

**340**  
**MK** **FOR TODAY'S**  
**WORKFORCE**

**213,000 RSF REMAINING!**

Completely renovated work space, just 5 minutes  
from downtown Morristown



# 340 MK FOR TODAY'S WORKFORCE

## OVERVIEW

Ownership is breathing new life into 340MK to create a contemporary workplace for today's workforce.

New amenities, new finishes, new common areas, and a new setting fuse to create a new paradigm for office – all within five minutes of amenity-rich downtown Morristown.





# 340 MK FOR TODAY'S WORKFORCE

## CAPITAL IMPROVEMENTS

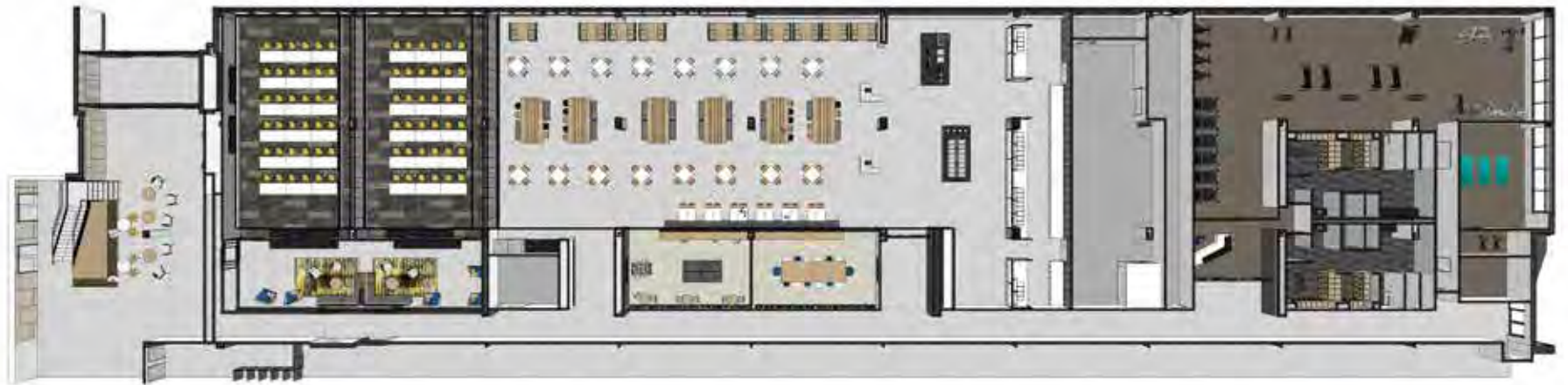
The transformation underway at 340 MK is bringing forth a new type of office building with Millennial-friendly features:

- New façade featuring full-height glass curtain walls
- New circular entrance and extensive site work to improve traffic flow
- New, striking common area finishes
- State-of-the-art mechanical systems and controls
- Abundant power feed



**340**  
**MK** **FOR TODAY'S**  
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**AMENITY SCHEME**



# 340 **FOR TODAY'S** MK **WORKFORCE**

## AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.



BREAKOUT



# 340 **FOR TODAY'S** MK **WORKFORCE**

# AMENITIES

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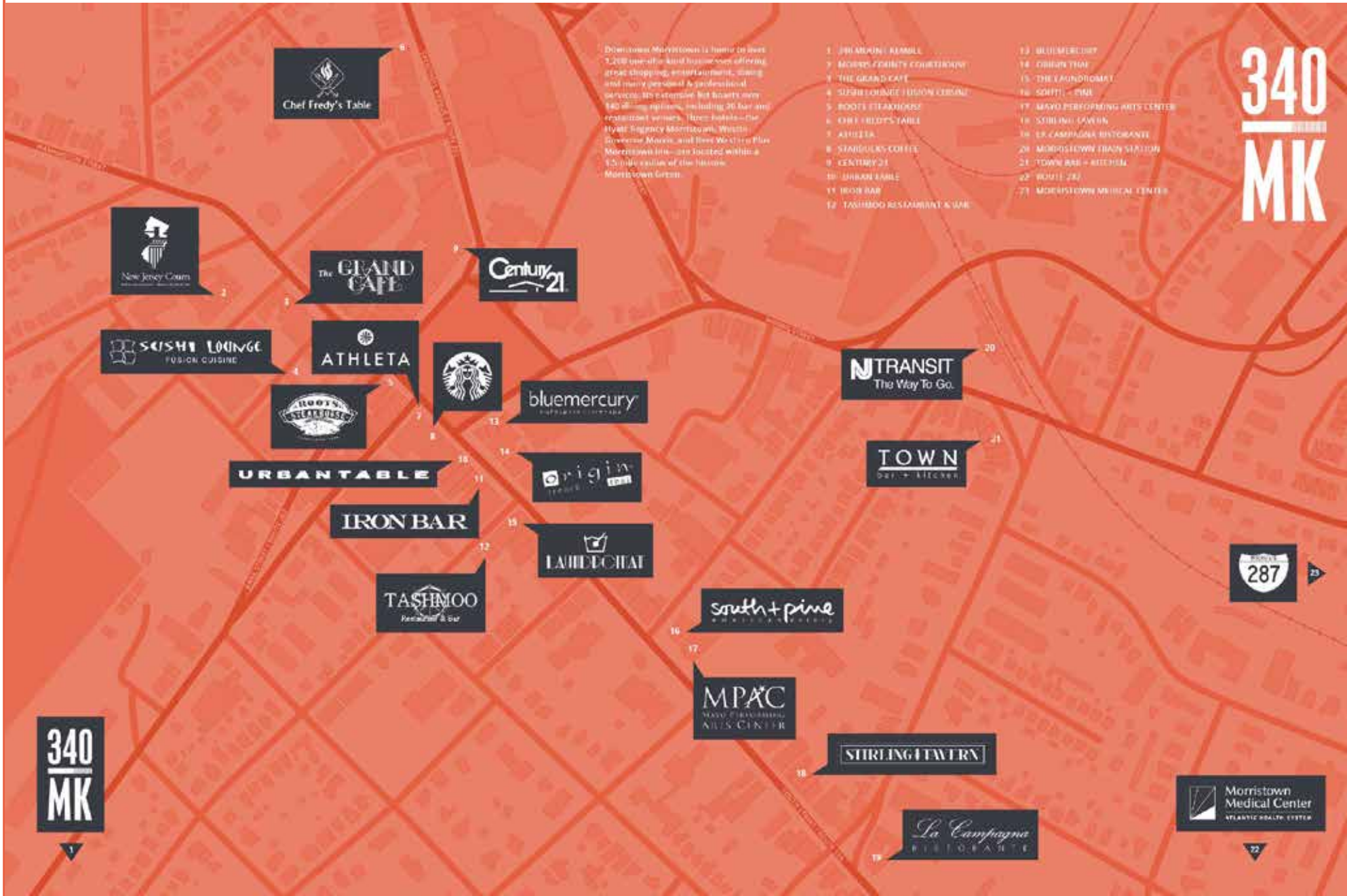
# 340 **FOR TODAY'S** MK **WORKFORCE**

## AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.







Downtown Morristown is home to over 1,200 people and businesses offering great shopping, entertainment, dining and many personal & professional services. An example list below are 140 dining options, including 30 bar and restaurant venues. Three hotels—the Hyatt Regency Morristown, Westin Governor Morris, and Best Western Plus Morristown Inn—are located within a 15-mile radius of the historic Morristown Green.

1. JIM MURPHY REMBLE
2. MORRIS COUNTY COURTHOUSE
3. THE GRAND CAFE
4. SUSHI LOUNGE FUSION CUISINE
5. ROOTS STEAKHOUSE
6. CHEF FREDY'S TABLE
7. ATHLETA
8. STARBUCKS COFFEE
9. CENTURY 21
10. URBAN TABLE
11. IRON BAR
12. TASHMOO RESTAURANT & BAR
13. BLUEMERCURY
14. ORIGIN TEA
15. THE CAMPAGNA
16. SOFTI - PINK
17. MAVO PERFORMING ARTS CENTER
18. STIRLING CAFE
19. LA CAMPAGNA RESTAURANTE
20. MORRISTOWN TRAIN STATION
21. TOWN BAR + BEECHER
22. ROUTE 287
23. MORRISTOWN MEDICAL CENTER



# DOWNTOWN MORRISTOWN

A "LIVE, WORK, GROW" COMMUNITY.



- 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 over the past 20 years
- World class hospital: Morristown Medical Center
- Cultural and Historical Activities: 2 theaters and 2 national historic parks
- Outdoor Activities: 10 national, state, and county parks located within 20 minutes of downtown



