



200
PARK PLACE



INTRODUCING 200 PARK PLACE

200 Park Place is located in Florham Park, a wealthy “executive” suburban community in Morris County (ranked the 10th wealthiest county in the nation). This location is one of Northern New Jersey’s most demanded office locations. Located on Park Avenue, off Exit 2 from Route 24, this corridor offers unparalleled access to executive communities, highly skilled labor pools, exceptional amenities and convenient train stations.

This 160,000 SF Class A office building is well designed to suite any smaller tenancy or larger user. The exterior of 200 Park Place features beautiful brick and glass facades highlighted brushed aluminum. The interior of the building has recently been updated and features light porcelain tiled floors, cherry veneer walls, LED lighting and numerous other capital improvements throughout.

Building Size

160,000 SF

Located along corridor of

ROUTE 24

Mass Transit

**MIDTOWN
DIRECT**

Wire Scored Certification

CONNECTIVITY



CAPITAL IMPROVEMENTS

NEW
CAFE

NEW
LOBBY

NEW
CONFERENCE
ROOM

NEW
FITNESS
CENTER



PROPERTY DESCRIPTION

Size:	160,518 SF
Number of Stories:	4 Story
Year Renovated:	2015
Building Structure:	Brick exterior walls supported by steel frame. 20' x 25' column grid
Parking:	4.0/1,000 SF with 108 spaces in the garage
Slab-to-Slab Height:	12'
Heating & Cooling:	10 AAON packaged rooftop units with internal electric resistance coil heating. 600 tons of cooling to multiple VAV boxes throughout the building
Electric:	408/277V switchgear rated at 4,000 amps, 10 watts usable per SF
Elevators:	Three (3) Otis hydraulic elevators each with 2,500 lb capacity and one 4,000 lb capacity
Fire & Life Safety:	100% sprinklered and equipped with a Simplex fire panel
Max Floor Load:	90 lbs/SF
Mass Transit:	Shuttle service to Convent Station Train Station (Morris/Essex Line)
New Café:	Full Service café
New Fitness Center:	Fitness center and locker rooms offered free of charge
New Conference Facilities:	Offered free of charge and on a first come, first serve basis





AMENITIES

With new amenities around every corner this building is geared towards making the space feel like it's our own. The newly renovated fitness center, conference room and café have been created especially to meet the tenant's daily and everyday needs.

