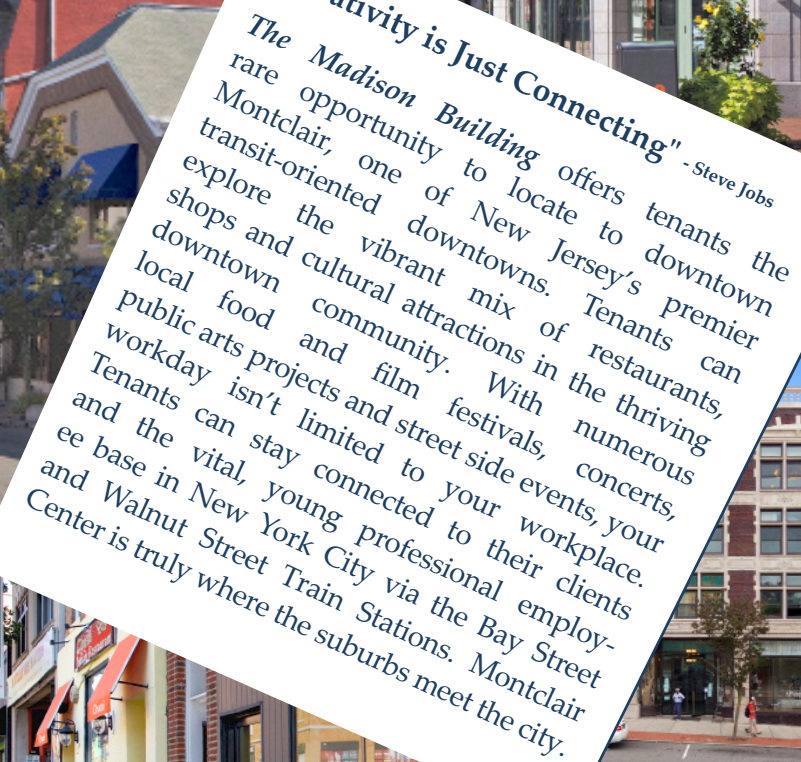


SAXUM
REAL ESTATE

THE
MADISON
BUILDING



"Creativity is Just Connecting" - Steve Jobs



Activity 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 thriving downtown food and film festivals, numerous local food and street side events, your public arts projects and their clients. Tenants isn't limited to your workplace. Tenants can stay connected to their clients and the vital, young professional employment base in New York City via the Bay Street and Walnut Street Train Stations. Montclair Center is truly where the suburbs meet the city.