**TWENTY OF NJ'S TOP RANKED SCHOOL DISTRICTS**  
**(590 Districts Total) WITHIN +/- 30 MINUTE DRIVE**

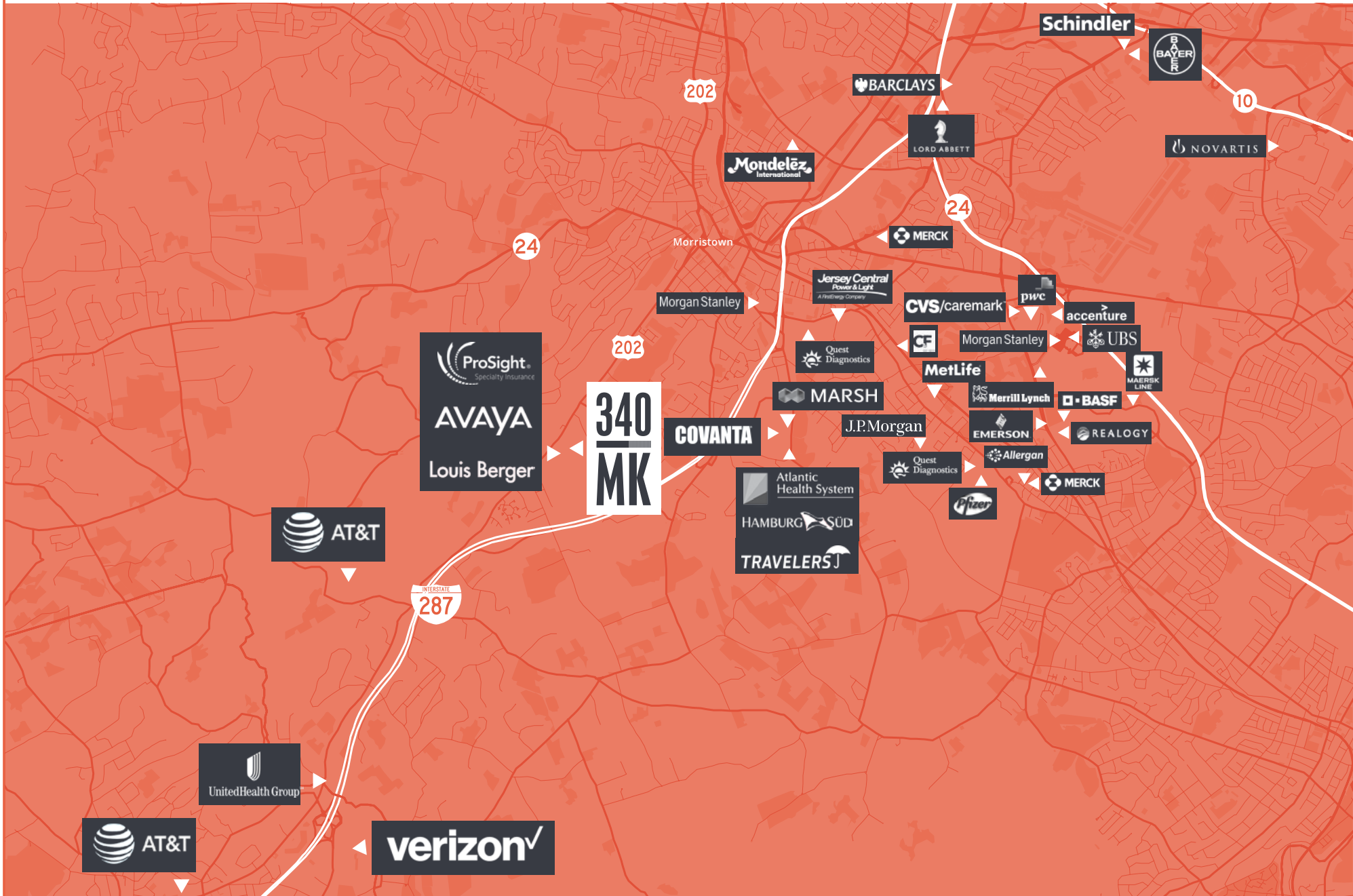
**TOP SCHOOL DISTRICTS**



2	Millburn
4	Livingston
5	Summit
6	Chatham
7	Basking Ridge
8	Skillman
10	North Caldwell
14	Montclair
15	Ridgewood
17	Chester
22	Mountain Lakes
23	Bernardville
24	Demarest
26	Westfield
28	Morristown
30	Annandale
36	Parsippany
39	Pompton Lakes
41	Martinsville
46	Denville

# 340 MK | RECRUITING HERE

# REPRESENTATIVE TALENT





# 340 MK | RECRUITING HERE

**2016 GROUNDBREAKING**  
Relocation & expansion  
(from Bergen County)  
Facility dedicated to R&D  
200,000 rsf



“This new facility will provide a collaborative setting for the creative team developing the UPS technology of tomorrow.”

- UPS Chief Information Officer

## MORRIS COUNTY TALENT BASE CASE STUDY

**TALENT SETS:**  
Software Development  
Customer Interface Development  
Logistics Systems Engineering  
Packaging Innovation



# 340 MK | GETTING HERE

## CONVENIENT REGIONAL ACCESS

- I-287 – 3 minutes (1.4 miles) via Exit 33
- Downtown Morristown – 5 minutes (2 miles) via US-202N
- Morristown Municipal Airport – 14 minutes (8.7 miles) via I-287N
- Newark Liberty International Airport – 30 minutes (25.8 miles) via NJ-24E and I-78E
- New York Penn Station – 60 minutes via N.J. Transit / Morristown Station





