

23 ORCHARD ROAD

SKILLFUL IN SKILLMAN

Architects

Leslie Campbell & Associates
Princeton

Clarke Caton Hintz
Trenton

Builder

Herring Properties
Skillman

Mechanical Contractor

Morris Johnson Associates
Eatontown

Finance Entity

M&T Bank
Buffalo, New York

Nominator

Hon. Louise Wilson
Mayor
Montgomery Township



After some \$9 million in capital expenditures over a two-year period, JER Partners/Herring Properties turned 23 Orchard Road in Skillman into a Class A corporate facility that is 85 percent leased, boasting tenants such as Johnson & Johnson, Oscient Pharmaceuticals, Blessing-White and Twin Hens. Not bad, considering the building was almost empty a few years ago. Total full-time employment at the facility is 800.

The facility was built in stages during the 1980s for Applied Digital Research, which was subsequently purchased by Computer Associates (originally occupying 236,000 square feet). The latter company then sold the building to the current partnership in 2005 in a sale/leaseback deal, but then relocated to another building altogether.

By that point, the building's systems, grounds and common areas were showing signs of disrepair and neglect. JER Partners/Herring Properties went to work turning the office complex into a 21st century complex by: installing new programmable HVAC controls and rooftop units; renovating common areas including lobby, cafeteria/bistro, health club and restrooms; using LEED certified recycled green products on all improvements and installing water-saving devices, including hands-free toilets and faucets.

Notable among these upgrades are the signature orange sails that provide a visual anchor throughout the complex. Leslie Campbell & Associates of Princeton provided the interior design services, including a new redesigned and updated lobby area and common spaces.