



onSOUTH

58 SOUTH STREET, MORRISTOWN, NJ



# ENDLESS POSSIBILITIES ON SOUTH





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## 110,000 SF PREMIER OFFICE BUILDING COMING SUMMER 2022

Located in Downtown Morristown – one of New Jersey’s most sought after business locations – OnSouth will offer high tech space that can accommodate the demand for Morristown’s downtown user looking for 46,112 – 110,000 RSF.

Situated on South Street, the two-story office space will be constructed atop existing retail stores along with a 290-space mechanical parking deck behind the building and terraces on both floors.

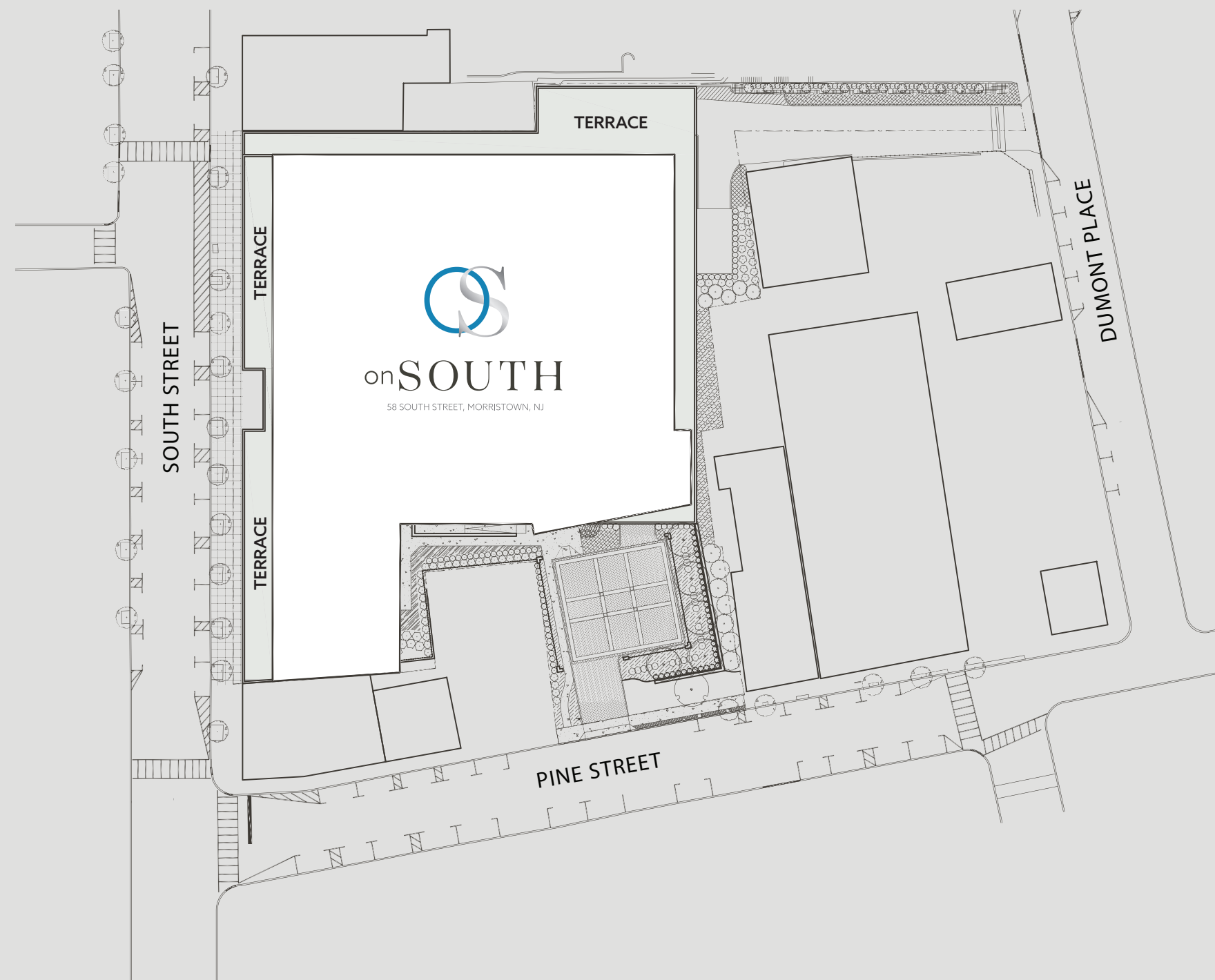
The location – just minutes from Morristown Train Station, a vast array of upscale, walkable amenities and convenient highway access – will truly resonate with a diverse range of companies seeking endless possibilities in Morristown.