24/7
COLLABORATIVE
SPACE

1 / 3,000
SF
COVERED
PARKING
SPACES

**FLORHAM
PARK**

4 TO 1
PARKING
RATIO

SHUTTLE SERVICE
TO CONVENT TRAIN
STATION







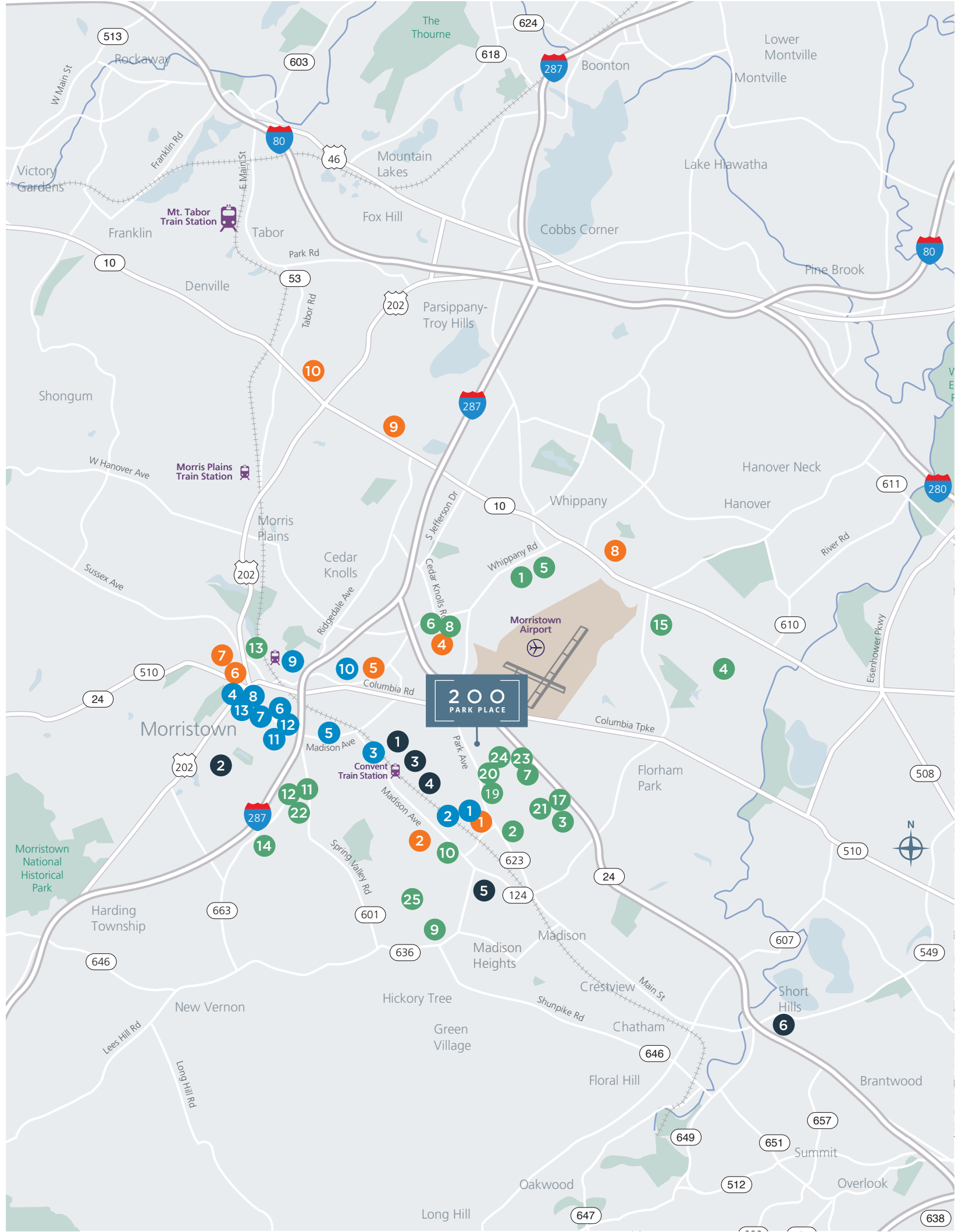
CONNECTIVITY

Conference room includes high-tech technology, video monitors and enough room to fit any size gathering.

☐ WIRE SCORED CERTIFIED

☐ VIDEO CONFERENCING

☐ 84 INCH WIRELESS MONITORS



IN GOOD COMPANY

This building is located on Park Avenue off Exit 2 on Route 24 and only one mile from I-287. It is one mile east of the Morristown Municipal Airport, 20 minutes from Newark International Airport and a short shuttle ride from the Convent New Jersey Transit stations. The property is surrounded by upscale residential neighborhoods, the Morris County Country Club, the College of St. Elizabeth, Drew University and Fairleigh Dickinson University. The complex is also equidistant to Florham Park, Madison and Morristown town centers and all the amazing amenities they have to offer, not to mention the close proximity to several hotels, including the Hamilton Park Hotel & Conference Center, the Westin Governor Morris and the Morristown Hyatt.

