

340
MK

MORRIS COUNTY'S PREMIER OFFICE WORKPLACE

SECURE THE FINAL PREMIER SUITE
5,707 RSF AVAILABLE FOR LEASE





FOR TODAY'S WORKFORCE

At the intersection of innovation and accessibility sits 340MK, a thoroughly reimagined 413,000 SF multi-tenant office destination in Morristown, NJ. Completed in 2020, this comprehensive renovation took the building down to its structural elements before transforming it into a model of modern energy efficiency and workplace design, featuring new full height glass curtain wall. Today, tenants enjoy a curated collection of amenities that define contemporary office excellence: a full-service cafeteria, versatile conference facilities, convenient barista service, comprehensive fitness center, and a vibrant game room and lounge space.

Building Highlights



New Construction

- No R&M risk
- Mechanical, Electrical, and Plumbing Systems new as of 2021
- Roof - 2021
- Windows/Facade - 2021
- Site work - 2021
- Parking lots - 2021



Infrastructure

Dual Electrical feeds from separate substations from JCP&L/First Energy (Morristown and Basking Ridge sub-stations)



Amenity Space

25,000 RSF of thoughtfully designed amenity space featuring a full-service cafeteria with executive dining and outdoor seating, high-tech conference facilities with preconference area, grab & go barista, and a vibrant game room for tenant enjoyment.



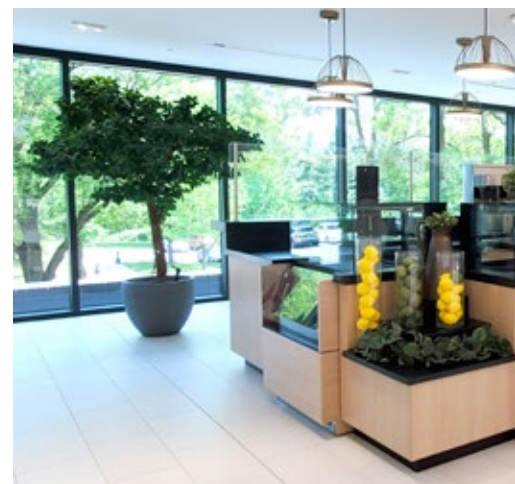
Morristown connectivity

Shuttle service to Downtown Morristown shopping, restaurants and NJ Transit train station, less than 2 miles from 340MK



Elite Business Collective

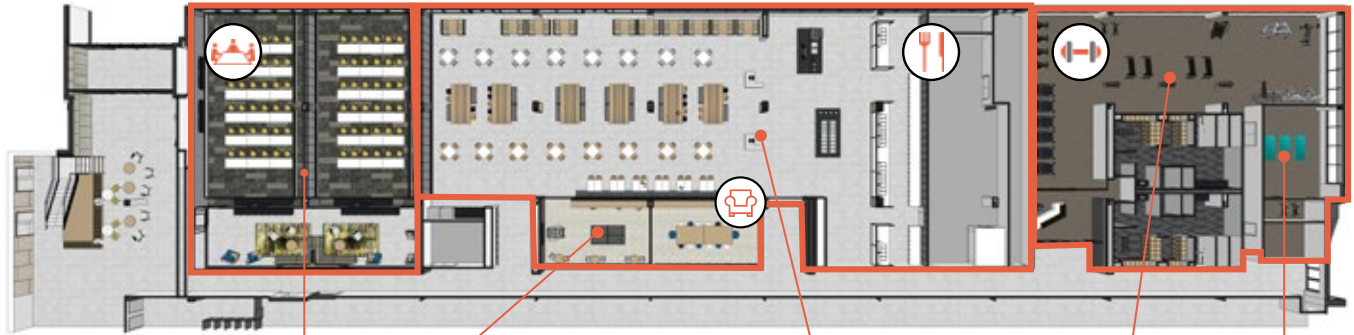
- First Citizens Bank
- Morgan Stanley
- Zellis Healthcare
- CBiz
- Clyde & Co.







PREMIER TENANT AMENITIES



Breakout Room



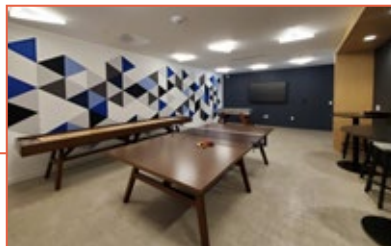
Full Service Café



Fitness Center



Conference Center



Lifestyle Room



Group Fitness Studio





WORKING HERE



Acres
40.08



Year Built
1982, currently
under renovations



Building Area
413,000 SF



Zoning
OL-40 Office and reserch
laboratory zone



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



Exterior Walls
New glass facade with
vertical solar glazing



Number of Floors
3 + Ground level



Ceiling Height
9'6" Finished 14'0" Slab-to-slab



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



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



Elevators
6 hydraulic passenger elevators
2 freight elevators



Amenities
Full service cafeteria, flexible
conference center, barista,
fitnes center, game room / Lounge



Parking
Approximately
1,800 spaces



Loading Dock
One (1) Loading dock
is under grade



WORKING HERE

Secure the final premier suite.

This is a rare opportunity to establish your presence in 5,707 RSF of pristine, light-filled space, offering a powerful front-of-house identity with direct, prominent lobby access.

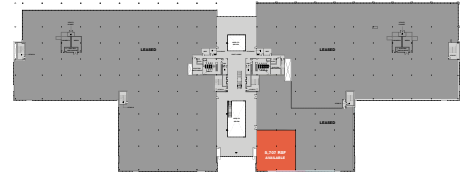




WORKING HERE

SECOND FLOOR
5,707 RSF | TEST FIT PLAN

KEY PLAN



GETTING HERE

340MK TO MIDTOWN MANHATTAN



60 MINUTES / Trains to NY Penn Station every 20 to 30 minutes during peak travel time



38 MILES / 50 MINUTES

340MK TO DOWNTOWN MORRISTOWN



3 MILES / 10 MINUTES







CONTACT US FOR MORE INFORMATION OR TO ARRANGE A TOUR:

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CAPITAL



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