



MT. KEMBLE CORPORATE CENTER

350/360 MT. KEMBLE AVENUE | MORRISTOWN, NJ



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BUILDING FEATURES

BUILDING FEATURES

- + Recently renovated lobbies & common areas
- + Full-service cafeteria
- + Fitness center with showers & locker rooms
- + Conferencing/training center with 55 person seating
- + 24/7 access
- + Backup generator
- + Outdoor walking trails
- + On-site management



DESCRIPTION



Class A Office



Built 2001



229,500 RSF



Wired Certified Silver



Two 3-story Buildings

- + Asking rent: Upon request
- + Tenant Electric: \$1.75 RSF
- + Parking: 4/1,000 RSF

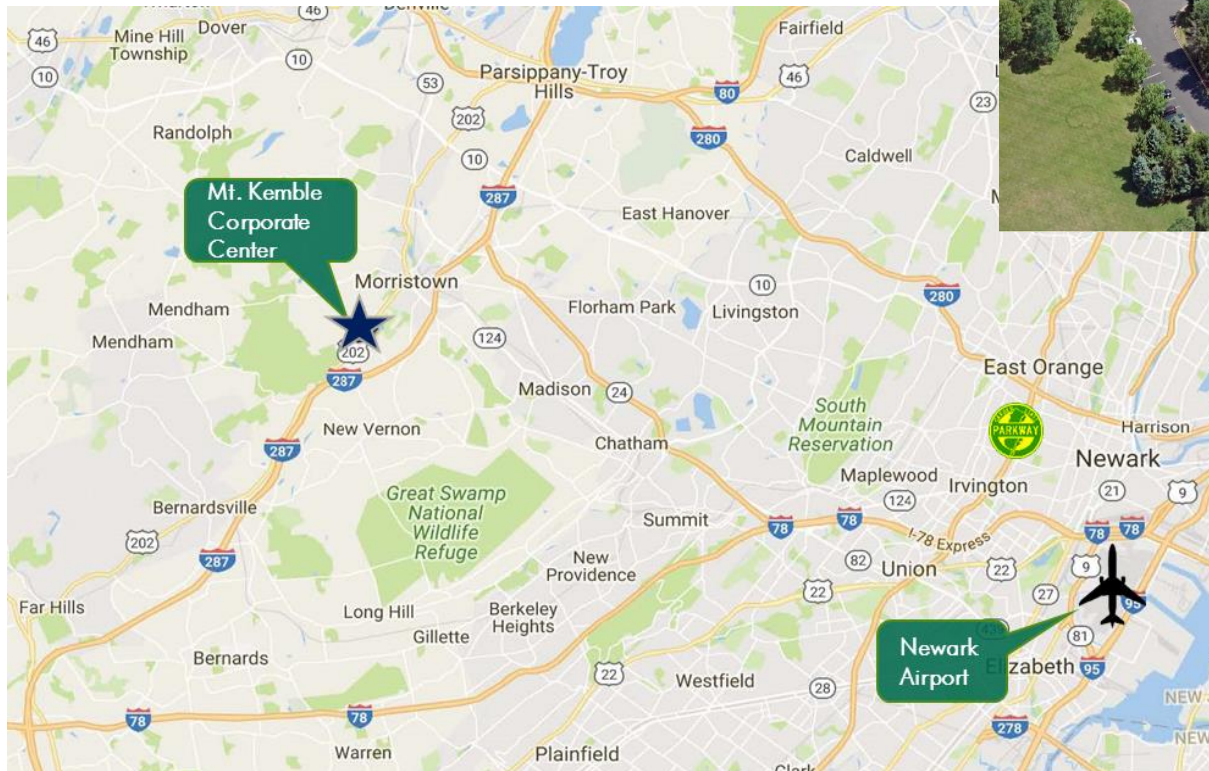




PROPERTY HIGHLIGHTS

PROPERTY HIGHLIGHTS

- + Two-building complex situated on 38 acres
- + Distinct natural environment in a campus setting
- + Just off of Exit 33 of I-287 and less than 2 miles from Downtown Morristown
- + Easy access to I-78, I-80, Route 24 and Routes 202/206
- + Two NJ train stations less than 2.5 miles away (Morristown & Convent Stations)
- + Less than 30 miles from New York City
- + Numerous hotels, retail, and restaurants within close proximity



