



on **SOUTH**

58 SOUTH STREET, MORRISTOWN, NJ



# ENDLESS POSSIBILITIES ON SOUTH





## 110,000 SF PREMIER OFFICE BUILDING COMING SUMMER 2022

Located in Downtown Morristown – one of New Jersey’s most sought after business locations – OnSouth will offer high tech space that can accommodate the demand for Morristown’s downtown user looking for 46,112 – 110,000 RSF.

Situated on South Street, the two-story office space will be constructed atop existing retail stores along with a 290-space mechanical parking deck behind the building and terraces on both floors.

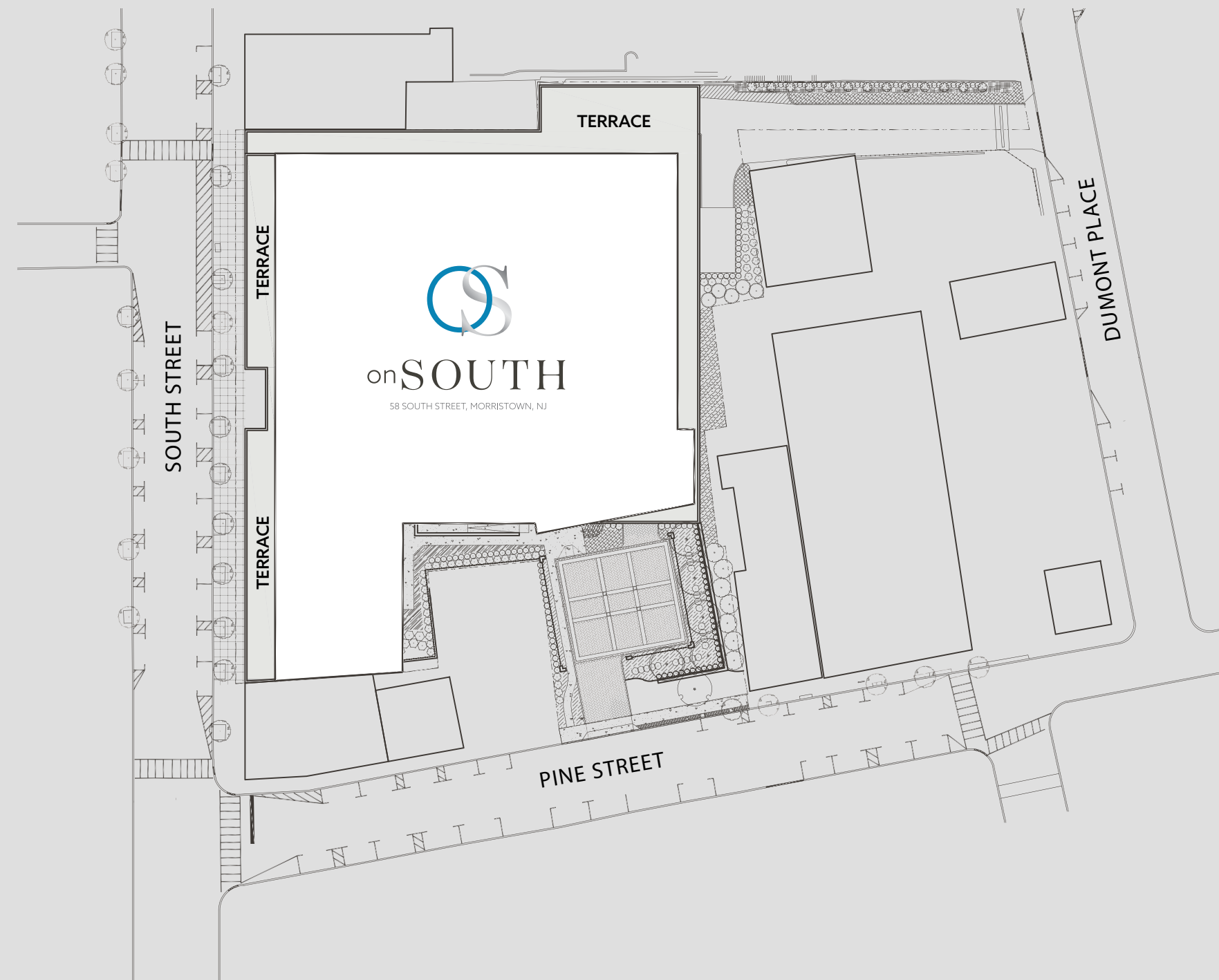
The location – just minutes from Morristown Train Station, a vast array of upscale, walkable amenities and convenient highway access – will truly resonate with a diverse range of companies seeking endless possibilities in Morristown.