8

MINUTE WALK

to Bay Street and
Walnut Street Train Stations

1912

HISTORIC CONSTRUCTION

+33,000

SQUARE FEET

39k

MONTCLAIR RESIDENTS

96

RESTAURANTS

in Downtown Montclair

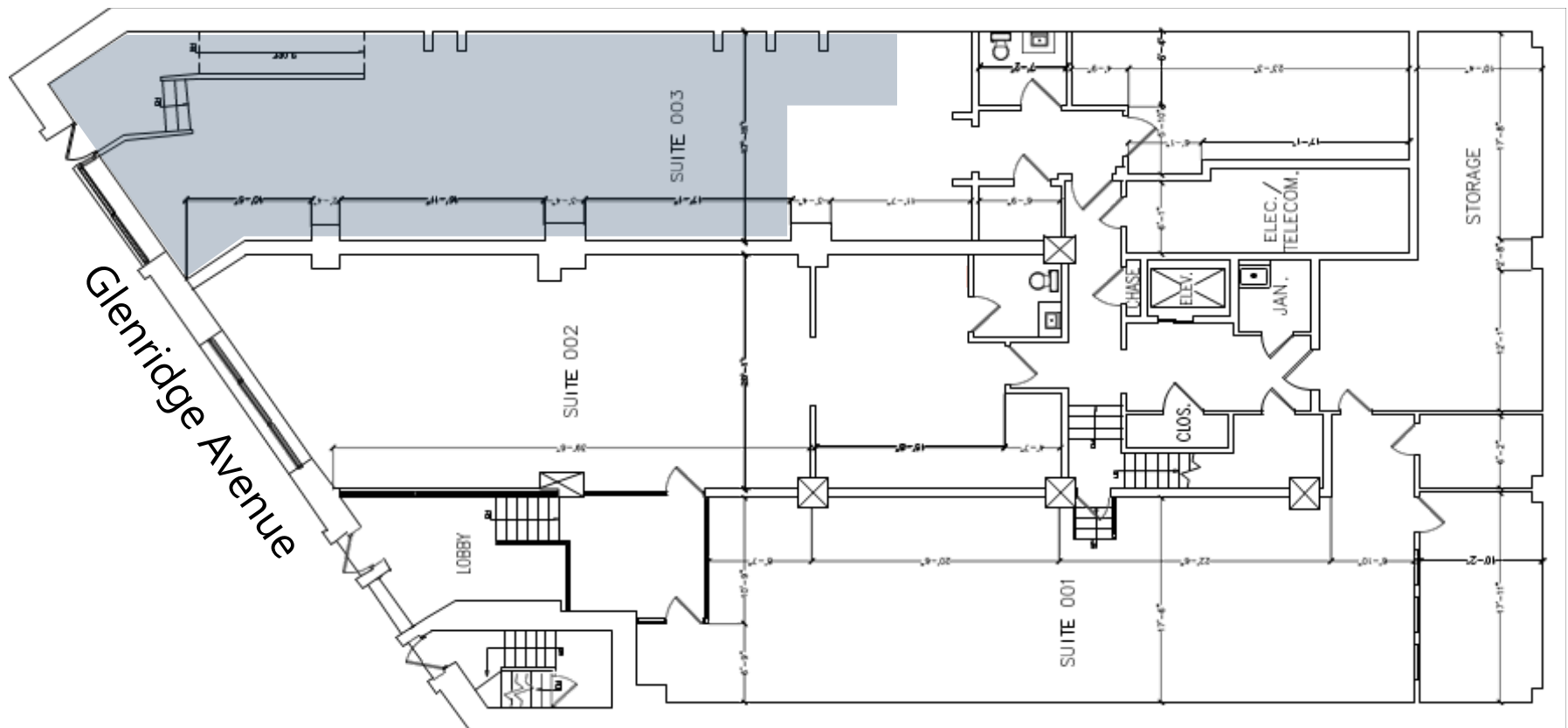
Designed for Collaboration

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 it's surrounding environment stimulate creativity, while build-to-suit suites allow tenants the opportunity to put their own stamp on this historic asset.

