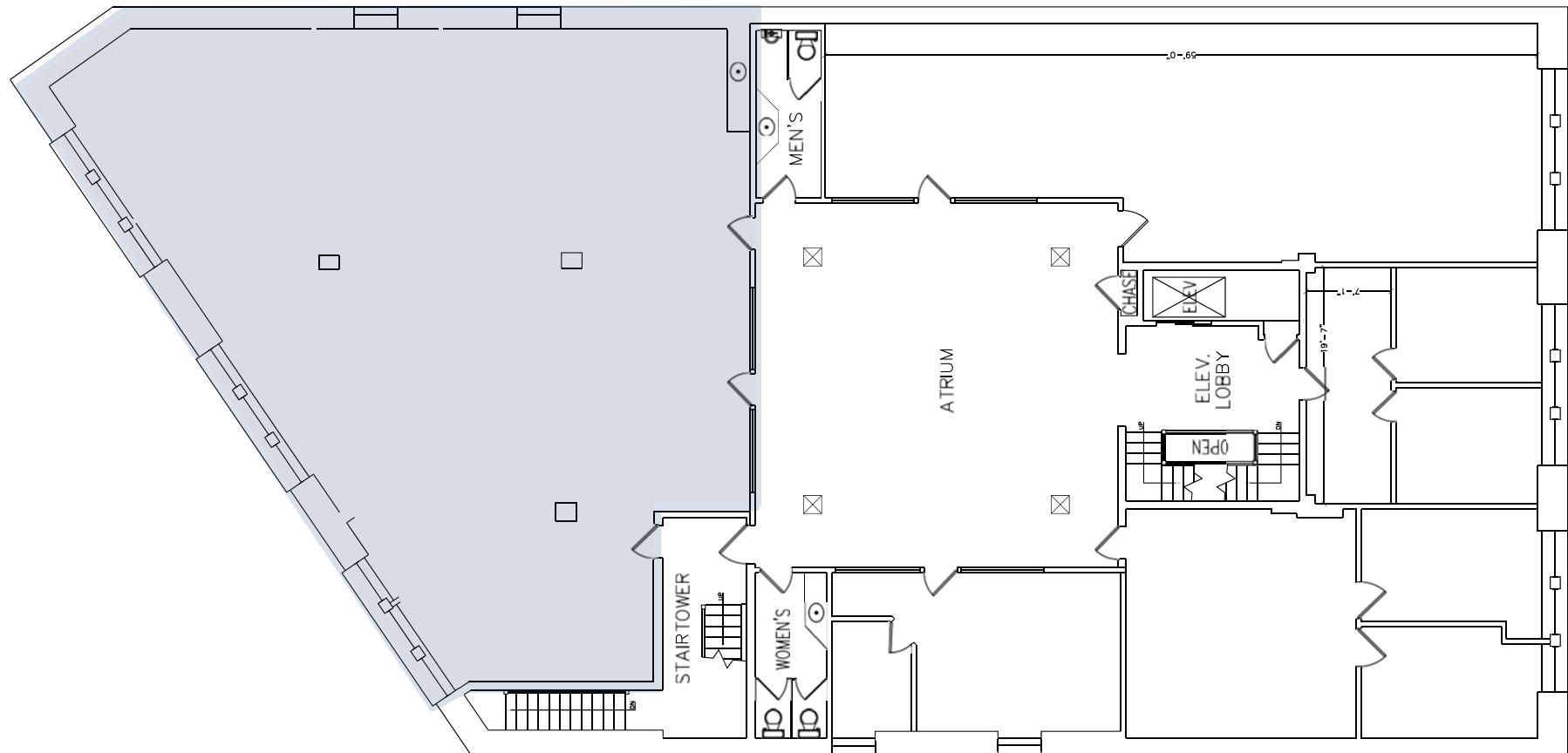


**Glenridge Avenue Ground Floor - 1,320 RSF**



## Bloomfield Avenue Ground Floor







Saxum Real Estate is a vertically integrated privately-held real estate investment and development company that serves as owner, operator and developer of all assets in its portfolio. Saxum specializes in creating value through repositioning and developing assets in transit-oriented markets with high growth potential.

Saxum builds its success on the ability to identify, acquire and execute unique real estate strategies that maximize asset value. Saxum is committed to providing sound real estate expertise and attractive investment opportunities.

Our team is comprised of highly skilled real estate professionals with extensive experience as investors in real estate. We focus on areas in which we can leverage our superior market knowledge and local relationships in order to identify and create asset value in any economic cycle.

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