



412

MT KEMBLE AVE



Owner:

Property Manager:

Leasing Agent:



Lincoln



WELCOME TO

 **412**
MT KEMBLE AVE

- A vibrant community of progressive companies in a revitalized environment where innovators embark to expand, collaborate, and reach new heights.
- Financially secure ownership
- Professional property management
- On-going improvements to building



BUILDING CULTURE

LIVE. WORK. THRIVE.

- New 5,500 sq. ft. fitness center
- New, modern conference rooms
- Video conferencing
- 50+ person training center
- Full-service cafeteria
- Business lounge/game room
- Complimentary wi-fi in common spaces
- Interactive games in common spaces
- Outdoor beach volleyball court
- Green mile walking path
- Two full-height, sky-lit atriums
- Corporate campus setting
- 1250kW back-up generator
- Dual power feed from two different substations, providing true power redundancy
- Interior, three-bay loading dock
- Executive parking garage
- Responsive on-site management



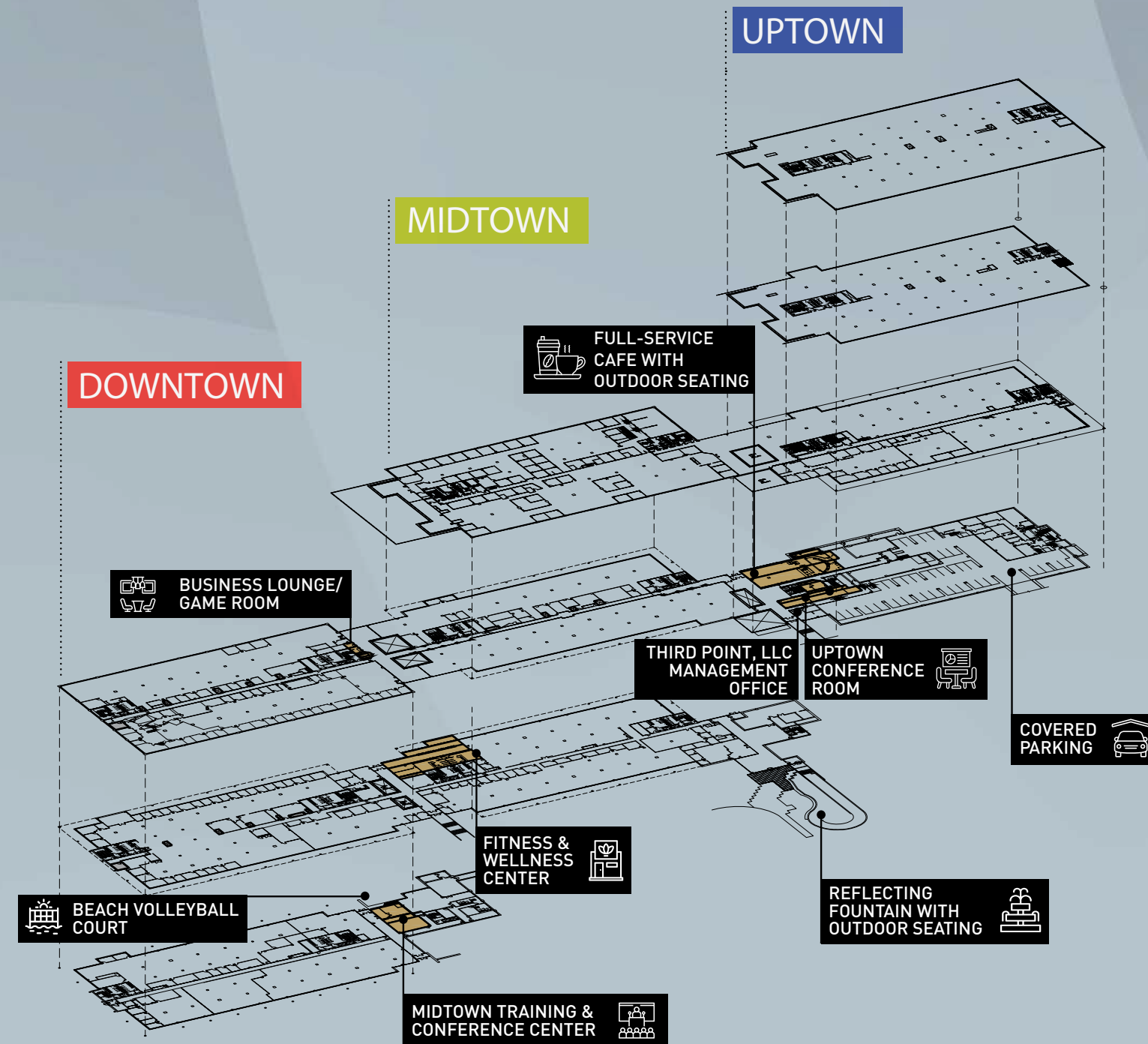
THE CITY WITHIN

DOWNTOWN.

