

340
MK **BUILDING WITHIN**
A BUILDING

UP TO 192,633 RSF
AVAILABLE FOR LEASE



340 MK FOR TODAY'S WORKFORCE



Timing/ No Execution Risk

\$48 million dollar redevelopment is 100% complete (zero execution risk.) Available immediately for Tenant construction and move in.



Morristown connectivity

Shuttle connectivity to Morristown shopping, restaurants and NJ Transit train station



Infrastructure

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



Dedicated building

The entire South Tower will be an exclusively self-contained building with brand new dedicated HVAC systems, mechanicals and parking surrounding all 3 access points.



Branding/ Signage

Building signage and branding throughout the entire South Tower along with monument signage on US-202.



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



Amenity Space

25,000 RSF of amenity space completed.

BUILDING BENEFITS

340 | **WORKING**
MK | **HERE**

YOUR OWN BUILDING
WITHIN A BUILDING



EXPLORE YOUR NEW HOME 



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

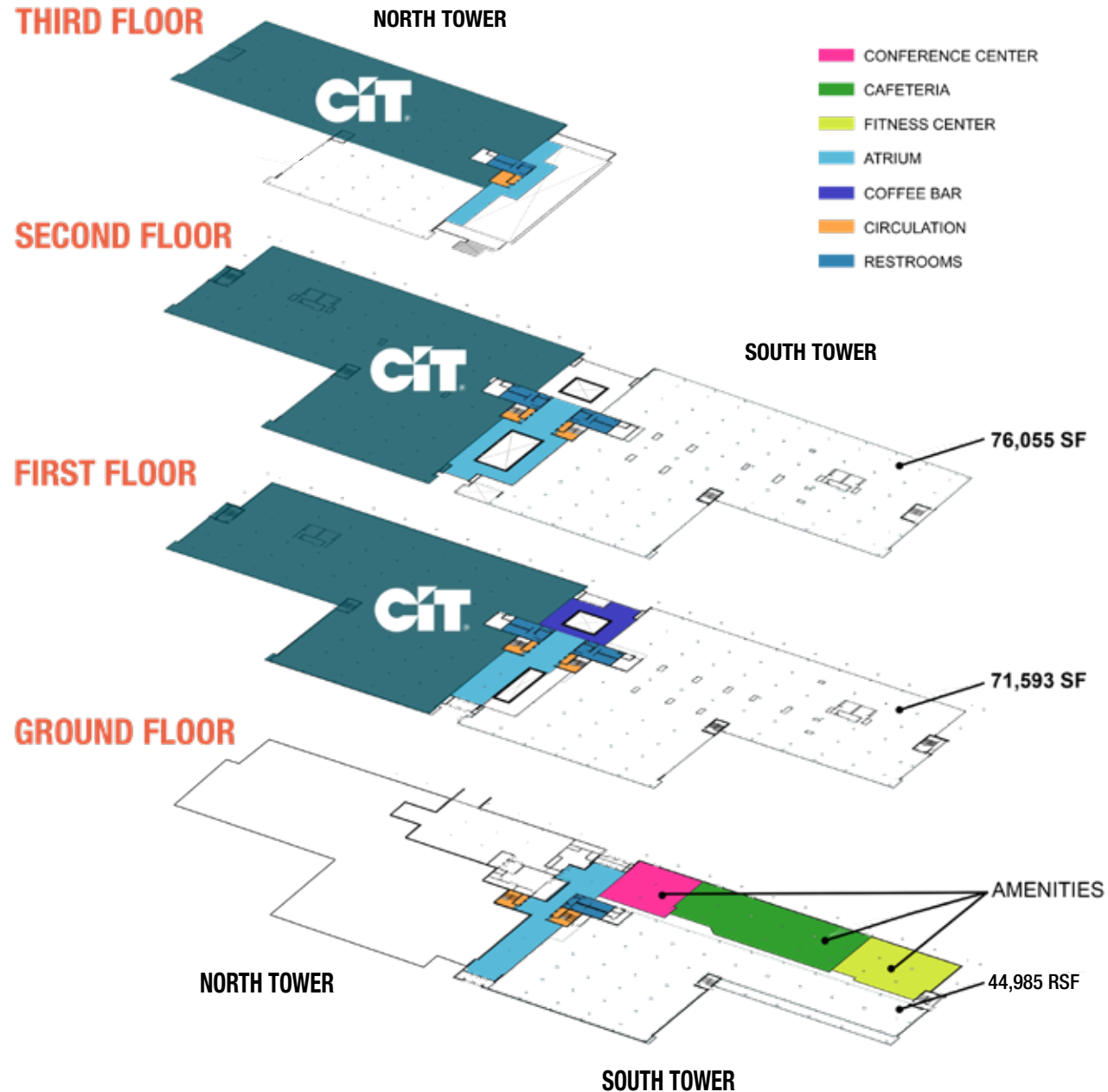


SOUTH TOWER

**YOUR
LOGO HERE**

DEDICATED ENTRANCE

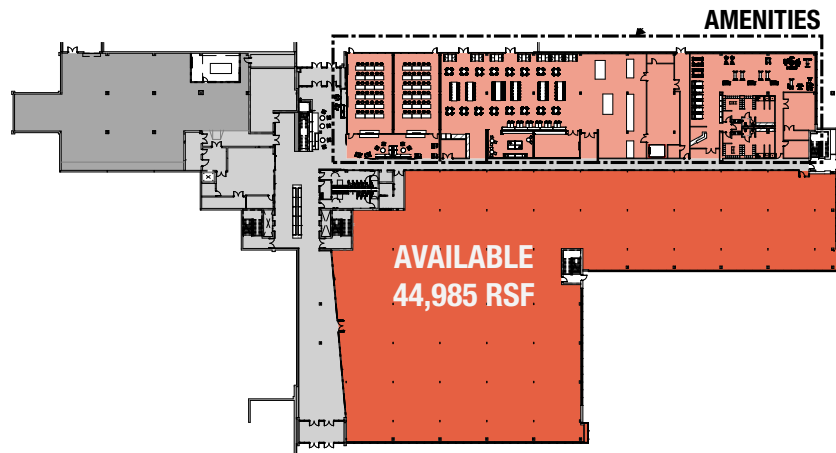




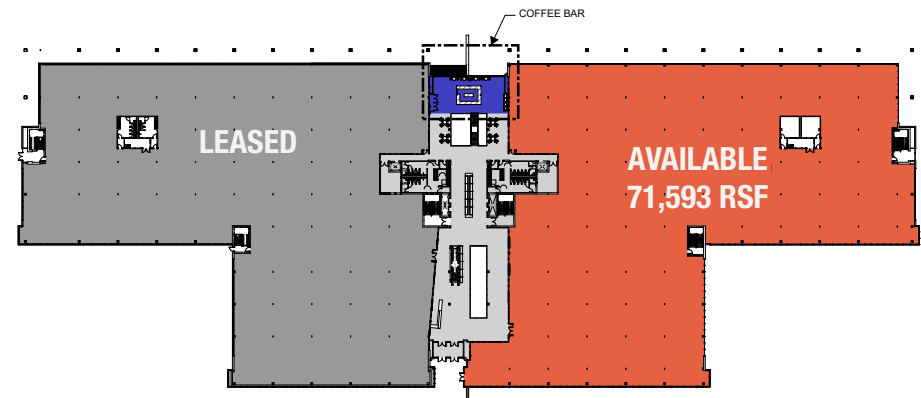
340 MK | GROWING HERE

YOUR PROPOSED PREMISES UP TO 192,633 RSF

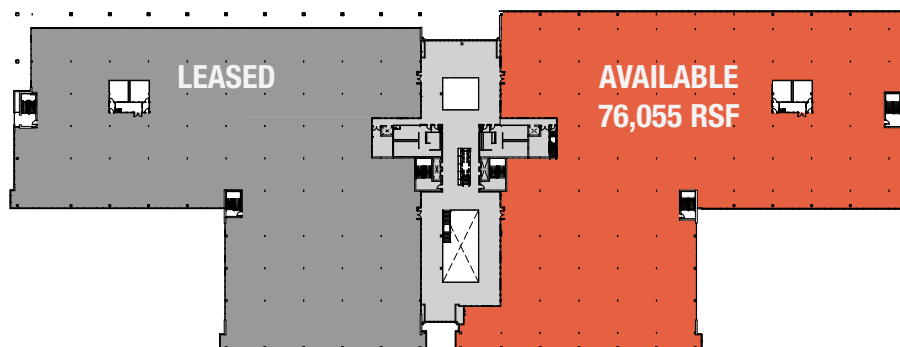
GROUND FLOOR: **44,985 RSF**



FIRST FLOOR: **71,593 RSF**



SECOND FLOOR: **76,055 RSF**

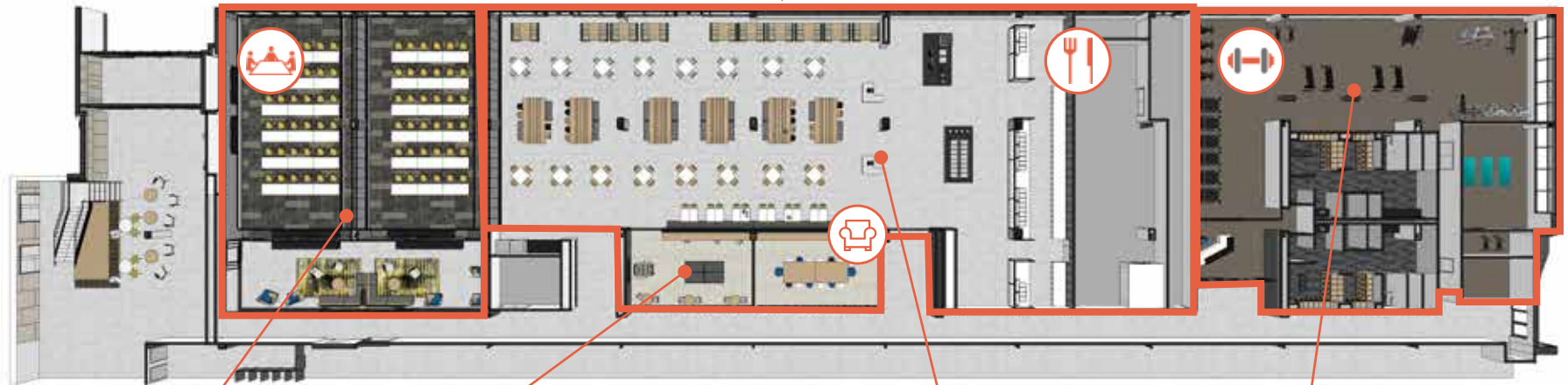


LEASED

340
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WORKFORCE

AMENITY SCHEME

Amenity Center Complete!





ACRES

40.08



YEAR BUILT

1982, fully renovated
in 2020



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
1,800 spaces



LOADING DOCK

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



ROOF

Installed
2020



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.

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