## BUILDING SPECIFICATIONS

- 110,000 SF total office space on 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Ground floor entrance on South Street
- 55,000 SF typical floor plate
- 14’0” ceiling height
- 30x30 column spacing
- Multi-side sprawling street scape terraces on both floors
- Building Signage opportunity
- Executive drop off / pick up area
- 290 space mechanical parking garage

## SITE PLAN

2 story office space  
over ground level retail  
and parking garage



# THE LOCATION



Morristown is just minutes from I-287 with easy access to Interstates 80 and 280, Routes 10, 24 and 202 and a 36 mile / 50 minute drive to Midtown Manhattan.



A 7 minute walk to Morristown Train Station / NJ Transit, which provides a 60 minutes train ride to NY Penn Station every 20 to 30 minutes during peak travel time.

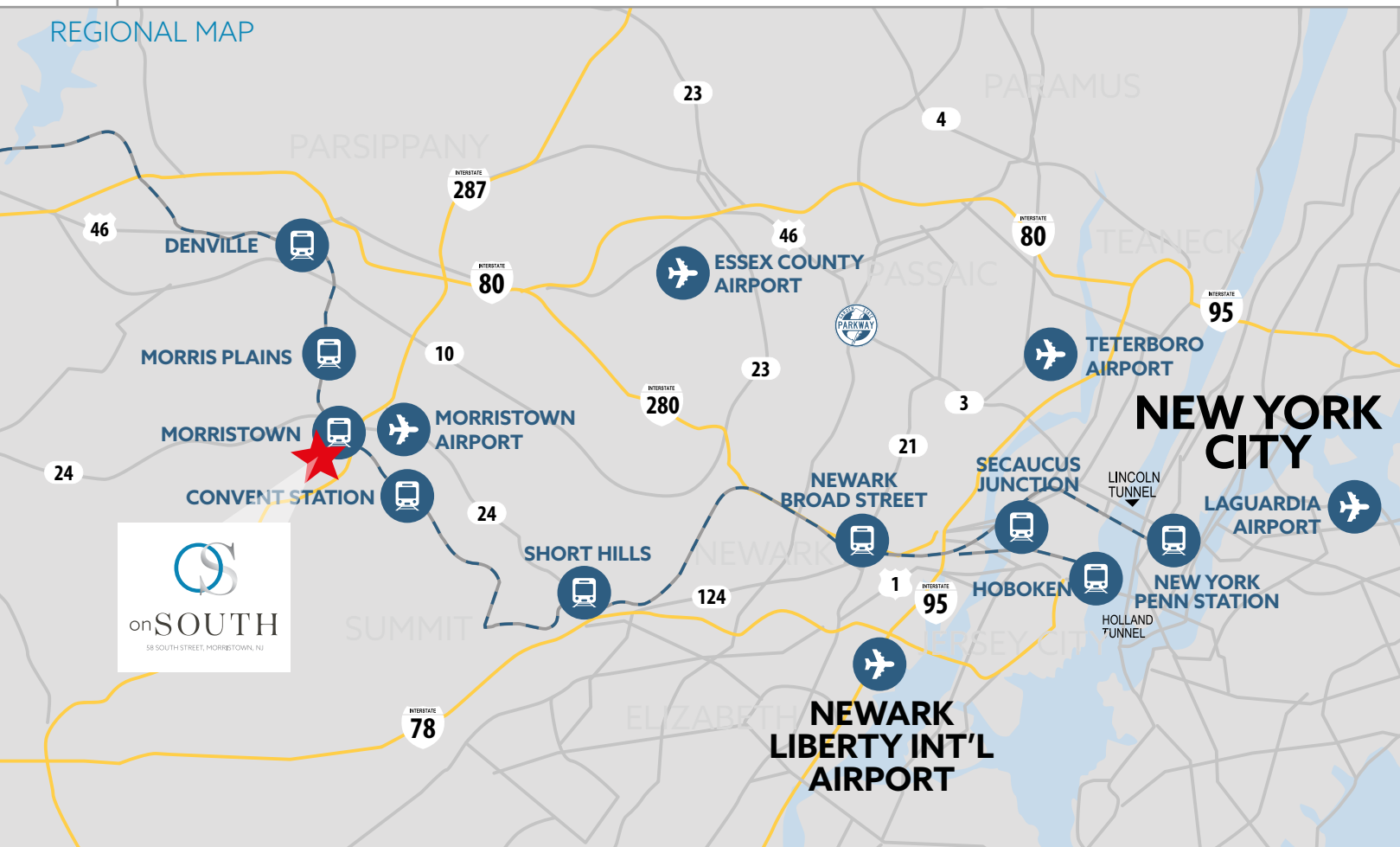


Located just 3 miles from Morristown Municipal Airport and 20 miles to Newark Liberty International Airport.

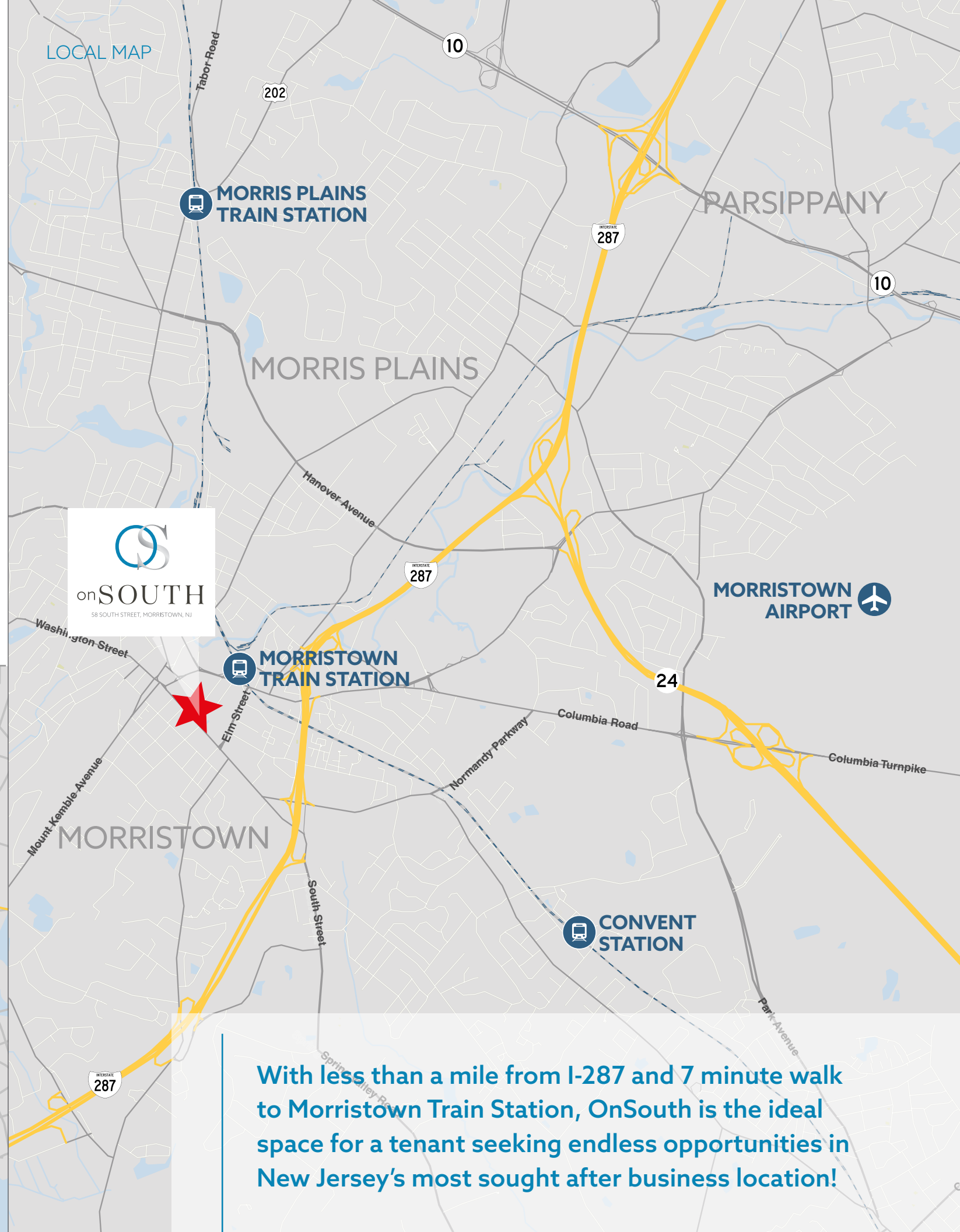


Excellent walkable access to an abundance of amenities, including 150+ restaurants and bars, 50+ retail shops and just 1 block from the Mayo Performing Arts Center.

