



# NEW LEASING OPPORTUNITIES

*A classic, glass-clad seven-story 260,000 SF Class A office building at the crossroads of Interstate 80 and Route 15 in Morris County New Jersey*

## Building Highlights:

- Building features a reflective glass façade with striking granite accents, elegant lobby with a 2-story atrium and interior appointments rich in granite, mahogany and brass
- On-site property management
- Building amenities include: covered parking, full-service cafeteria with seating for 50, after-hours card access security system, on-site security services from 7:00am to 11:00pm, dry cleaning pick-up service and ATM
- Adjacent to Morris County's largest shopping mall, Rockaway Town Square, big-chain retail (ie. Wal-Mart, Home Depot, Target, AMC Theaters, Costco and Shop-Rite), as well as numerous area amenities including the Hilton Garden Inn, restaurants and coffee shops

For more information or to arrange a tour, please contact:

**Craig R. Eisenhardt**  
 +1 973 829 4680  
 craig.eisenhardt@am.jll.com

**Dan Spero**  
 +1 973 829 4719  
 dan.spero@am.jll.com

**Christopher T. Conklin**  
 +1 973 829 4675  
 chris.conklin@am.jll.com

**Kyle Phelan**  
 +1 732 590 4186  
 kyle.phelan@am.jll.com

Exclusive leasing agent:

Owned by:



FLOOR	AVAILABLE S.F.		RATE/SF
3 <sup>rd</sup>	15,389	Divisible	\$24.00 + TE
3 <sup>rd</sup>	14,071	Divisible	\$24.00 + TE
3 <sup>rd</sup>	1,695		\$24.00 + TE
<b>Total 3<sup>rd</sup></b>	<b>31,155</b>	<b>Contiguous</b>	<b>\$24.00 + TE</b>
5 <sup>th</sup>	3,584		\$24.00 + TE
5 <sup>th</sup>	6,775		\$24.00 + TE
5 <sup>th</sup>	5,724		\$24.00 + TE
5 <sup>th</sup>	2,220		\$24.00 + TE
<b>Total 5<sup>th</sup></b>	<b>18,303</b>	<b>Contiguous</b>	<b>\$24.00 + TE</b>
6 <sup>th</sup>	17,769		\$24.00 + TE
7 <sup>th</sup>	6,514		\$24.00 + TE
7 <sup>th</sup>	2,610		\$24.00 + TE
<b>Total SF Available:</b>	<b>76,351</b>		





**FOR LEASE**  
**76,351 SF**  
**AVAILABLE**



Conveniently located at the interchange of I-80 and Route 15, surrounded by world-class amenities.



For more information or to arrange a tour, please contact:

Craig R. Eisenhardt  
 +1 973 829 4680  
[craig.eisenhardt@am.jll.com](mailto:craig.eisenhardt@am.jll.com)

Christopher T. Conklin  
 +1 973 829 4675  
[chris.conklin@am.jll.com](mailto:chris.conklin@am.jll.com)

Dan Spero  
 +1 973 829 4719  
[dan.spero@am.jll.com](mailto:dan.spero@am.jll.com)

Kyle Phelan  
 +1 732 590 4186  
[kyle.phelan@am.jll.com](mailto:kyle.phelan@am.jll.com)