MIDTOWN.

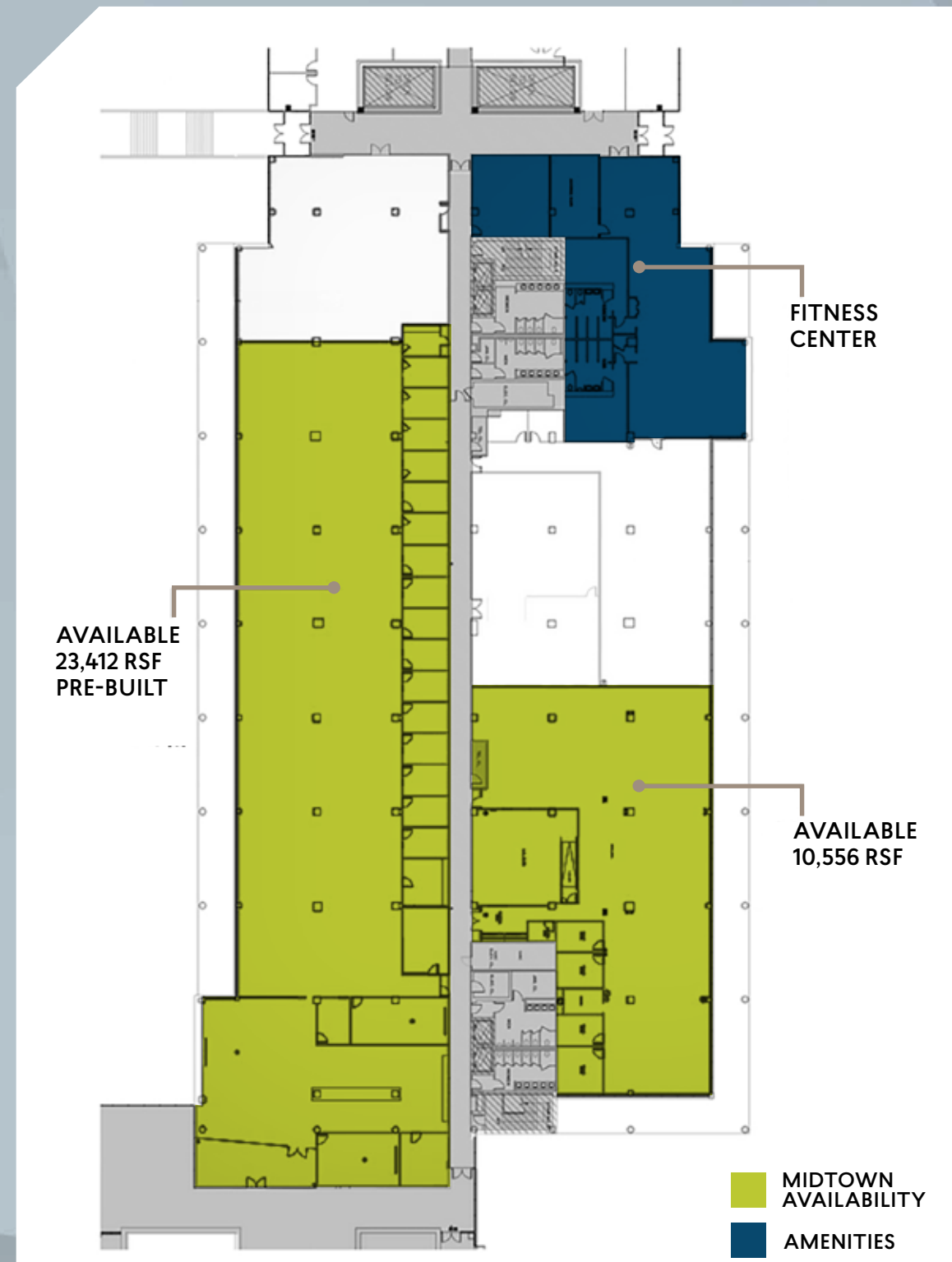
UPTOWN.