# 340 MK

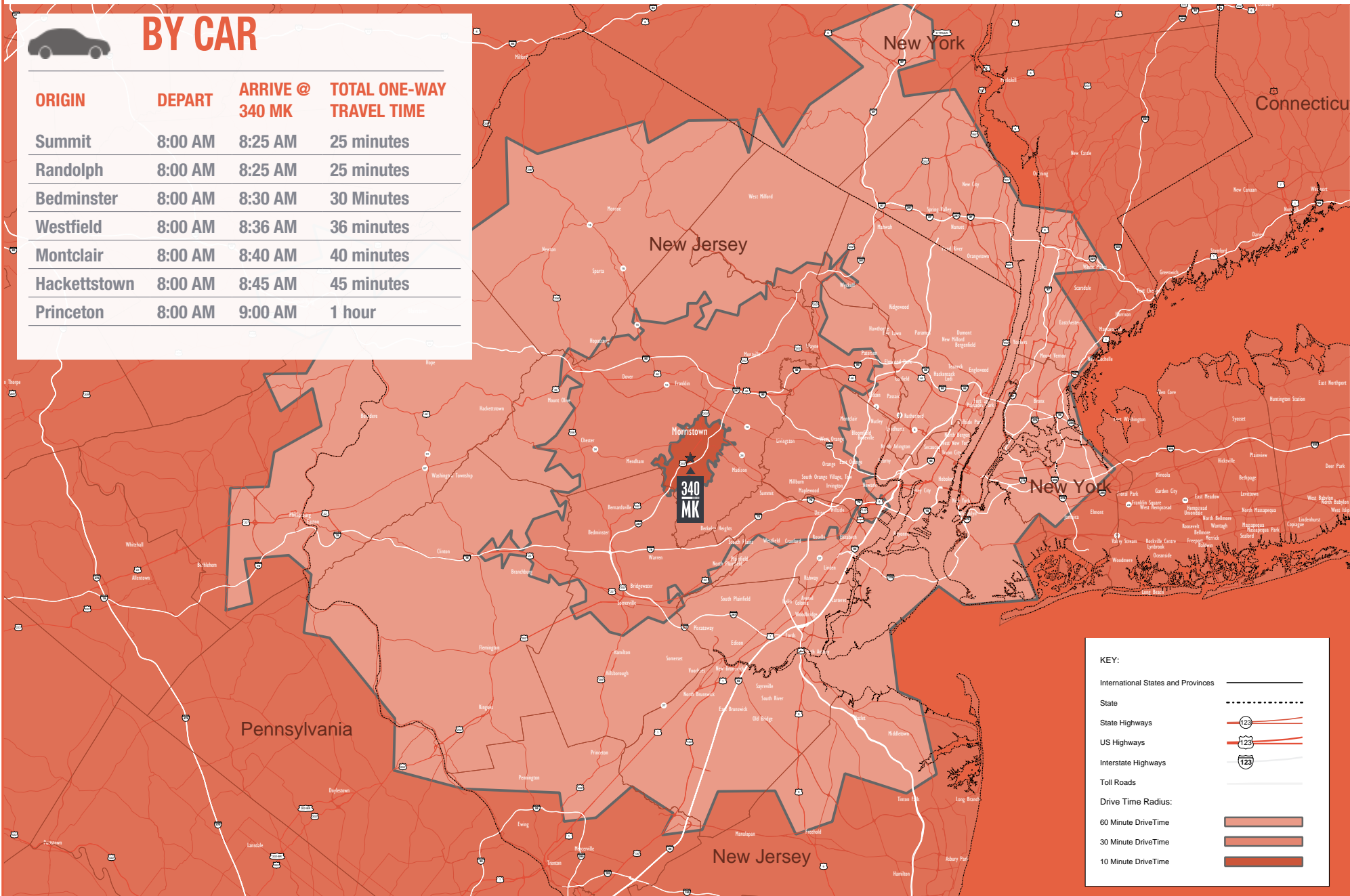
# GETTING HERE

# DRIVE TIME ANALYSIS



## BY CAR

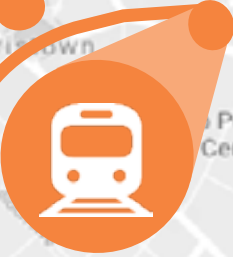
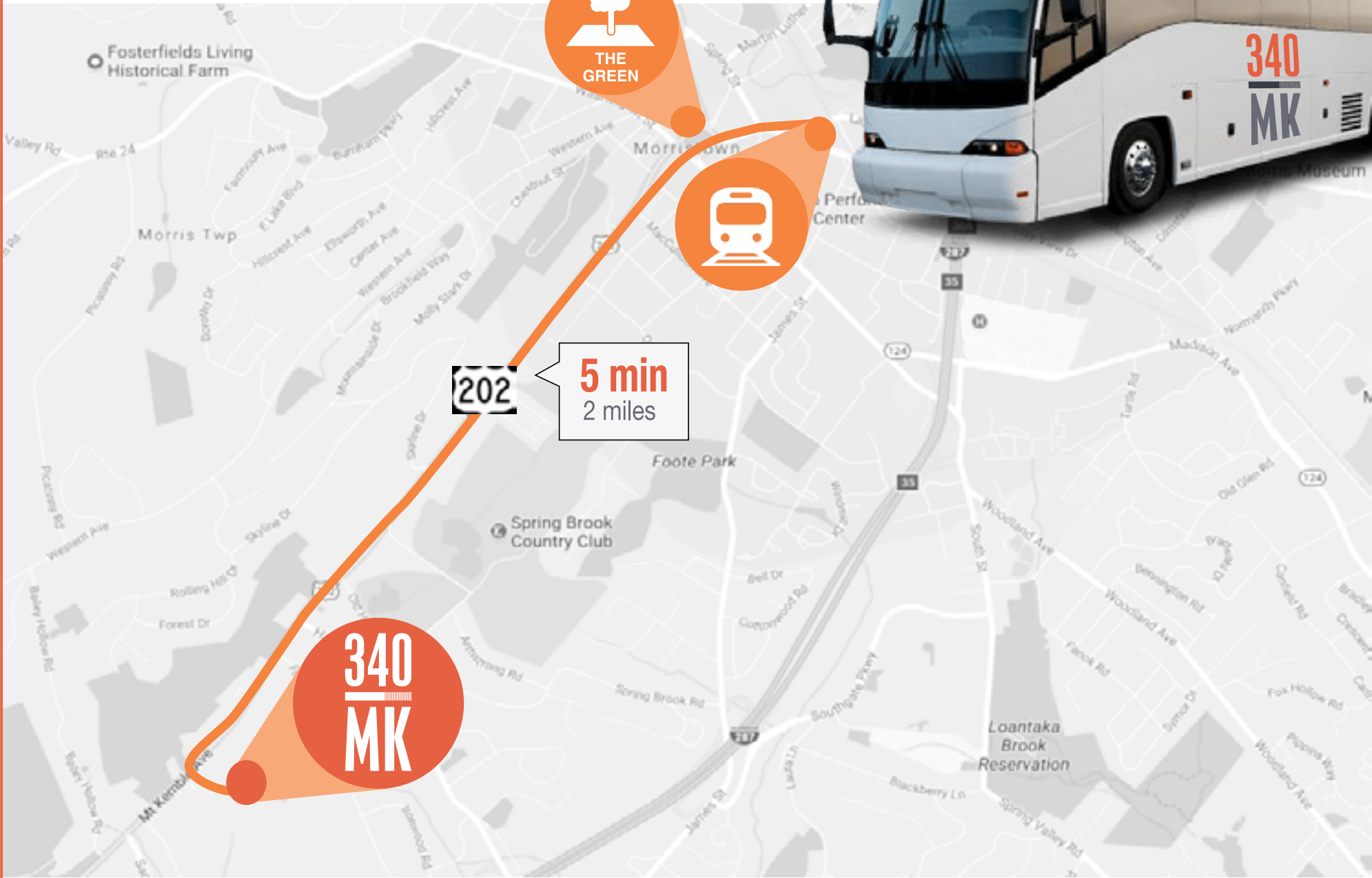
ORIGIN	DEPART	ARRIVE @ 340 MK	TOTAL ONE-WAY TRAVEL TIME
Summit	8:00 AM	8:25 AM	25 minutes
Randolph	8:00 AM	8:25 AM	25 minutes
Bedminster	8:00 AM	8:30 AM	30 Minutes
Westfield	8:00 AM	8:36 AM	36 minutes
Montclair	8:00 AM	8:40 AM	40 minutes
Hackettstown	8:00 AM	8:45 AM	45 minutes
Princeton	8:00 AM	9:00 AM	1 hour



**KEY:**

- International States and Provinces
- State
- State Highways
- US Highways
- Interstate Highways
- Toll Roads
- Drive Time Radius:
  - 60 Minute DriveTime
  - 30 Minute DriveTime
  - 10 Minute DriveTime

