

PARK 10 AVE MORRISTOWN

154,777 SF HQ OPPORTUNITY

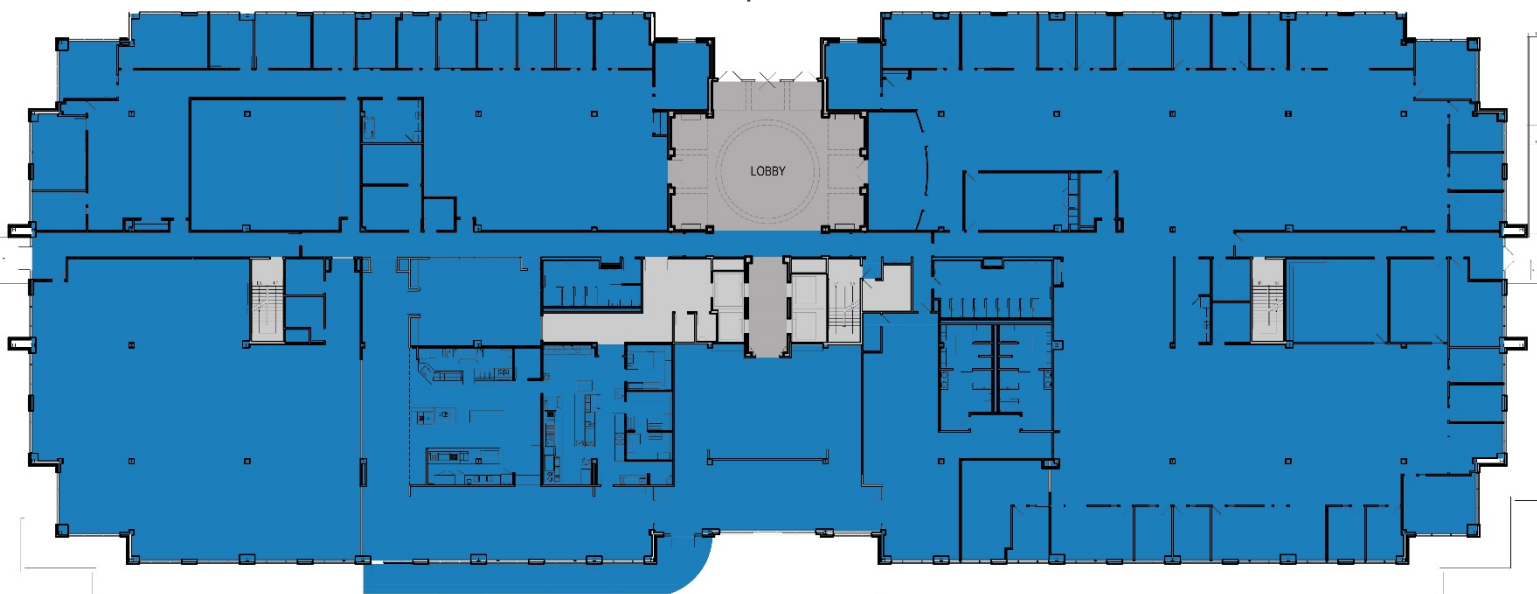


PROPERTY FEATURES

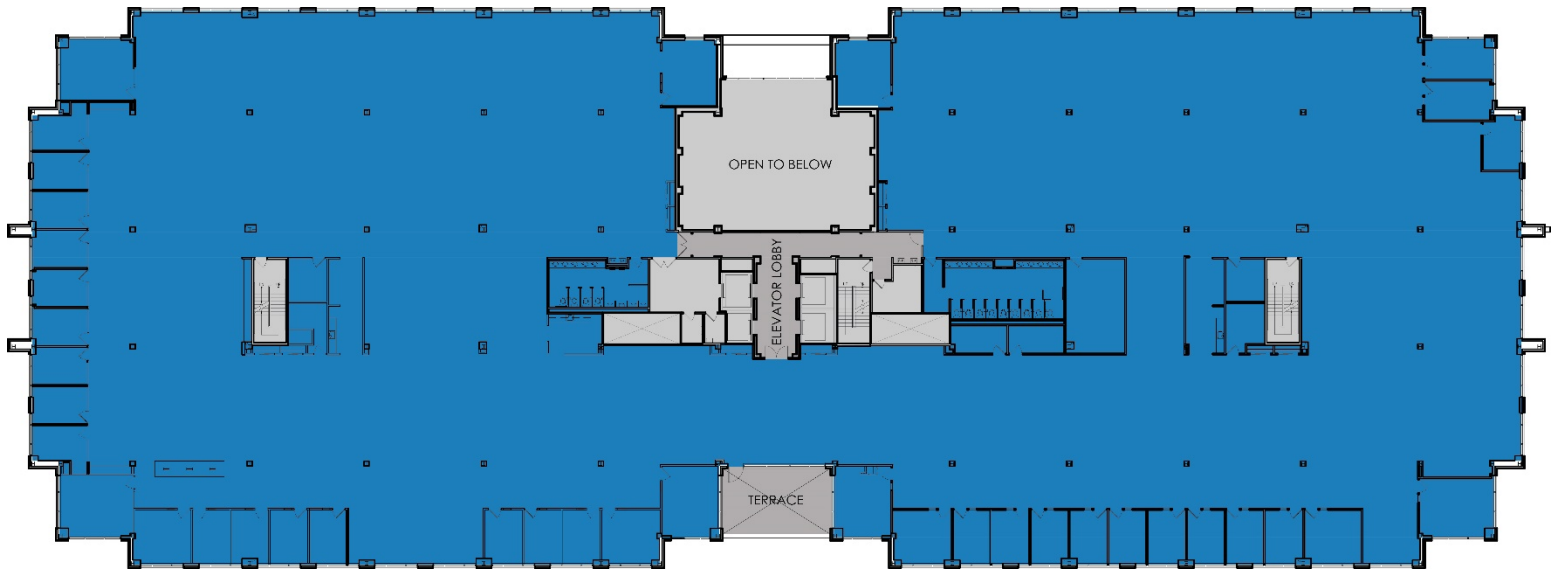
Stories:	3
Built:	June 2001 / renovated lobby in 2016
Available space:	154,777 SF
Signage opportunity:	Direct visibility off of RT 24
Acres:	8.69
Parking:	477 surface plus 100 covered (expandable)
Amenities:	On-site staff (M-F), full service café, conference center, data center, fitness facilities with lockers and showers, outdoor seating
Backup generator	750 KW
Local ownership:	Wm. Blanchard Co. (Well capitalized local NJ construction company www.wmblanchard.com)



