

Mt. Kemble Avenue
Morristown, New Jersey

Plug and Play Opportunity



Up to 200,000 SF
Available for Sublease





Within 5 minutes of “amenity-rich” downtown Morristown, 340 Mt. Kemble Avenue is a modern workplace filled with new amenities, new common areas, new finishes and new features to fit the needs of today’s workforce.

PREMISES HIGHLIGHTS

- Formal Meeting Rooms
- Multi-Purpose Room Accommodating +/- 100 People
- Huddle Rooms
- Phone/Focus Rooms
- Fully furnished with high-end furniture including Herman Miller workstations and chairs
- Open Collaboration Space
- Multiple Pantries Throughout
- Private Restrooms
- Generator

PREMISES RENOVATIONS

Completely Renovated in 2021: Includes High-End Finishes, Natural Light, Custom Furniture, Living Walls, Marble Counters and a Mix of Exposed and Finished Ceilings

PREMISES:
Up to 200,000 SF



AVAILABILITY:
60 - 90 Days



TERM:
Thru April 2036



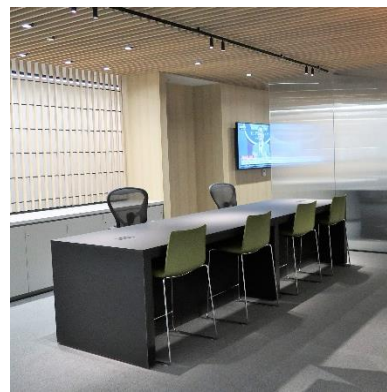
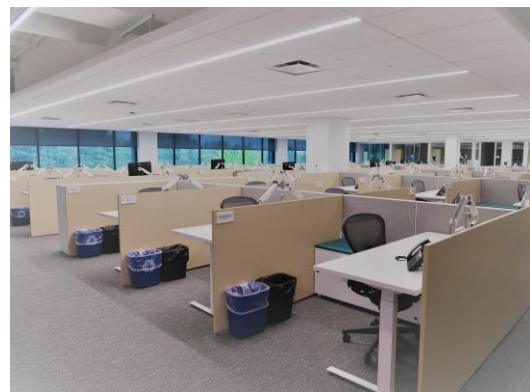
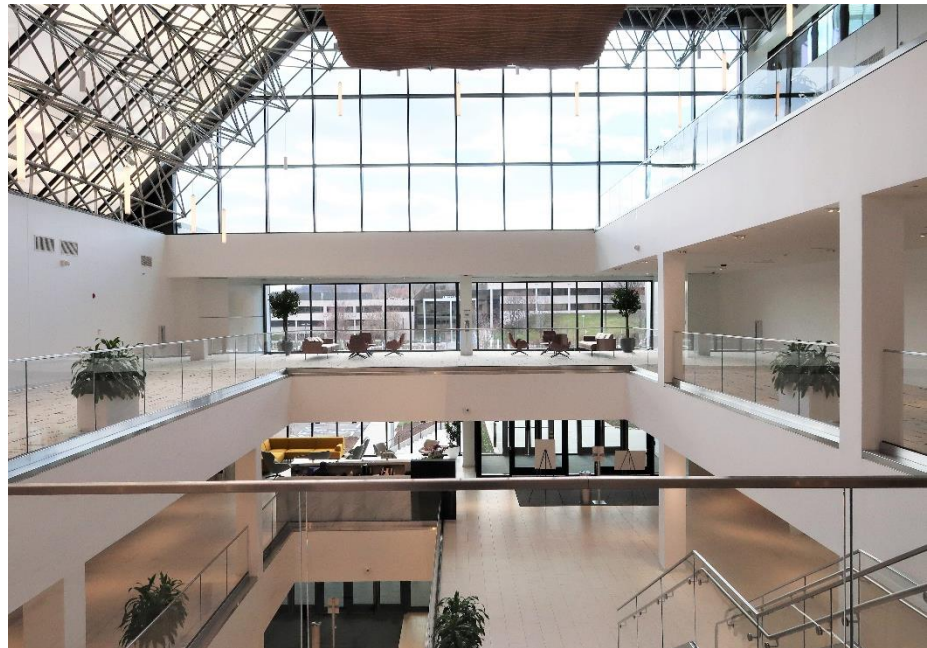
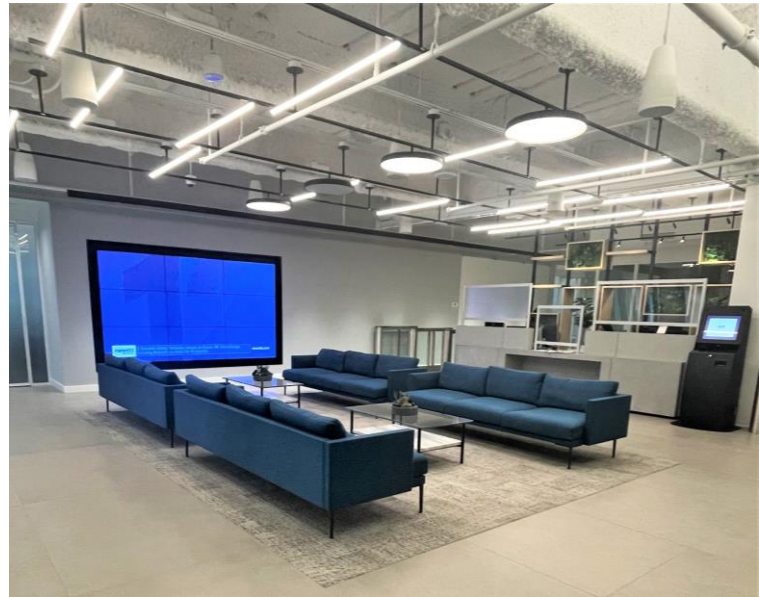
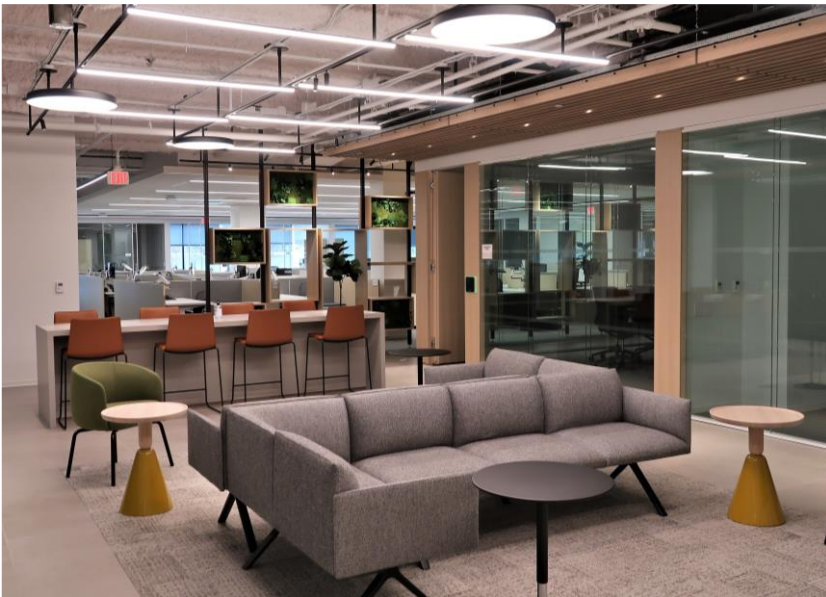
ASKING RENT:
Upon Request