PROPERTY FEATURES

 Outdoor Seating Amenity


 Full Service Café

 Easily Accessible from I-287, 78 & 80

 24hr Security VIA Card Access


 Car Service Subsidies

 Backup Generator Available


 On-site Conference Center

 Walking Path Surrounding Pond

 Dense Labor Pool


 Nearby Casual & Upscale Dining

 Fitness Center

 Recently Renovated Common Areas

 Nearby Shopping Amenities

 Wired Certified Silver

 6 Hotels within 5 miles

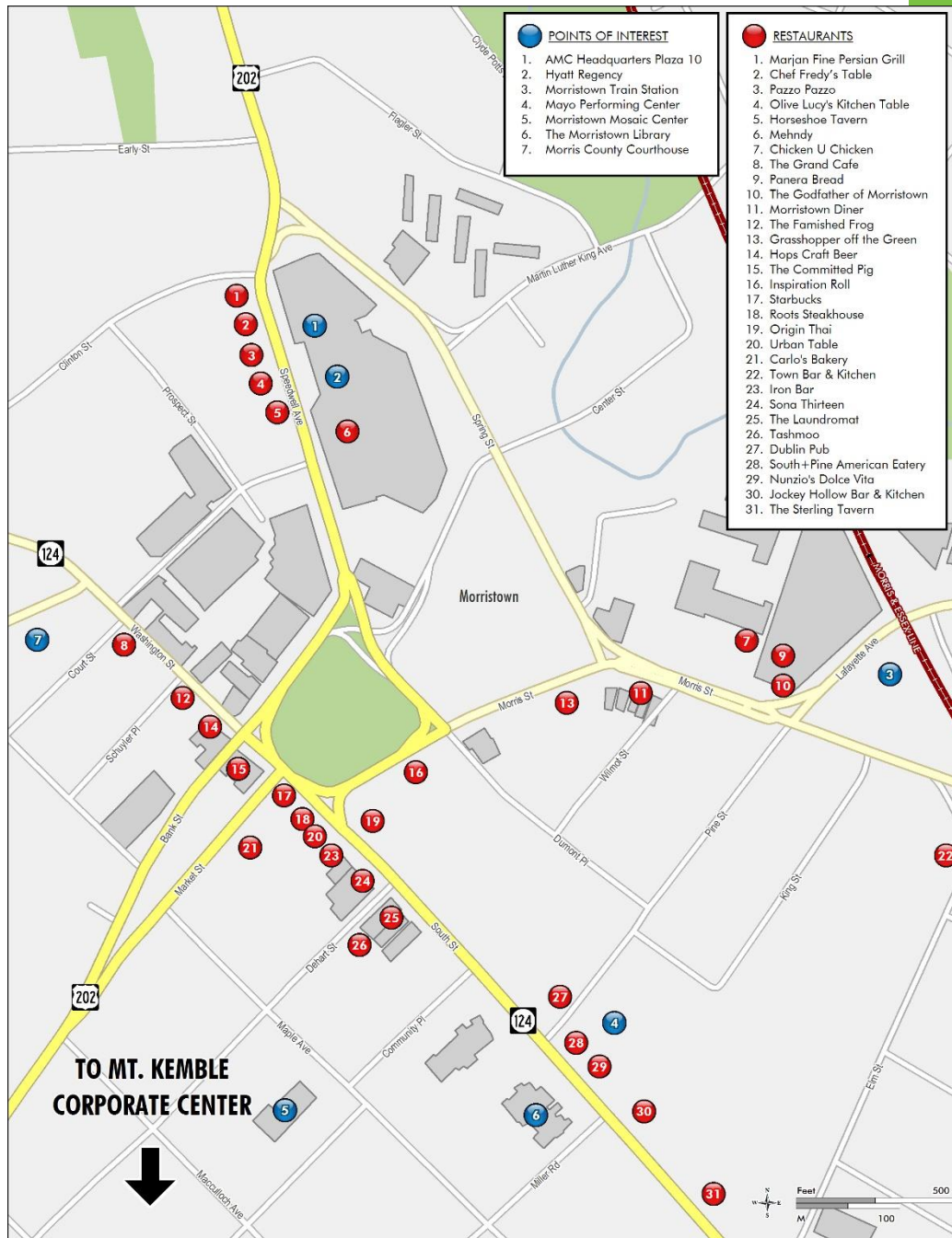
 2 Train Stations Within 2.5 miles





AREA AMENITIES

AREA AMENITIES



- ✓ Home to 1,200 businesses (400 located in Downtown)
- ✓ 140 Restaurants & 20+ Bars
- ✓ Retail options: local boutiques to national chains
- ✓ Three major downtown hotels: Hyatt, Westin, and Best Western Plus
- ✓ Pedestrian-centric, downtown living
- ✓ Wide variety of housing; single-family, townhouses, condominiums and rentals
- ✓ Nearly \$1B in public, private and non-profit investment in past 20 years
- ✓ World-class hospital: Morristown Medical Center
- ✓ Cultural & Historical Activities: 2 theaters and 2 national historic parks
- ✓ Outdoor Activities: 10 national, state and county parks located within 30 minutes of Downtown Morristown