In 412 Mt. Kemble Ave, each interconnected building is more than a number—it's a thriving member of the "city" within. As such, 412 Mt. Kemble Ave elevates client and partner relationships by creating an experience far beyond what might be expected at typical corporate centers.



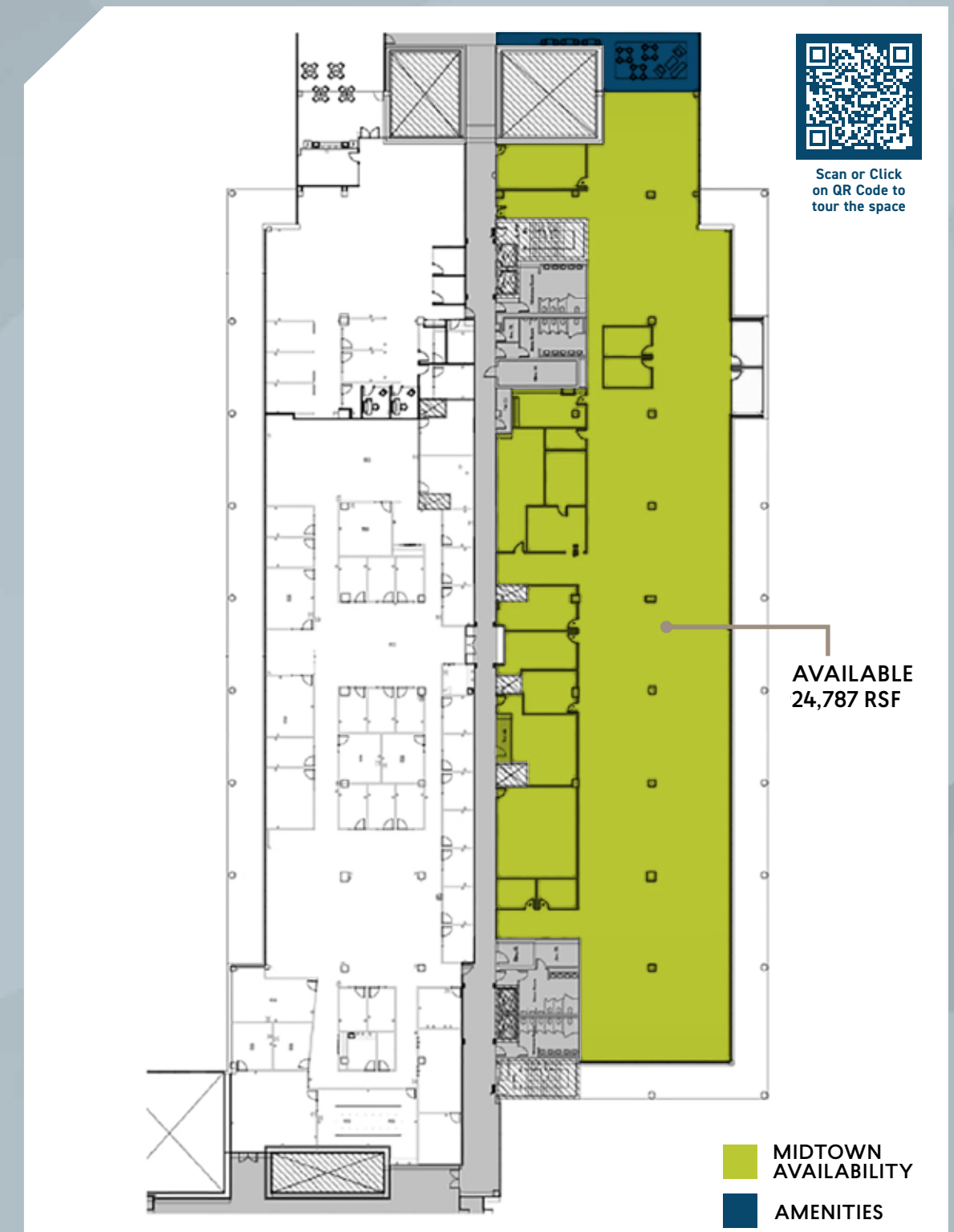