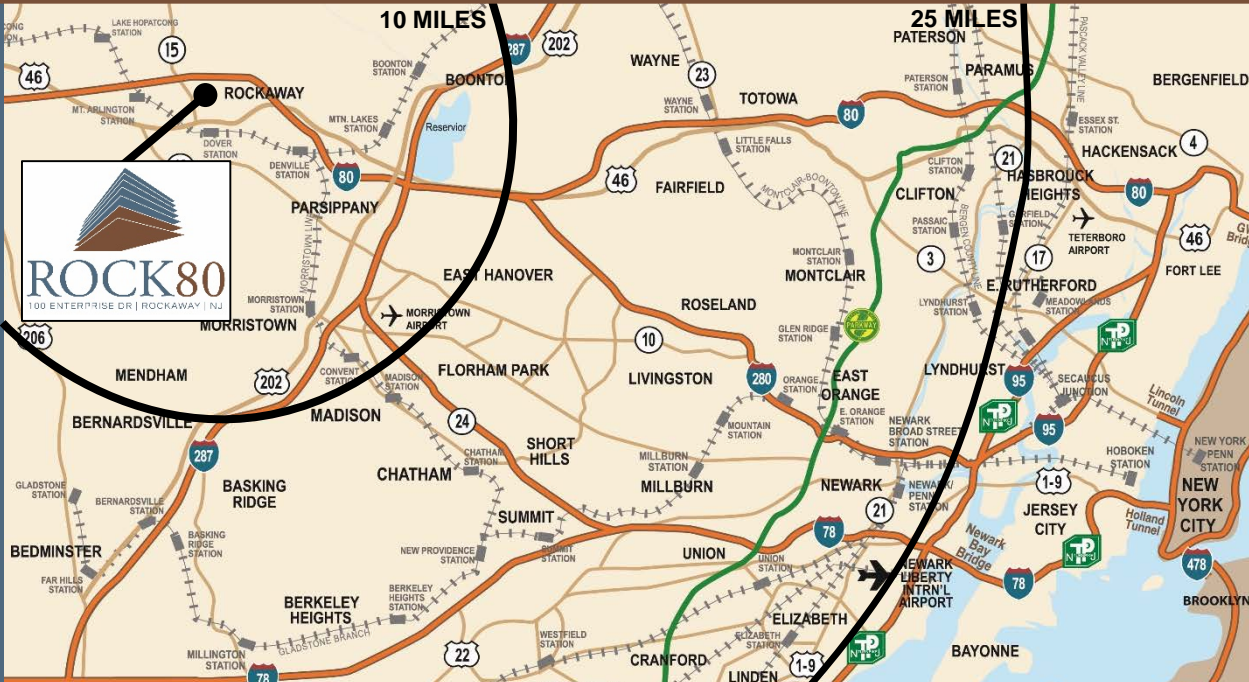


Minutes from I-287, I-280 and Routes 10, 15 and 46 connecting you to Route 10, 24, I-78, I-95 and the Garden State Parkway

40 minutes to Newark Liberty International Airport

50 minutes to Manhattan

40 minutes from Pennsylvania (Delaware Water Gap)







**FOR LEASE**  
**76,351 SF**  
**AVAILABLE**



For more information or to arrange a tour, please contact:

Craig R. Eisenhardt  
+1 973 829 4680  
[craig.eisenhardt@am.jll.com](mailto:craig.eisenhardt@am.jll.com)

Christopher T. Conklin  
+1 973 829 4675  
[chris.conklin@am.jll.com](mailto:chris.conklin@am.jll.com)

Dan Spero  
+1 973 829 4719  
[dan.spero@am.jll.com](mailto:dan.spero@am.jll.com)

Kyle Phelan  
+1 732 590 4186  
[kyle.phelan@am.jll.com](mailto:kyle.phelan@am.jll.com)