L I V E / W O R K / P L A Y

NEIGHBORHOOD LEGEND

Hotels

- 1 Wyndham Hamilton Park Hotel
- 2 Madison Hotel
- 3 Best Western Morristown Inn
- 4 Hyatt Summerfield Suites
- 5 The Westin Governor Morris
- 6 Hyatt Morristown
- 7 Morristown Green
- 8 Courtyard by Marriott
- 9 Parsippany Hilton
- 10 Residence Inn Parsippany

Restaurants

- 1 Vanderbilt's Sports and Spirits
- 2 Rod's Steak & Seafood Grille
- 3 Cosy Cupboard Tea Room
- 4 Roots Steak House
- 5 Au Bon Pain
- 6 Hibiscus
- 7 La Campagna Ristorante
- 8 Sirin Thai Restaurant
- 9 End of Elm
- 10 Blue Morel Restaurant and Wine Bar
- 11 David Todd's
- 12 Jockey Hollow Club
- 13 Urban Table






Corporate Neighbors

- 1 Bayer Corporation
- 2 Realogy Corporation
- 3 ASCO Valve, Inc
- 4 ADP Small Business Services
- 5 MetLife
- 6 Schindler Elevator Corporation
- 7 PriceWaterhouse Coopers LLP
- 8 Bayer Healthcare
- 9 Quest Diagnostics
- 10 Pfizer
- 11 Travelers Insurance
- 12 Covanta Holding Corporation
- 13 Riker Danzig Scherer Hyland & Perretti LLP
- 14 Verizon Wireless
- 15 Novartis Pharmaceuticals - Headquarters
- 16 Novartis Pharmaceuticals
- 17 Maersk, Inc
- 18 Bank of America
- 19 BASF
- 20 Summit Medical Group
- 21 New York Jets - NFL
- 22 Atlantic Health System
- 23 UBS
- 24 Merrill Lynch & Co
- 25 Merck

Attractions

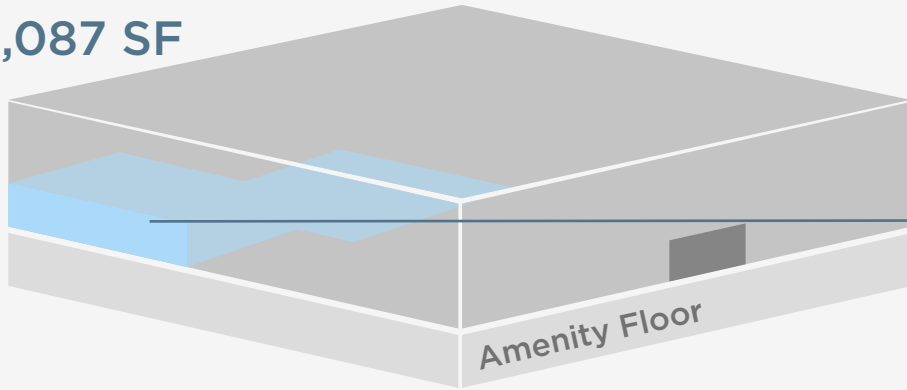
- 1 Morris Country Golf Club
- 2 Spring Brook Country Club
- 3 College of St. Elizabeth
- 4 Fairleigh Dickinson University
- 5 Drew University
- 6 The Mall at Short Hills

Transportation

-  Morris Plains Train Station
-  Convent Train Station
-  Morristown Airport
-  Route 24
-  I-287