AVAILABILITIES

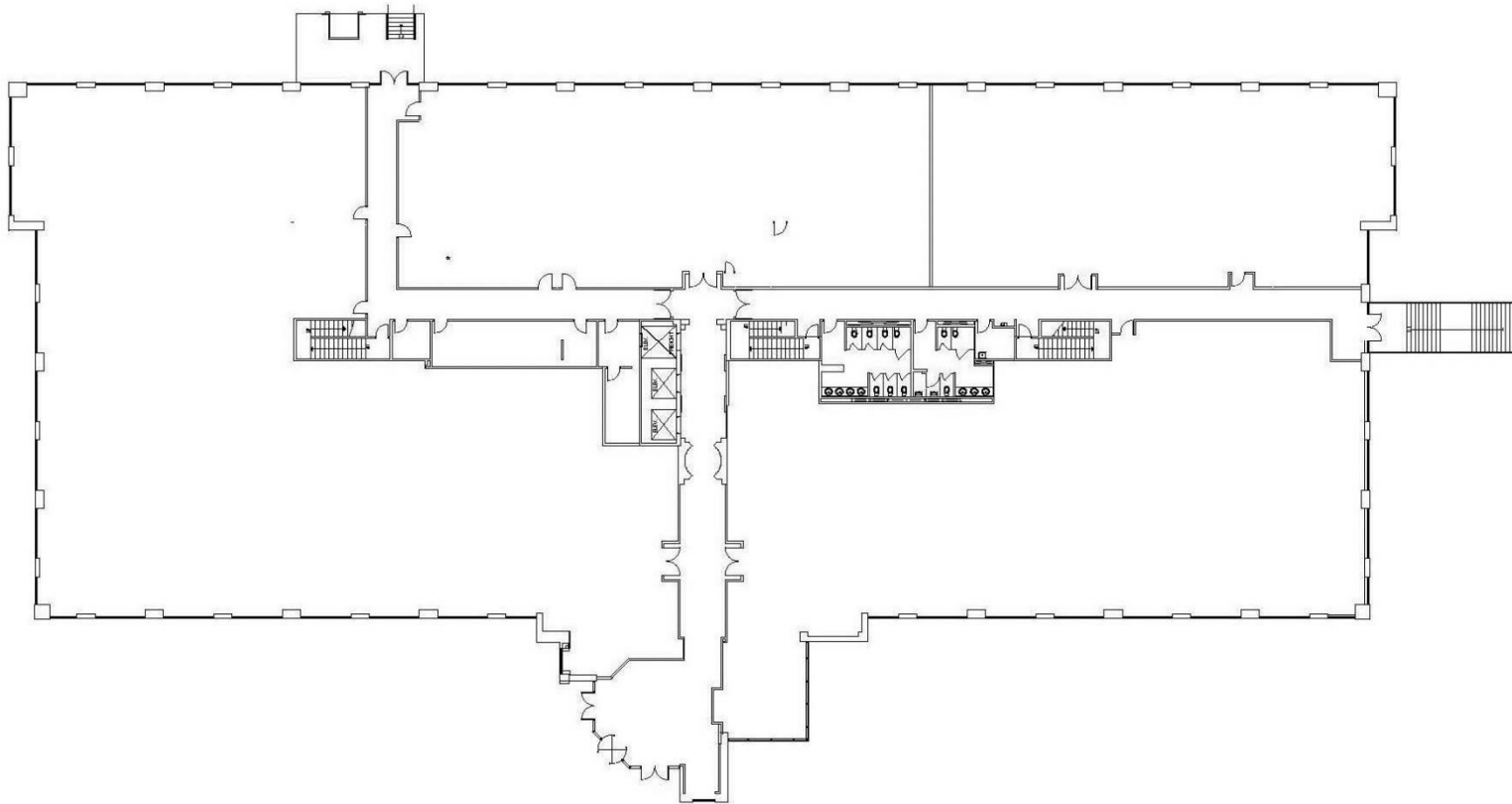
AVAILABILITIES

350 Mt. Kemble

Part of 1st Floor: 2,720 RSF

Part of 2nd Floor: 5,555 RSF