MIDTOWN 1ST FLOOR

33,968 RSF AVAILABLE



MIDTOWN 2ND FLOOR

24,787 RSF AVAILABLE



UPTOWN 3RD FLOOR

31,115 RSF AVAILABLE

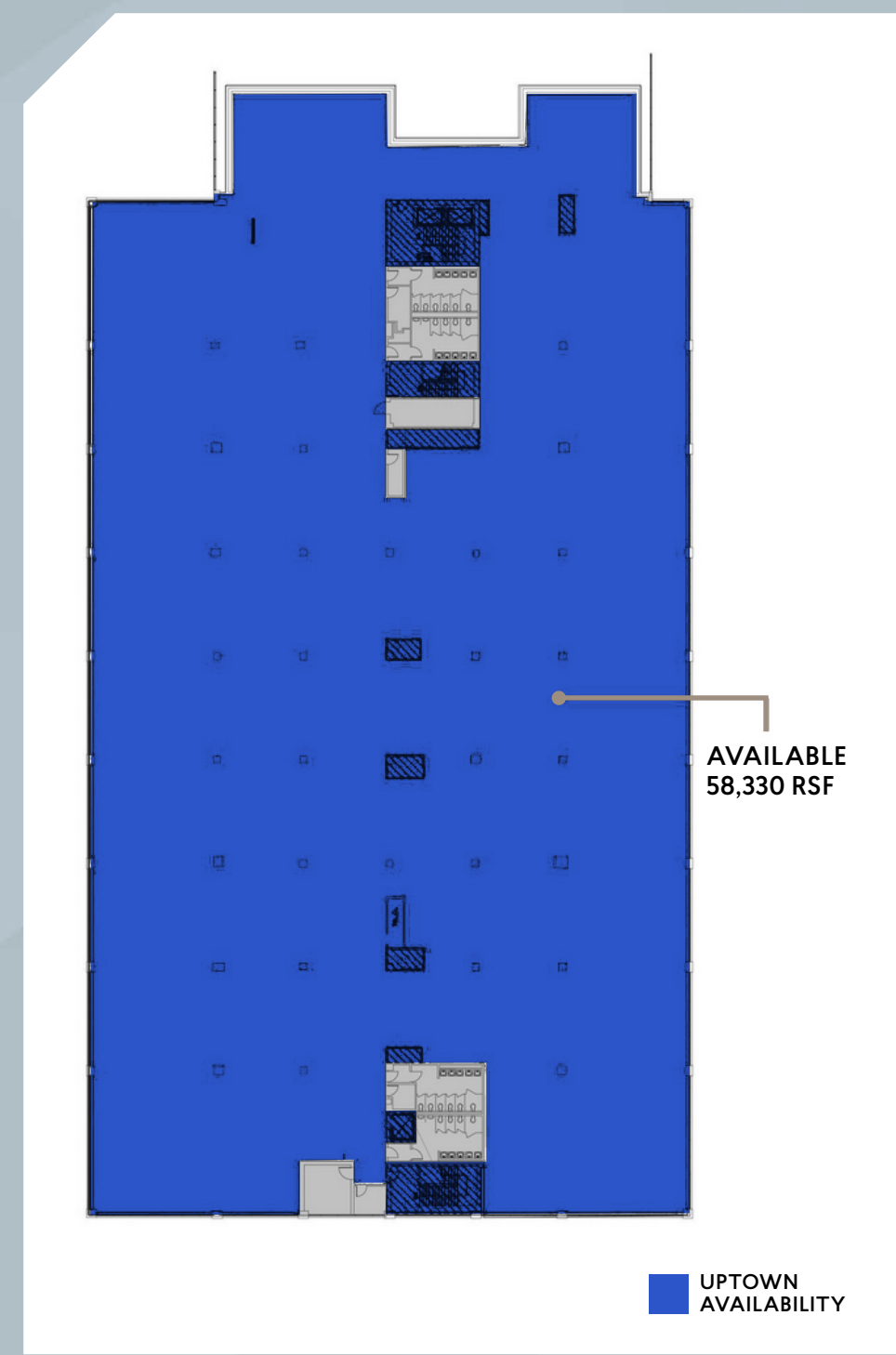
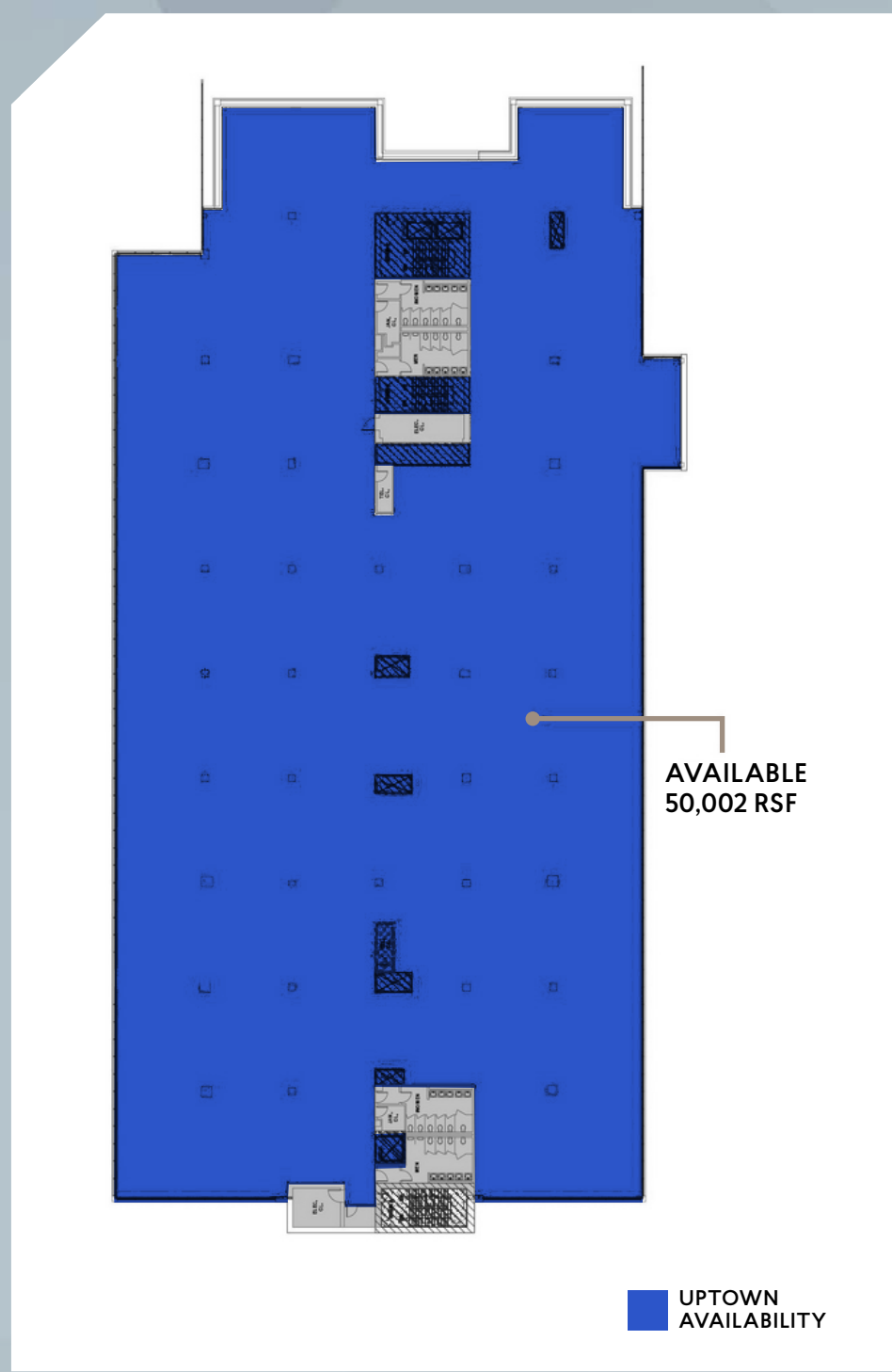
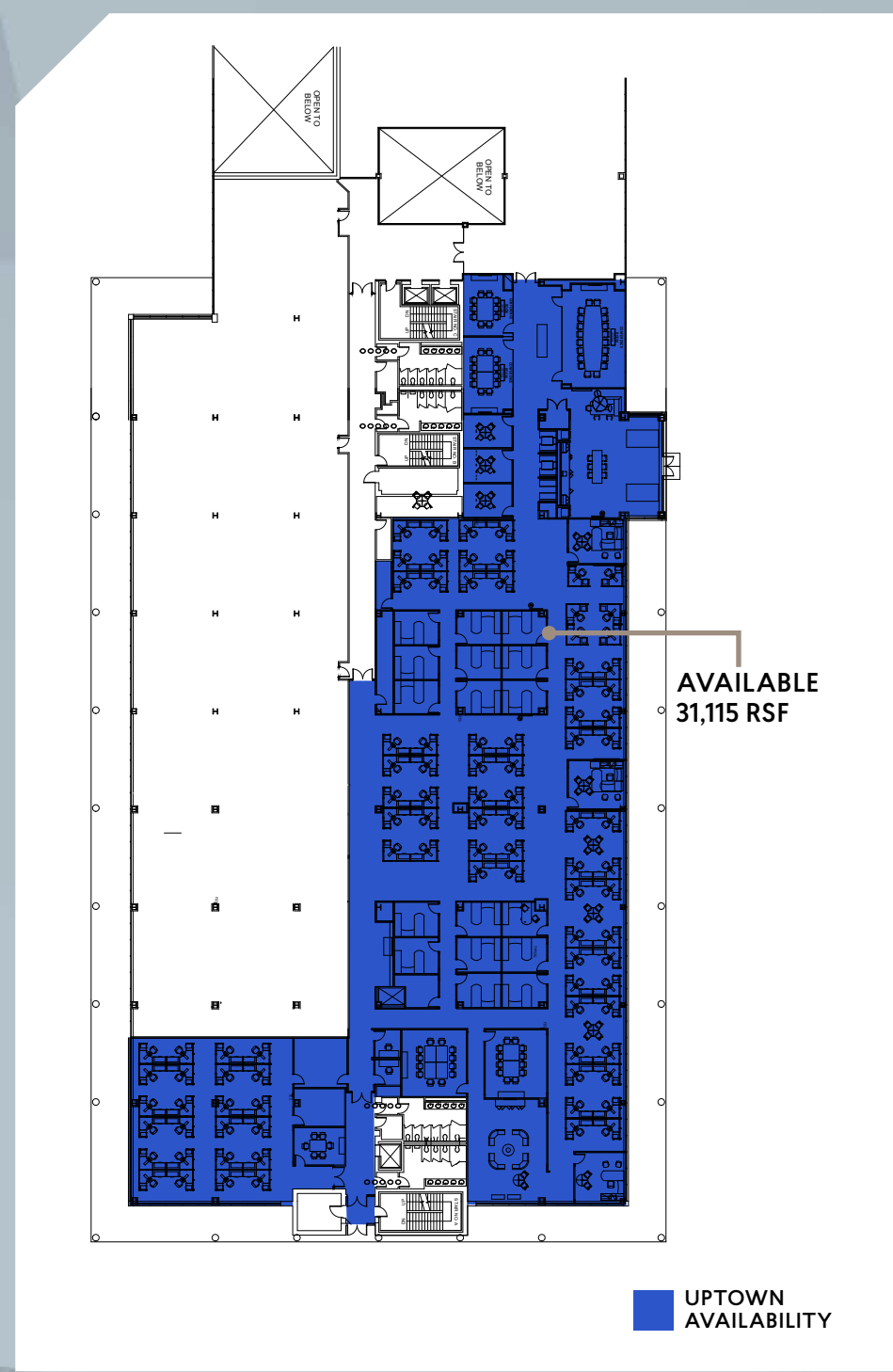
UPTOWN 4TH FLOOR

50,002 RSF AVAILABLE

UPTOWN 5TH FLOOR

58,330 RSF AVAILABLE

108,332 SF TOTAL CONTIGUOUS (4TH & 5TH FLOORS)



THE CENTER OF EVERYWHERE

YOU ARE HERE.

412 Mt. Kemble Ave thrives on ease of access with a prominent location on Route 202 at the Harter Road Interchange adjacent to I-287, with access to Routes 24 and 10, I-80 and I-280.

- Minutes to downtown Morristown for restaurants, hotels and retail
- NJ Transit service from Morristown to Manhattan
- Renowned corporate corridor, home to Fortune 500 corporations
- Proximate to Newark International Airport and Morristown Airport
- Highly educated, diverse labor force



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