STACKING PLAN

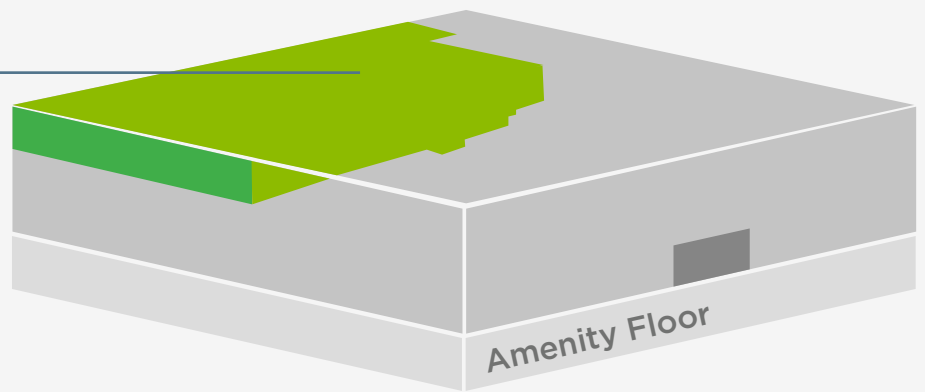
12,087 SF



1st Floor

22,317 SF

3rd Floor



Amenity Floor

FLOOR

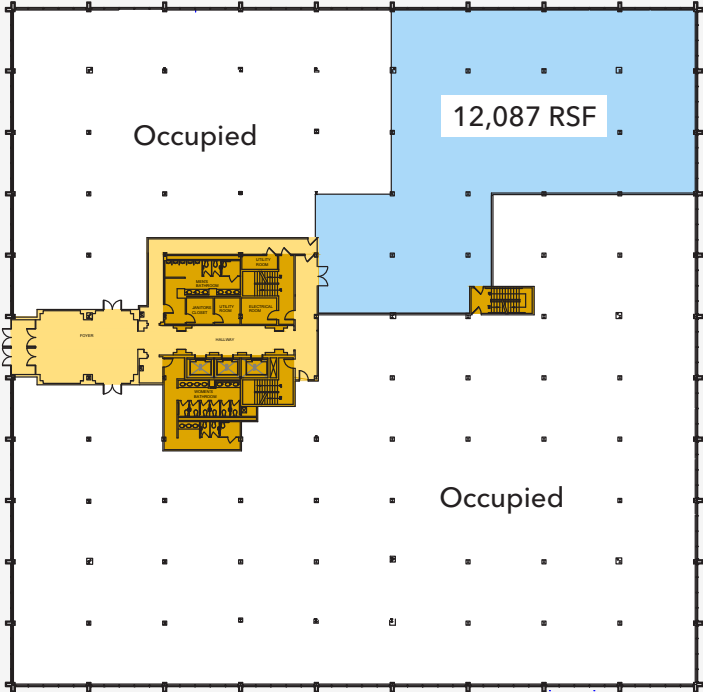
1st Floor	Vacant	12,087 SF
3rd Floor	Vacant	22,317 SF

AMENITY FLOOR

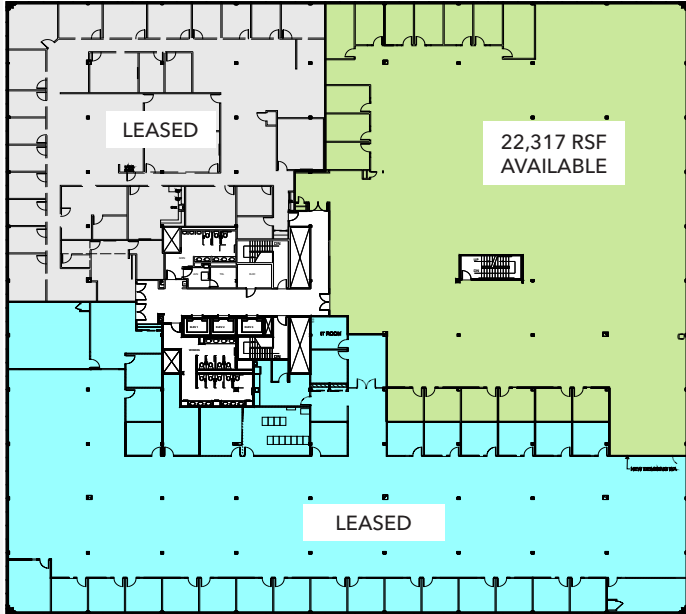
- 1 Executive Covered Parking
- 2 Kitchen & Served
- 3 Café
- 4 Conference Room
- 5 Fitness Room & Locker Rooms

FLOORPLANS

1st Floor



3rd Floor









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