**FOR LEASE**  
**76,351 SF**  
**AVAILABLE**



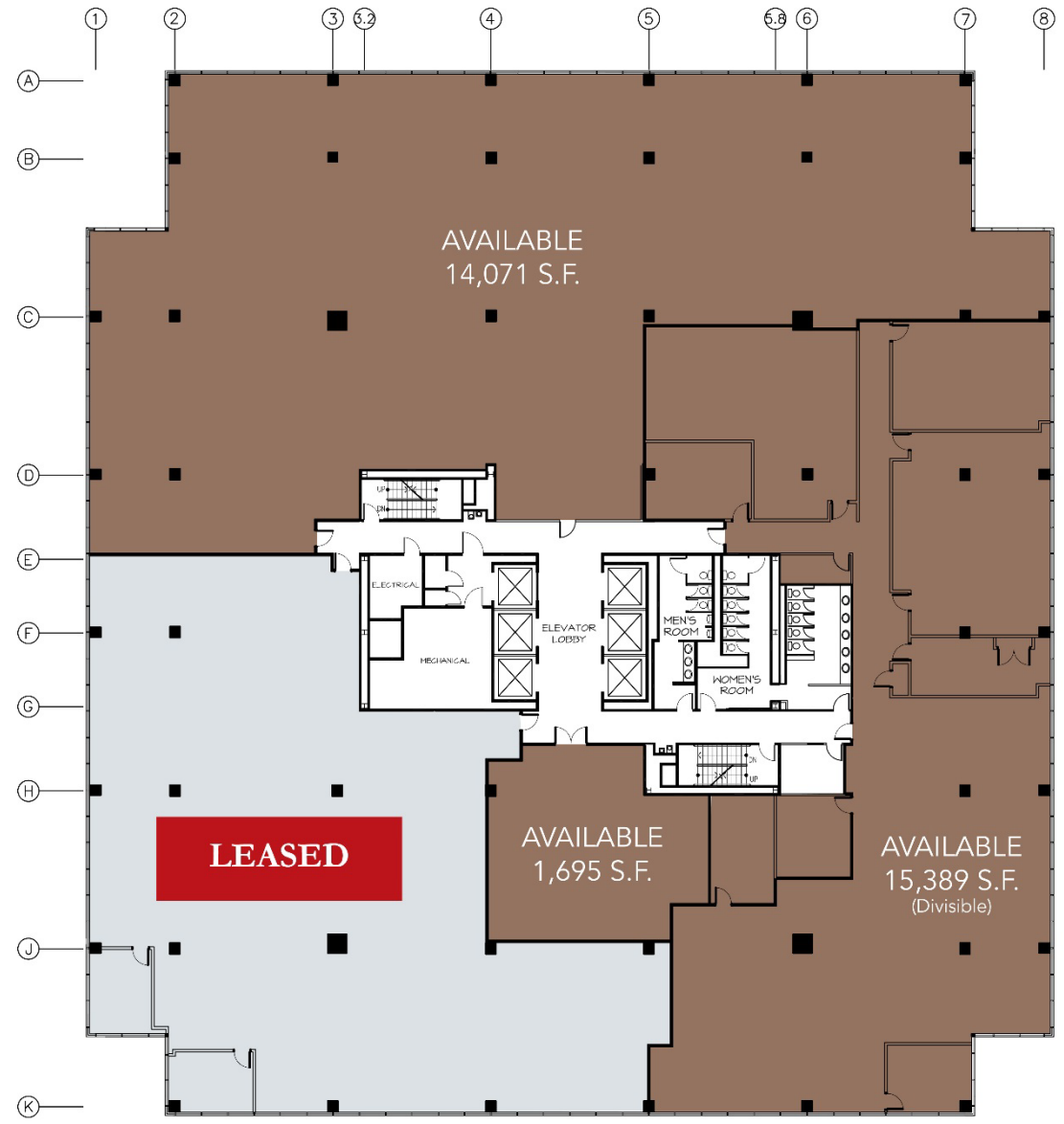
For more information or to arrange a tour, please contact:

Craig R. Eisenhardt  
+1 973 829 4680  
[craig.eisenhardt@am.jll.com](mailto:craig.eisenhardt@am.jll.com)

Christopher T. Conklin  
+1 973 829 4675  
[chris.conklin@am.jll.com](mailto:chris.conklin@am.jll.com)

Dan Spero  
+1 973 829 4719  
[dan.spero@am.jll.com](mailto:dan.spero@am.jll.com)

Kyle Phelan  
+1 732 590 4186  
[kyle.phelan@am.jll.com](mailto:kyle.phelan@am.jll.com)



**FOR LEASE**  
**76,351 SF**  
**AVAILABLE**



For more information or to arrange a tour, please contact:

Craig R. Eisenhardt  
+1 973 829 4680  
[craig.eisenhardt@am.jll.com](mailto:craig.eisenhardt@am.jll.com)

Christopher T. Conklin  
+1 973 829 4675  
[chris.conklin@am.jll.com](mailto:chris.conklin@am.jll.com)

Dan Spero  
+1 973 829 4719  
[dan.spero@am.jll.com](mailto:dan.spero@am.jll.com)

Kyle Phelan  
+1 732 590 4186  
[kyle.phelan@am.jll.com](mailto:kyle.phelan@am.jll.com)