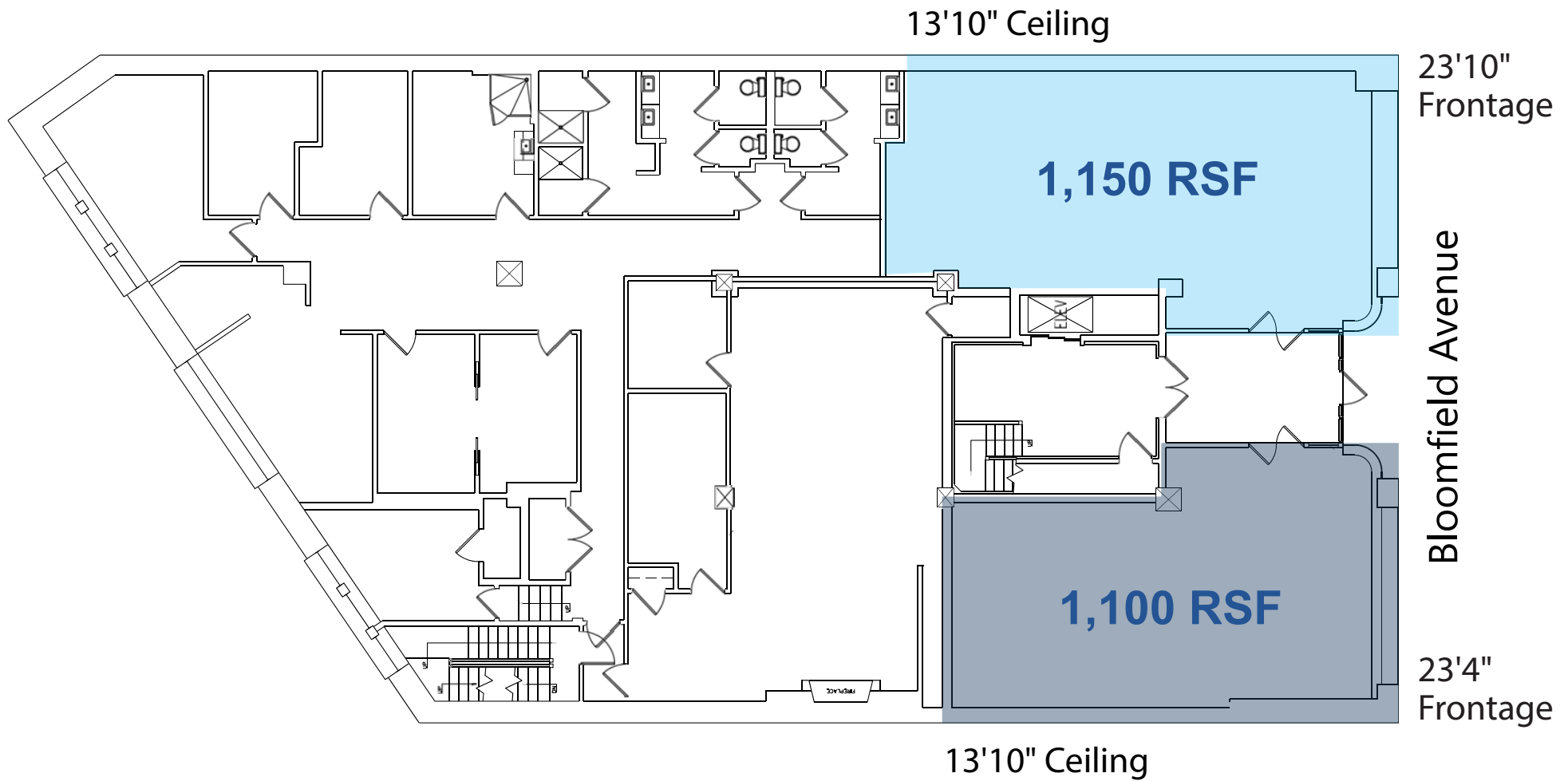


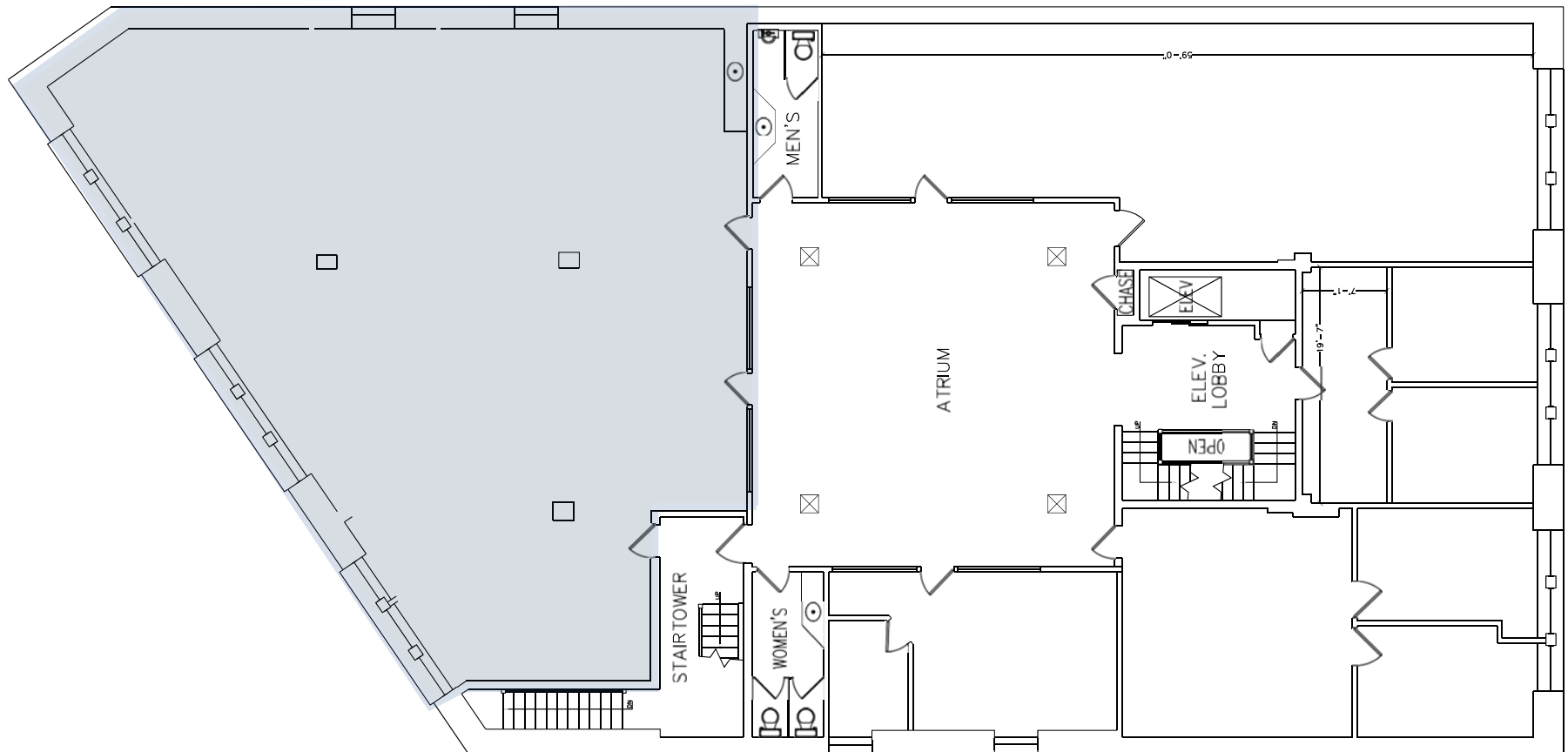
Glenridge Avenue Ground Floor - 1,320 RSF

10' Ceiling



Bloomfield Avenue Ground Floor





SAXUM

REAL ESTATE

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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