# 340 MK SHUTTLE SERVICE



**5 min**  
2 miles

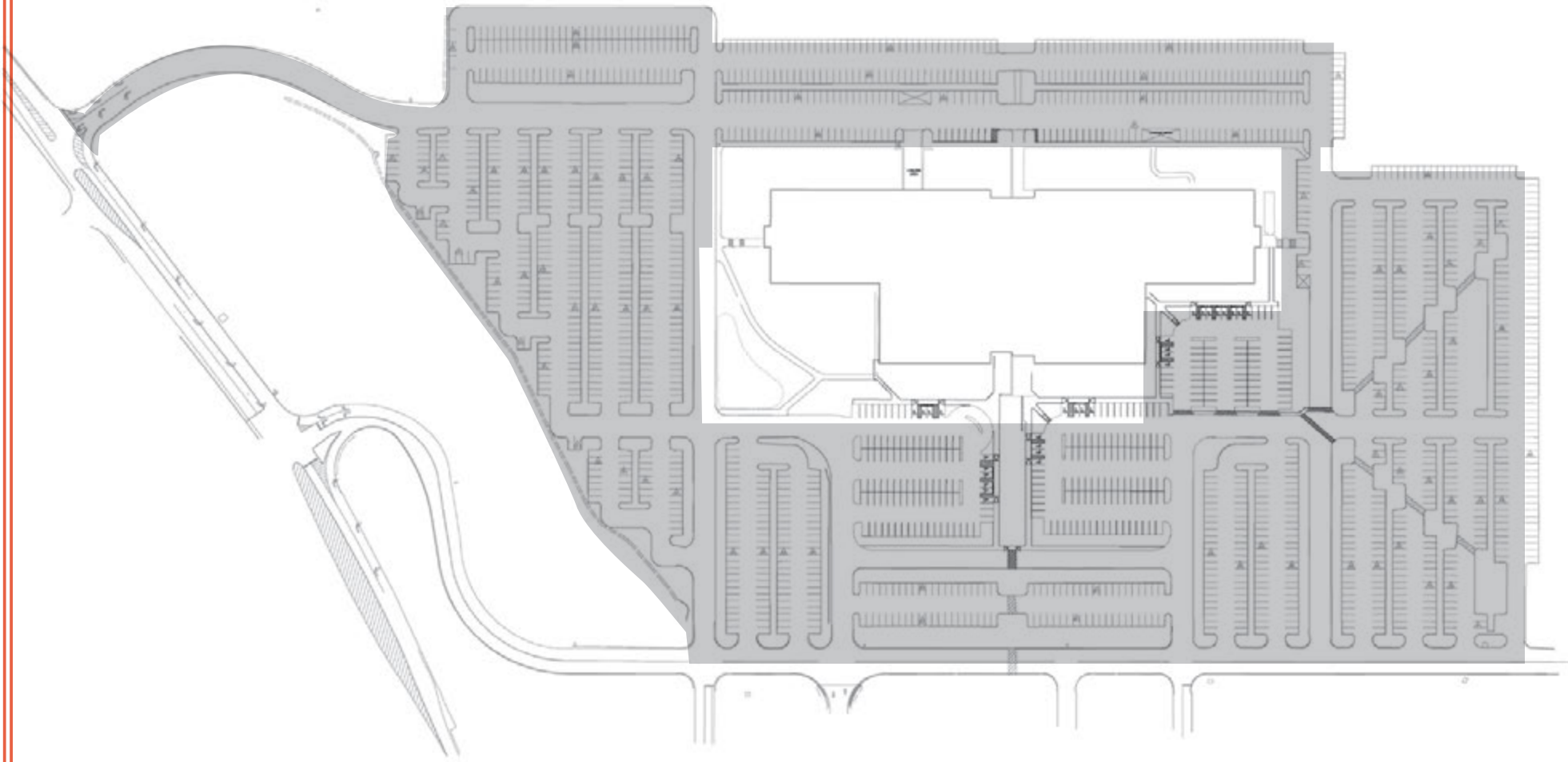
202

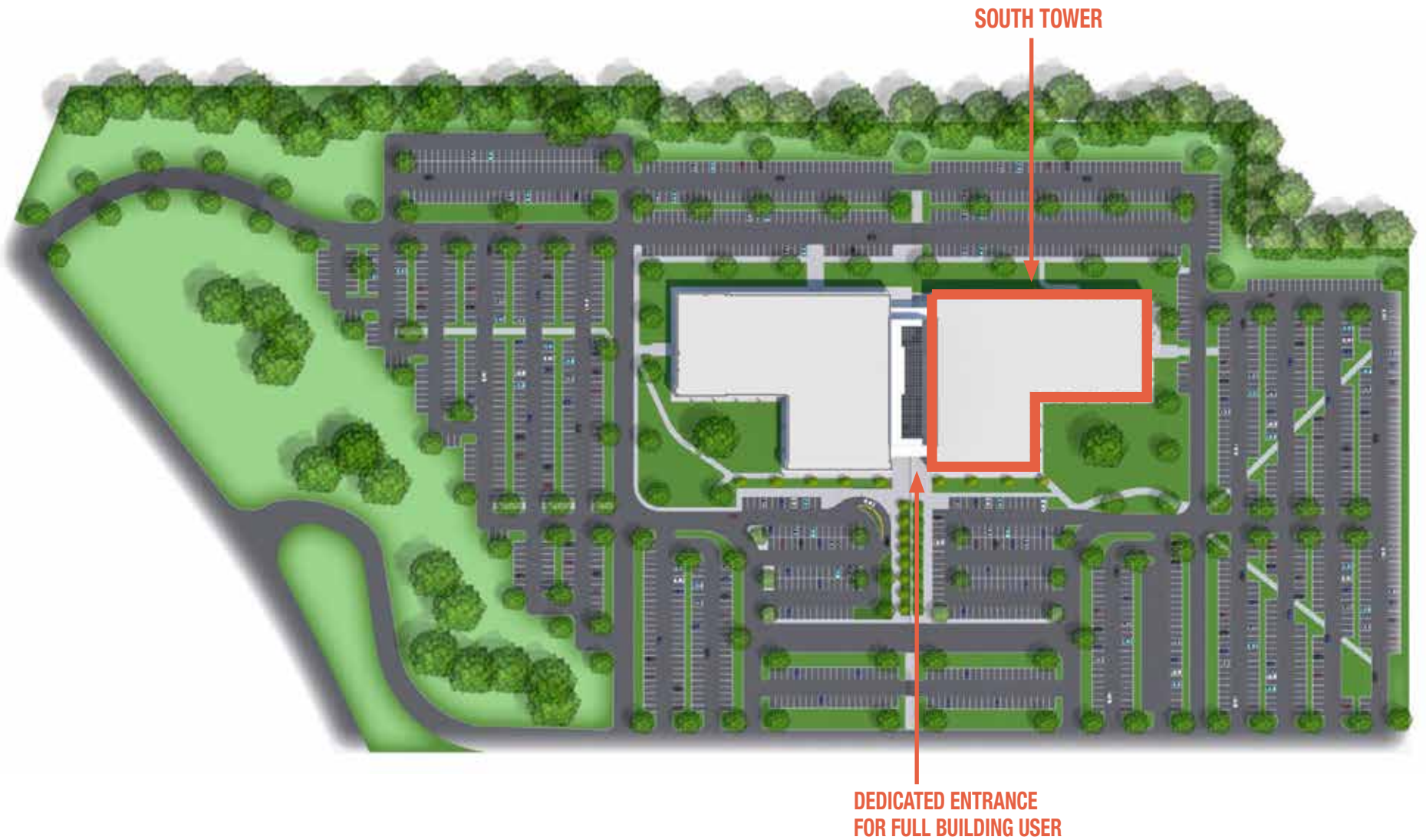




**340** | **PARKING**  
**MK** | **HERE**

**PARKING RATIO: 4.35 / 1,000**









**ACRES**  
40.08



**YEAR BUILT**  
1982, currently  
under renovations



**BUILDING AREA**  
413,000 SF



**NUMBER OF FLOORS**  
3 + Ground level



**FINISHED CEILING HEIGHTS**  
9'6"  
14' slab-to-slab



**AMENITIES**  
Full service cafeteria, flexible  
conference center, barista, fitness  
center, game room / lounge



**ZONING**  
OL-40 Office and  
research laboratory zone



**STRUCTURE**  
Steel frame with poured concrete  
floors over metal decking with  
30' x 30' column spacing



**EXTERIOR WALLS**  
New glass façade with  
vertical solar glazing



**PARKING**  
Approximately  
1,600 surface spaces



**LOADING DOCK**  
Loading dock is under  
grade with accommodations  
for 12-14' vehicles



**ROOF**  
Low slope, fully-adhered Ketone Ethylene  
Ester (KEE) membrane manufactured  
by Fibertite. Installed in 2005



**ELECTRIC**  
3 separate feeds  
carrying 3,500 amps,  
each delivers 35,000  
volts at 480-10,500  
total amps



**ELEVATORS**  
6 hydraulic  
passenger elevators  
2 freight elevators



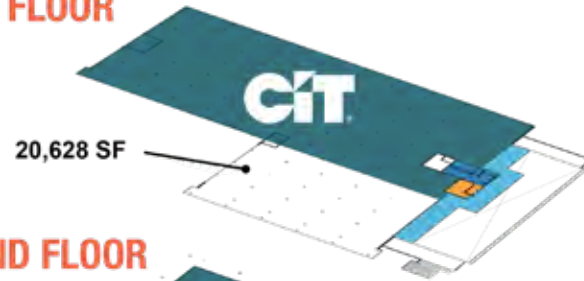
**HVAC**  
Brand new energy efficient  
system and controls.  
Applied VAV rooftop units and  
high-efficiency, direct expansion,  
refrigerant coils (ten 125 ton units).