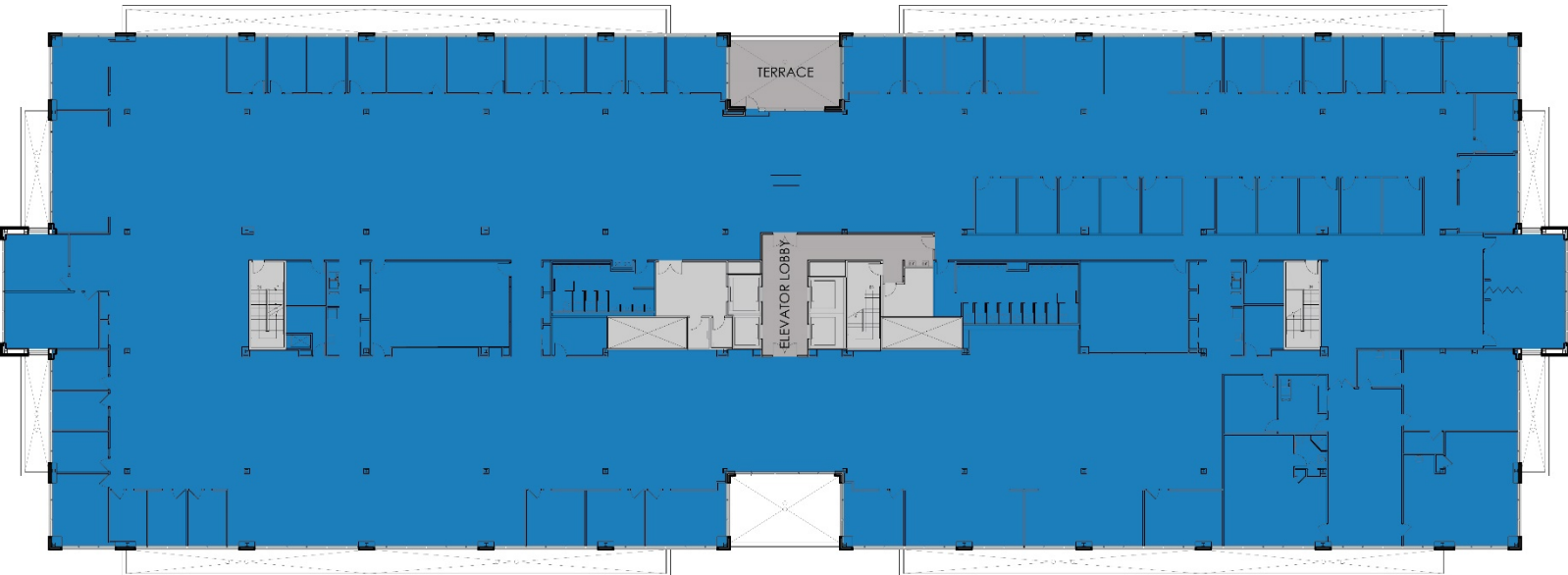
FLOOR 1 | 51,592 SF



FLOOR 2 | 51,592 SF



FLOOR 3 | 51,592 SF

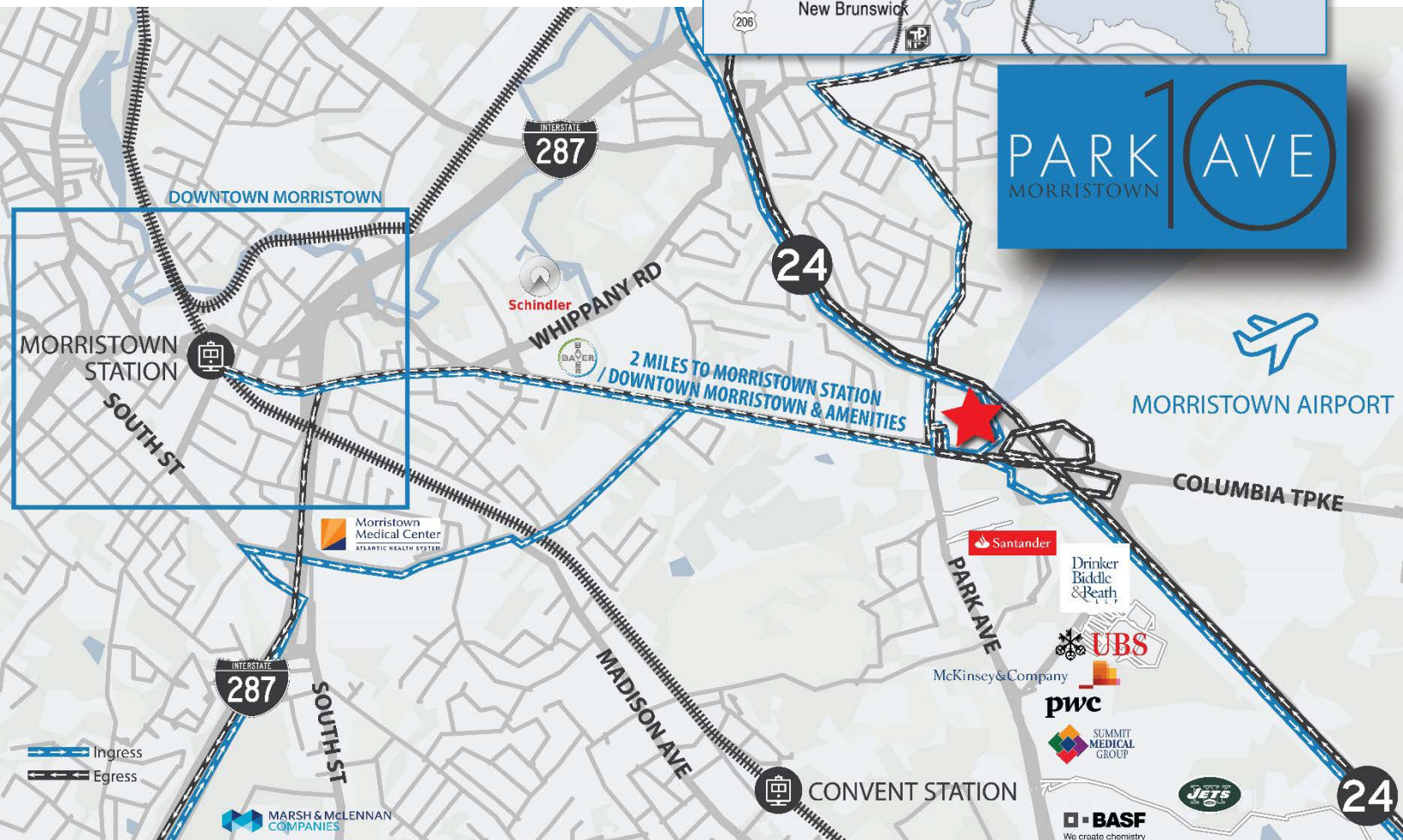
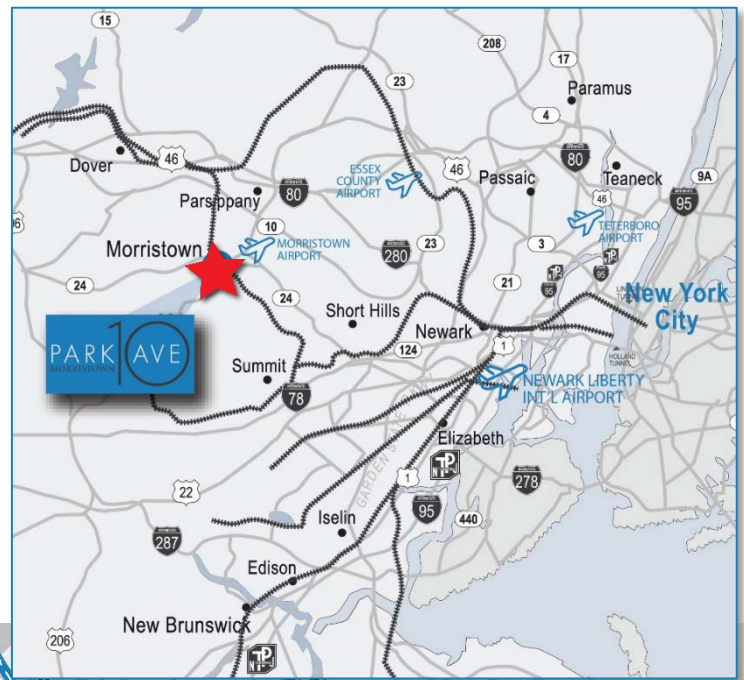




LOCATION

Excellent access to RT 24, I-287, I-80, & RT 10
with onsite police presence during rush hour

- | | |
|--------------------------------|--|
| .5 miles to Morristown Airport | 6 miles to The Malls at Short Hills |
| 2 miles to Downtown Morristown | 20 miles to Newark Liberty International Airport |
| 2 miles to Convent Station | 28 miles to Manhattan |
| 2 miles to Morristown Station | |



LOCAL AMENITIES

Restaurants

Blue Morel Restaurant
Sterling Tavern
Famished Frog
GK's Red Dog Tavern
Iron Bar
Jockey Hollow Bar & Kitchen

Rod's Steak & Seafood Grille
Roots Steakhouse
The Committed Pig
The Office Tavern Grill
Tito's Burritos
Urban Table

Hotels

Best Western Plus Morristown Inn
HYATT House Morristown
The Madison Hotel
The Westin Governor Morris

Retail

AMC Movie Theater
Century 21
Kings Super Market
Rite Aid
Walgreens



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