

DOWNTOWN MORRISTOWN'S PREMIER BOUTIQUE OFFICE BUILDING



ONLY 11, 734 RSF REMAINING

1ST **FLOOR**: 5,340 RSF

2ND FLOOR: LEASED

3RD **FLOOR**: 6,394 RSF





POTENTIAL LAYOUTS



SCHEME ONE



SCHEME TWO



SCHEME THREE

PRIME DOWNTOWN **LOCATION**







LIVE, WORK, PLAY ENVIRONMENT

STEPS TO

MORRISTOWN TRAIN STATION





RETAIL SHOPPING





MINUTES TO <u>l-287, l-80, l-280,</u> **& ROUTE 24**



10-22 **MINUTES TO AIRPORT**



BUILDING SPECIFICATIONS

Building Size 19,751 GSF

Stories 3 floors plus lower level

Year Completed 2006

Parking 42 surface spaces

Walk Score 91- "Walker's Paradise"

Business

Permitted Uses:

-Office

Zoning

-Retail Building (except department store)

-Restaurant

-Personal and Business Services

Rental Rate \$35.00 Gross + TE



EXCLUSIVE BROKER

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