340  
MK

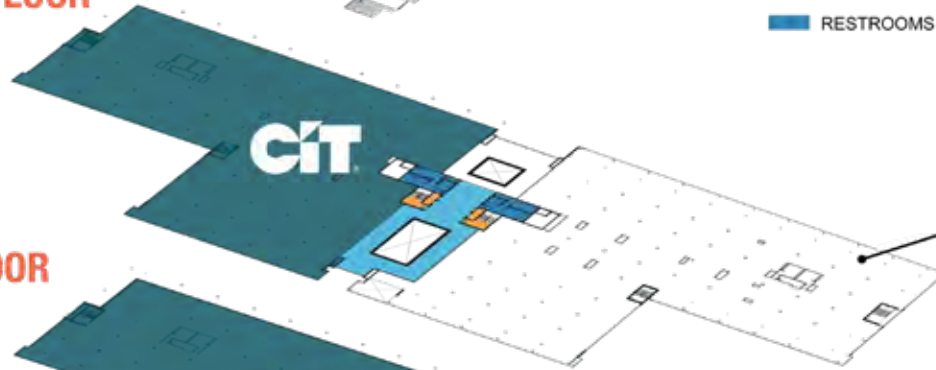
GROWING  
HERE

STACKING PLAN  
UP TO 213,261 RSF AVAILABLE

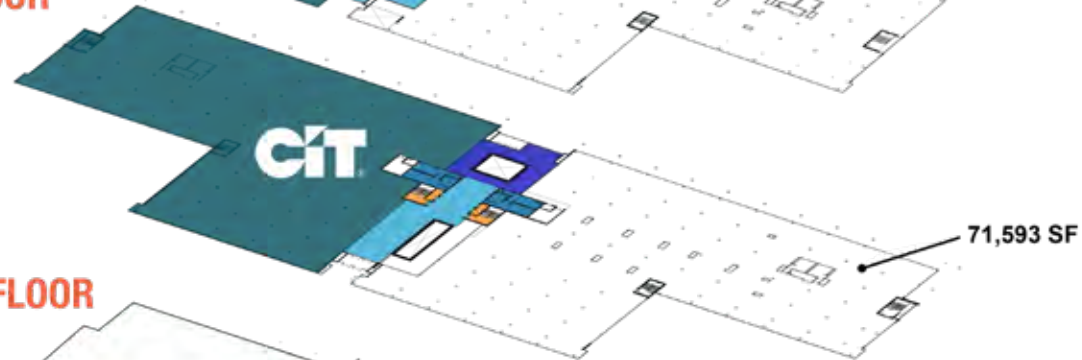
THIRD FLOOR



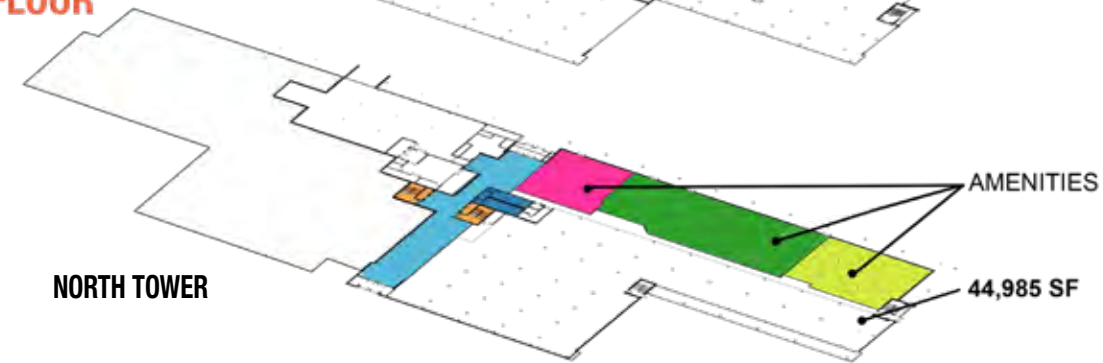
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