## REGIONAL MAP



## LOCAL MAP



With less than a mile from I-287 and 7 minute walk to Morristown Train Station, OnSouth is the ideal space for a tenant seeking endless opportunities in New Jersey's most sought after business location!





# THE POWER OF PROXIMITY

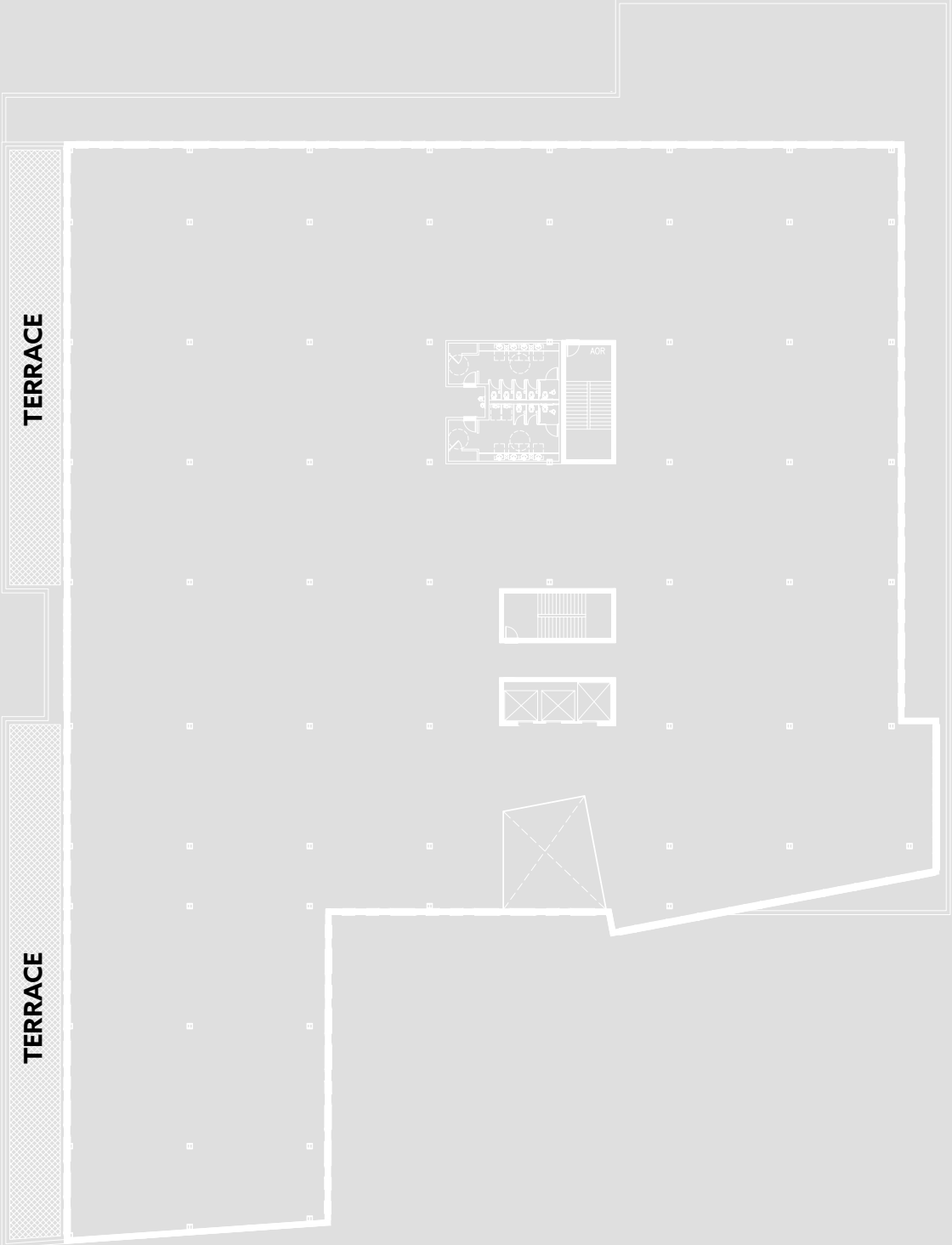
Perfectly situated amid dining, shopping and entertainment venues, OnSouth will truly resonate with a diverse range of companies seeking endless possibilities in Morristown.