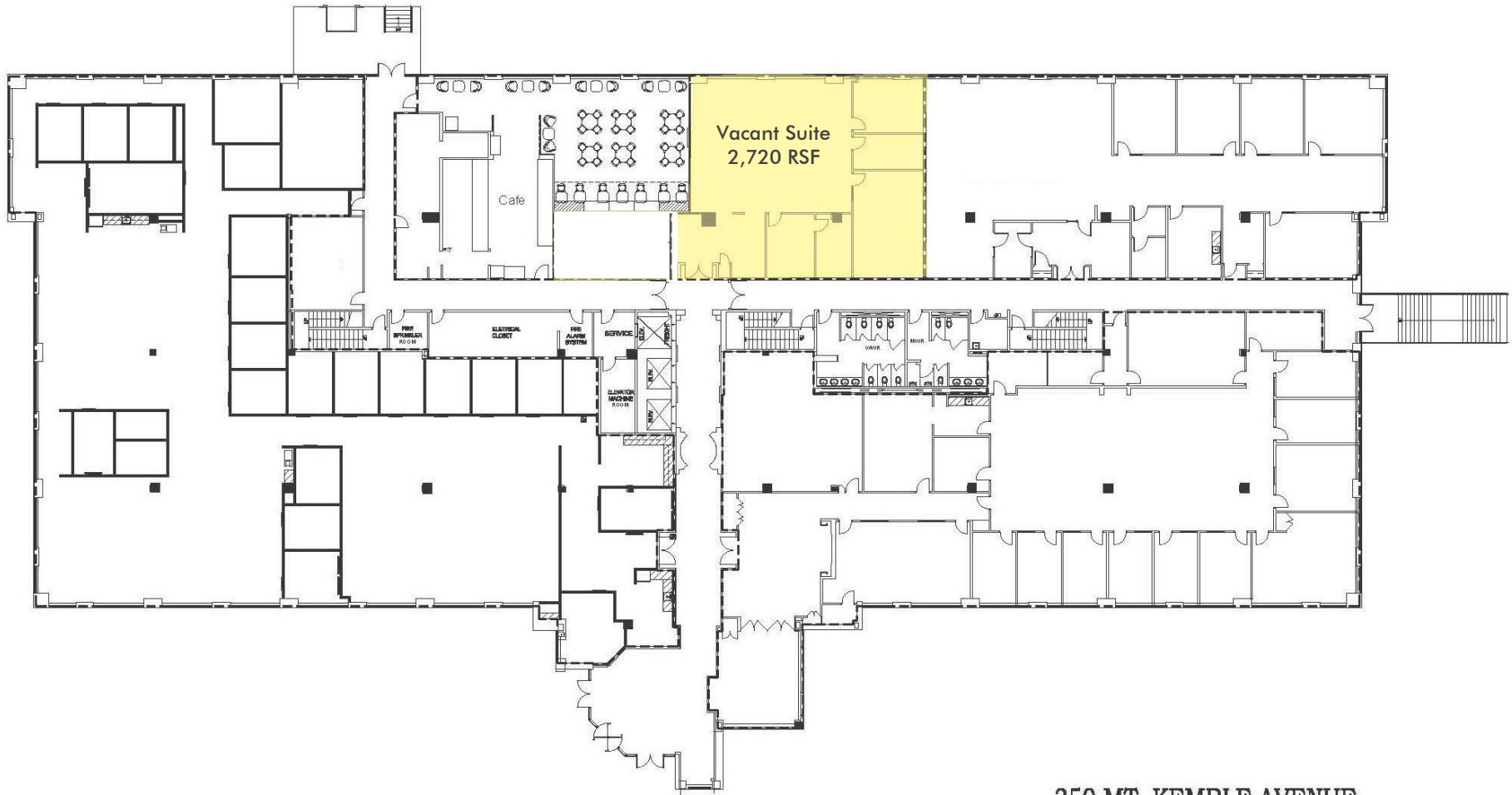
TYPICAL FLOOR PLATE





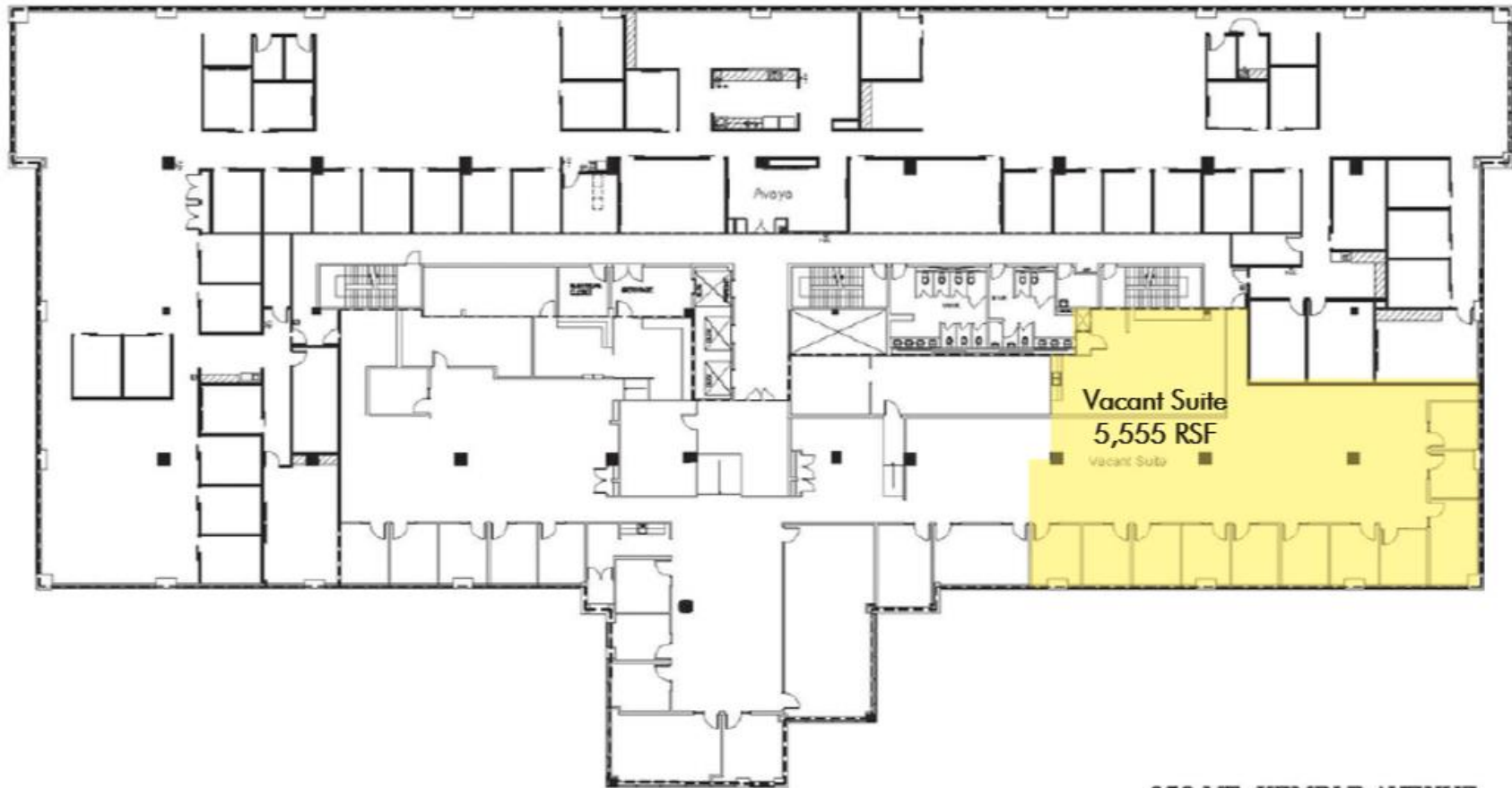
FLOOR PLANS

FLOOR PLANS



350 MT. KEMBLE AVENUE
1ST FLOOR LAYOUT

FLOOR PLANS



350 MT. KEMBLE AVENUE
2ND FLOOR LAYOUT



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