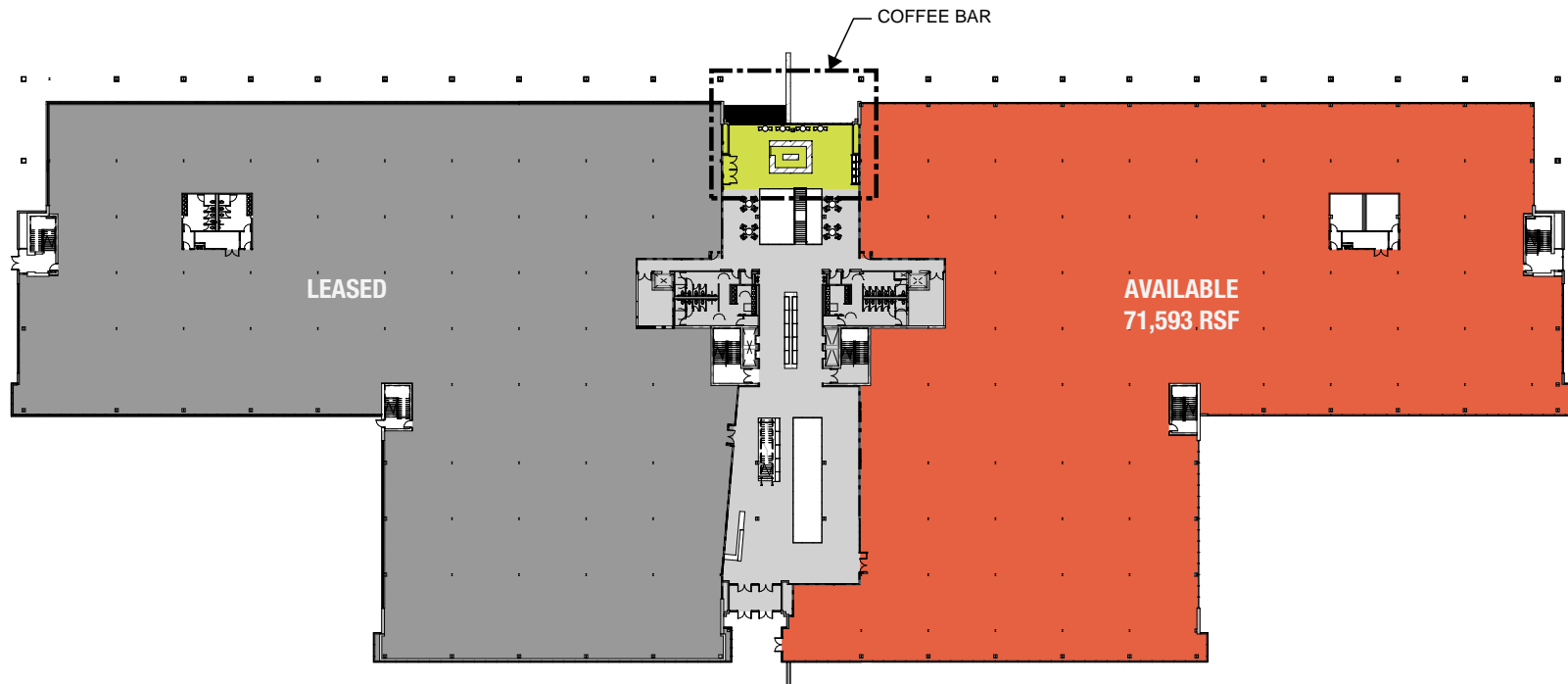
NORTH TOWER

SOUTH TOWER

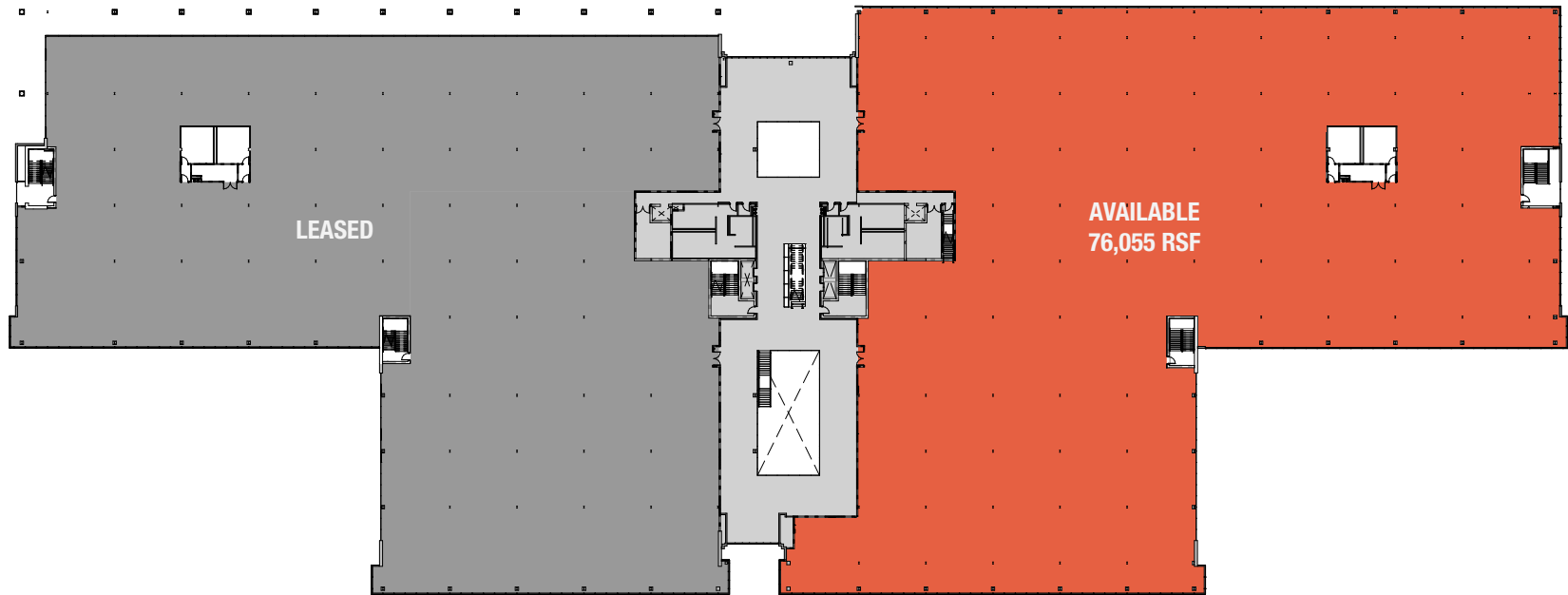
- CONFERENCE CENTER
- CAFETERIA
- FITNESS CENTER
- ATRIUM
- COFFEE BAR