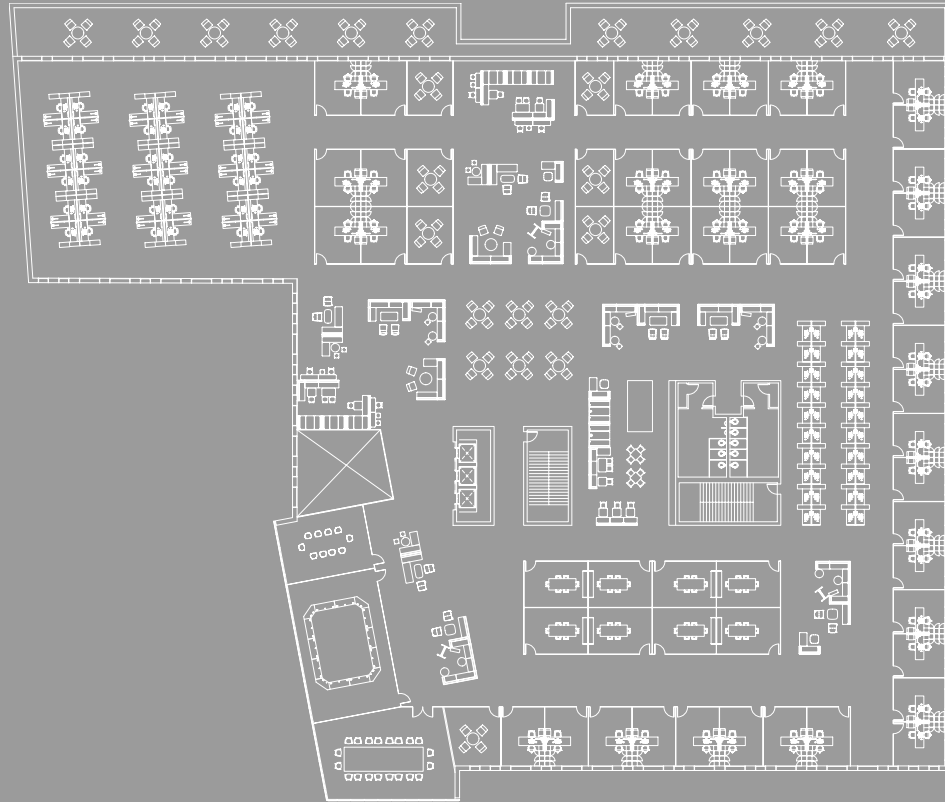


2<sup>ND</sup> FLOOR  
**50,100 SF**

3<sup>RD</sup> FLOOR  
**46,112 SF**



LOW DENSITY

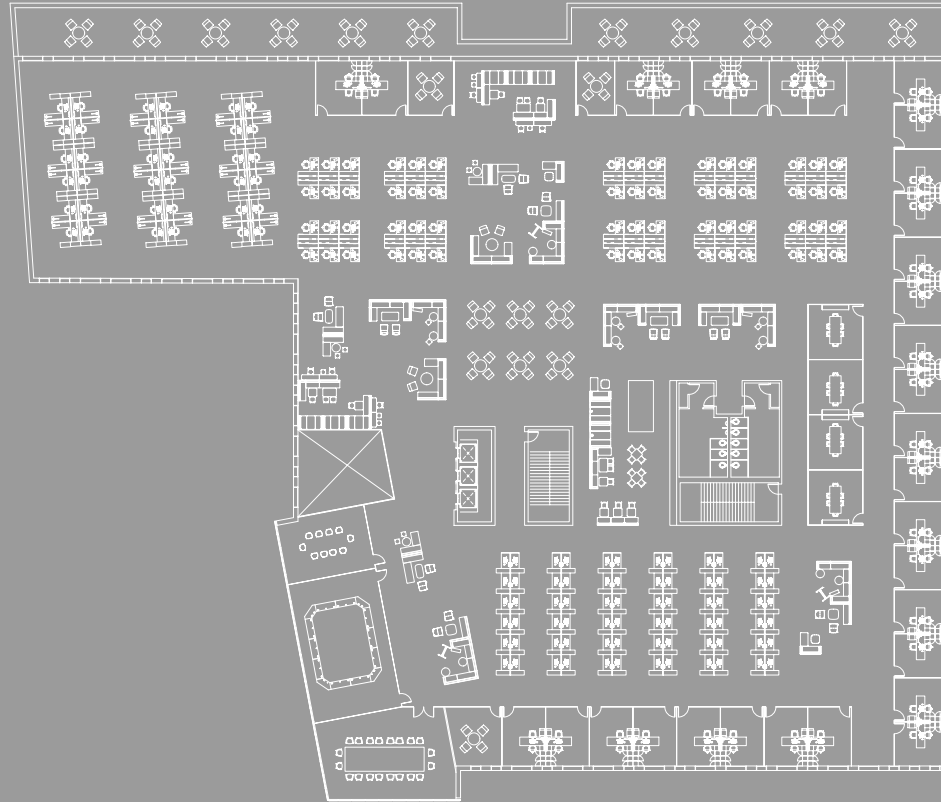


**48**  
OFFICES      **9**  
CONFERENCE

**27**  
WORKSTATIONS      **7**  
HUDDLE ROOMS

**40**  
BENCH SEATING      **4**  
LOUNGE SEATING

MEDIUM DENSITY

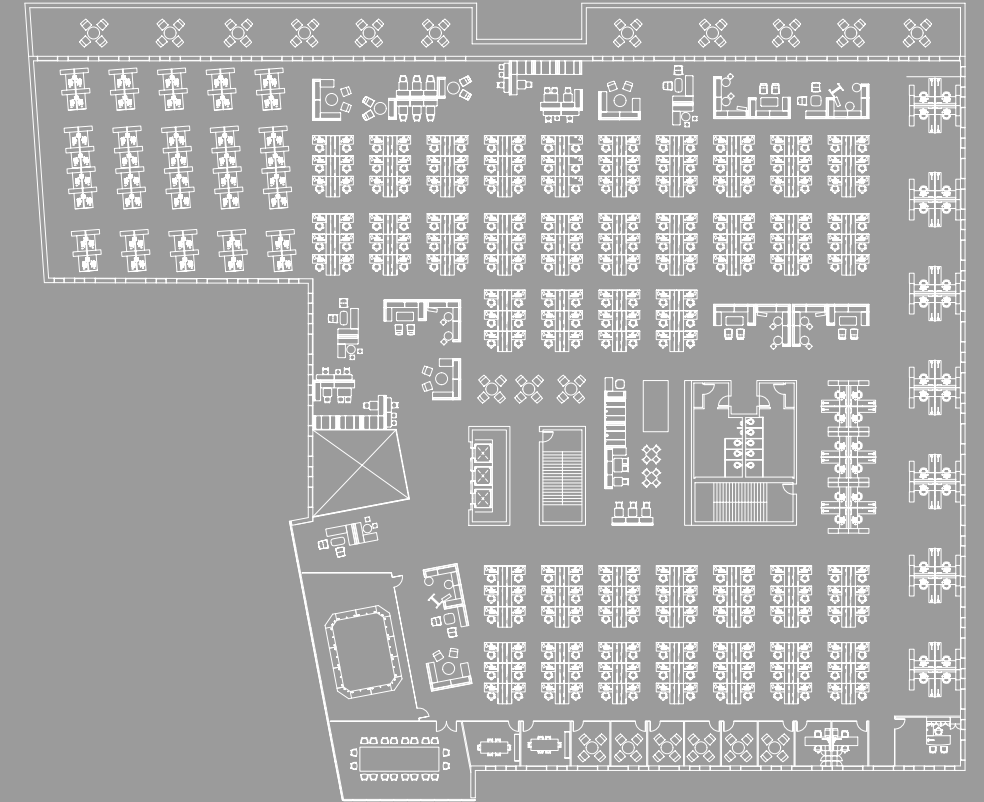


**32**  
OFFICES      **7**  
CONFERENCE

**78**  
WORKSTATIONS      **4**  
HUDDLE ROOMS

**144**  
BENCH SEATING      **5**  
LOUNGE SEATING

HIGH DENSITY



**3**  
OFFICES      **4**  
CONFERENCE

**228**  
WORKSTATIONS      **4**  
HUDDLE ROOMS

**80**  
BENCH SEATING      **9**  
LOUNGE SEATING





OFFICE

GALLERY CO

SPEED LIMIT 30





For more leasing information, contact:



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