BUILDING AMENITIES

- Full-Service Cafeteria
- Conference Center
- Coffee Bar
- Fitness Center
- Tenant Lounge with Game Room
- Park-Like Environment
- Shuttle to Morristown Station









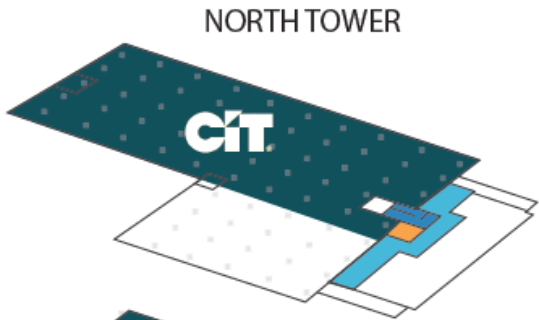
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| MEETING ROOMS | PANTRY |
| HUDDLE ROOMS | COPY/PRINT STATION |
| PHONE/FOCUS ROOMS | INTERNAL STAIRCASE |
| OPEN COLLABORATION | RESTROOMS |



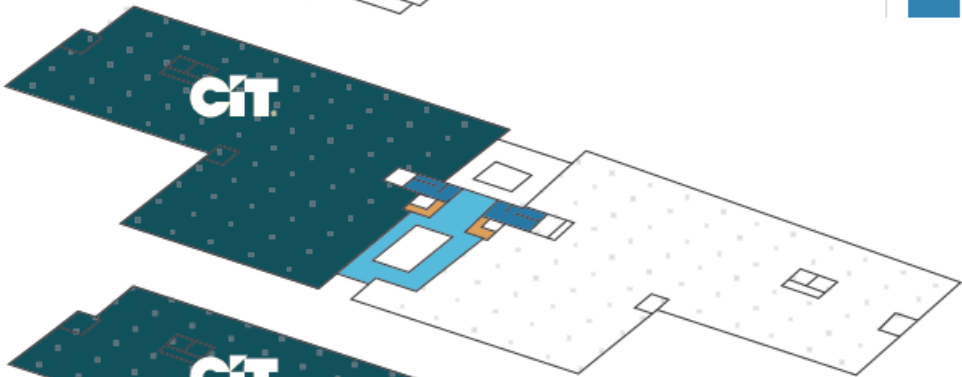
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STACKING PLAN

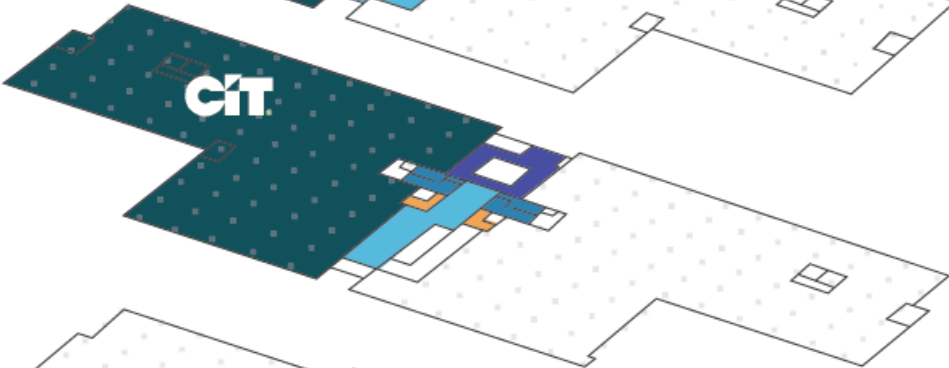
THIRD FLOOR



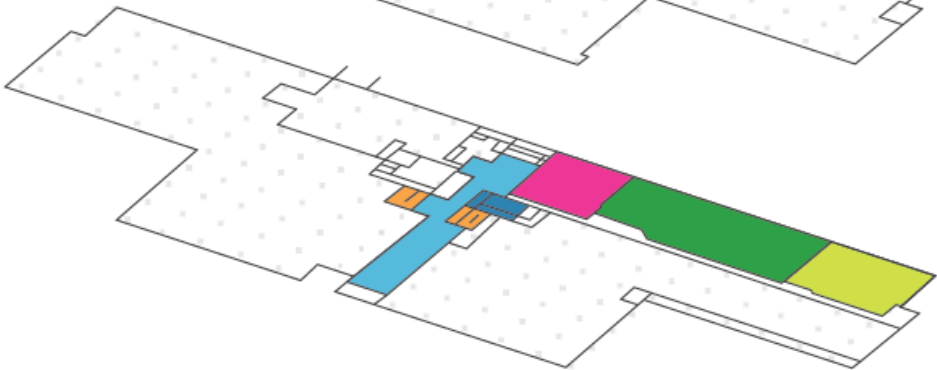
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