- CIRCULATION
- RESTROOMS

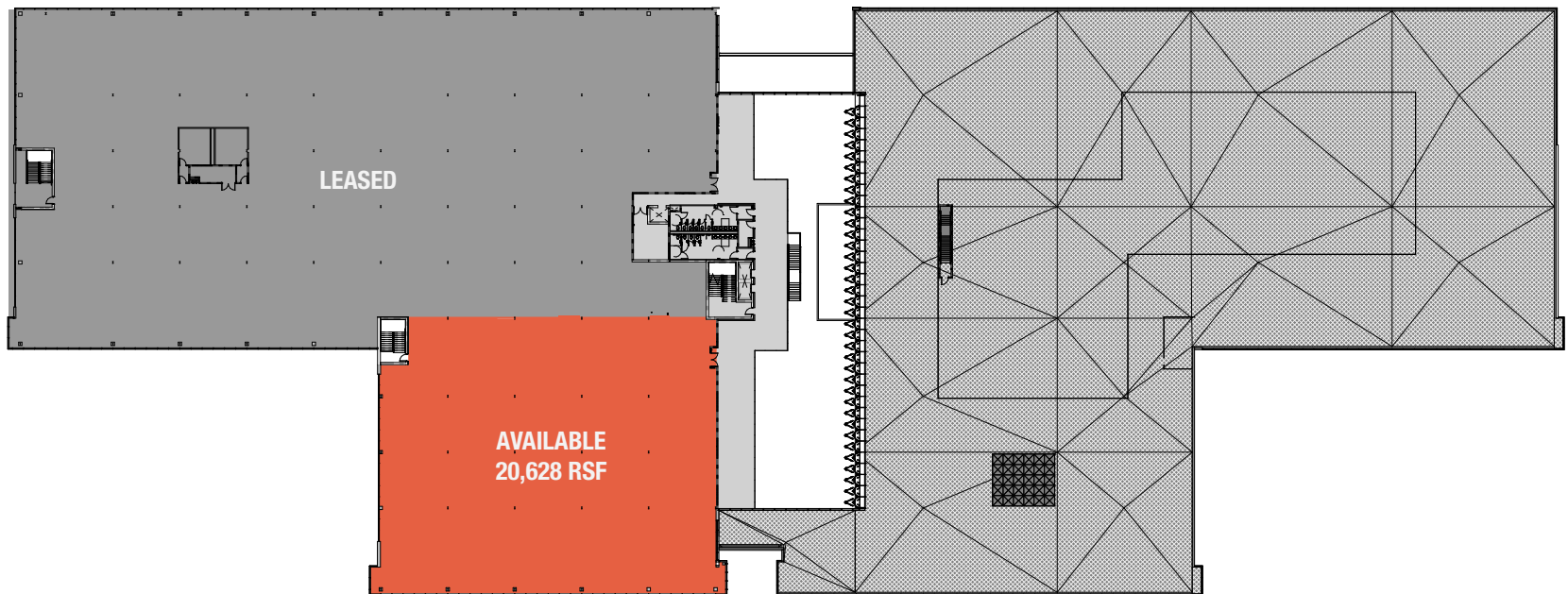












**AVAILABLE**  
**20,628 RSF**



# 340



# MK



[www.340mk.com](http://www.340mk.com)