**FOR LEASE**  
**76,351 SF**  
**AVAILABLE**



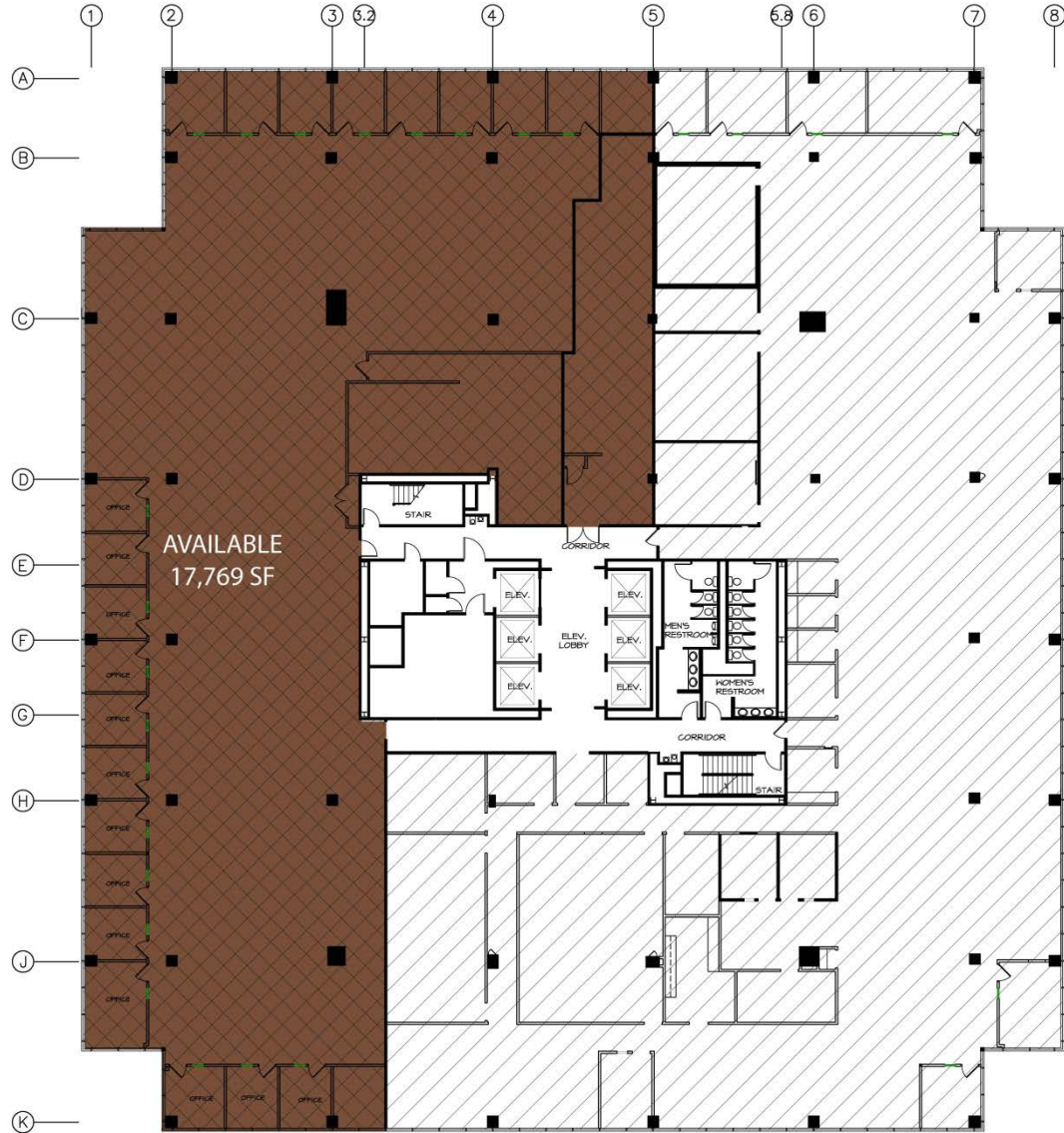
For more information or to  
arrange a tour, please contact:

Craig R. Eisenhardt  
+1 973 829 4680  
[craig.eisenhardt@am.jll.com](mailto:craig.eisenhardt@am.jll.com)

Christopher T. Conklin  
+1 973 829 4675  
[chris.conklin@am.jll.com](mailto:chris.conklin@am.jll.com)

Dan Spero  
+1 973 829 4719  
[dan.spero@am.jll.com](mailto:dan.spero@am.jll.com)

Kyle Phelan  
+1 732 590 4186  
[kyle.phelan@am.jll.com](mailto:kyle.phelan@am.jll.com)





**FOR LEASE**  
**76,351 SF**  
**AVAILABLE**



For more information or to  
arrange a tour, please contact:

Craig R. Eisenhardt  
+1 973 829 4680  
[craig.eisenhardt@am.jll.com](mailto:craig.eisenhardt@am.jll.com)

Christopher T. Conklin  
+1 973 829 4675  
[chris.conklin@am.jll.com](mailto:chris.conklin@am.jll.com)

Dan Spero  
+1 973 829 4719  
[dan.spero@am.jll.com](mailto:dan.spero@am.jll.com)

Kyle Phelan  
+1 732 590 4186  
[kyle.phelan@am.jll.com](mailto:kyle.phelan@am.jll.com)

# 7<sup>th</sup> Floor Plan