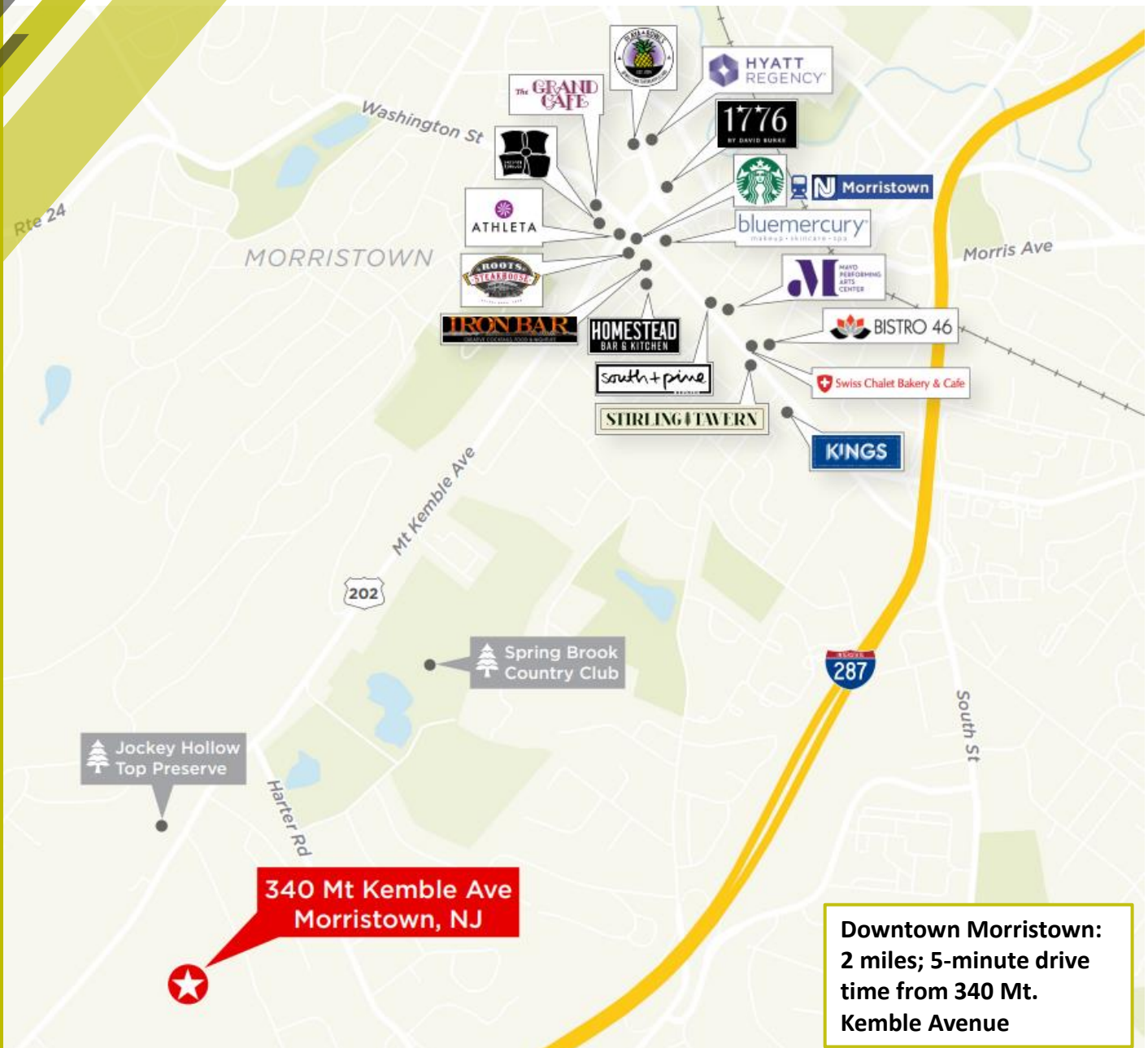
- CONFERENCE CENTER
- CAFETERIA
- FITNESS CENTER
- ATRIUM
- COFFEE BAR
- CIRCULATION
- RESTROOMS

BUILDING SPECIFICATIONS

Acres:	10.08 Acres
Year Built:	1982, completely renovated in 2019 - 2020
Building Area:	413,000 SF
Number of Floors:	3+ Ground Level
Finished Ceiling Heights:	9'6" / 14' slab-to-slab
Floor Load:	100 lbs. PSF
Amenities:	Full-service cafeteria, flexible conference center, barista, fitness center, game room/lounge, shuttle to Morristown Station, and electric charging stations
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 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 35,000 volts at 480 – 10,500 total amps
Elevators:	6 hydraulic passenger elevators and 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)



LOCATION AMENITIES



CONVENIENT REGIONAL ACCESS



Location Highlights



ACCESS

I-287 - 3 Min. (1.4 Miles) via Exit 33
Downtown Morristown – 5 minutes
(2 miles) via US-202N



AIRPORTS

EWR - 25 Miles
JFK - 61.9 Miles
LaGuardia - 48.1 Miles



TRANSPORTATION

Morristown Station - 5 Minutes
New York Penn Station - 60 minutes
via N.J. Transit / Morristown Station

For more information, please contact:

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