## BUILDING SPECIFICATIONS

- 110,000 SF total office space on 2<sup>nd</sup> and 3<sup>rd</sup> floors
- Ground floor entrance on South Street
- 55,000 SF typical floor plate
- 14’0” ceiling height
- 30x30 column spacing
- Multi-side sprawling street scape terraces on both floors
- Building Signage opportunity
- Executive drop off / pick up area
- 290 space mechanical parking garage

## SITE PLAN

2 story office space  
over ground level retail  
and parking garage



## THE LOCATION



Morristown is just minutes from I-287 with easy access to Interstates 80 and 280, Routes 10, 24 and 202 and a 36 mile / 50 minute drive to Midtown Manhattan.



A 7 minute walk to Morristown Train Station / NJ Transit, which provides a 60 minutes train ride to NY Penn Station every 20 to 30 minutes during peak travel time.

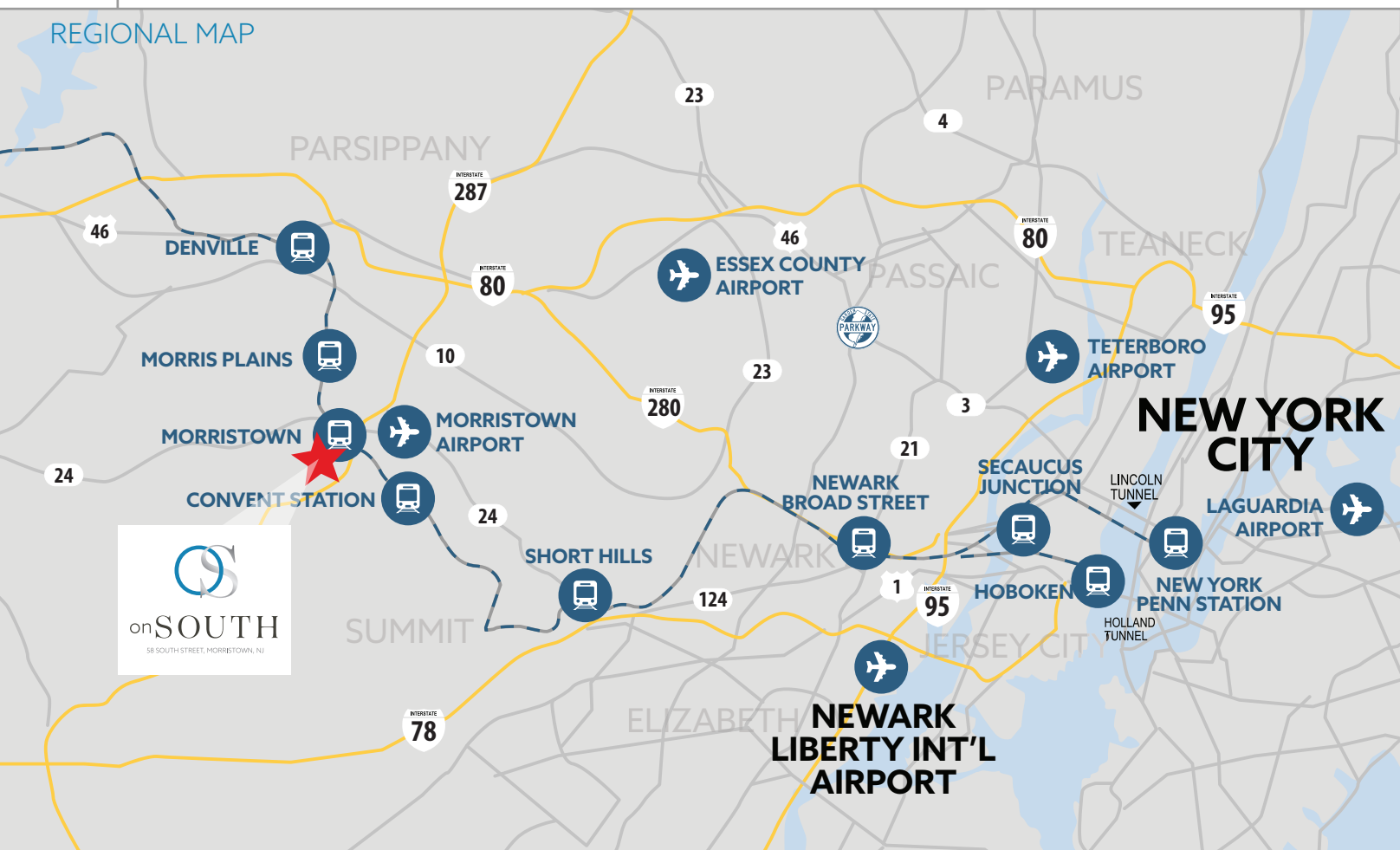


Located just 3 miles from Morristown Municipal Airport and 20 miles to Newark Liberty International Airport.

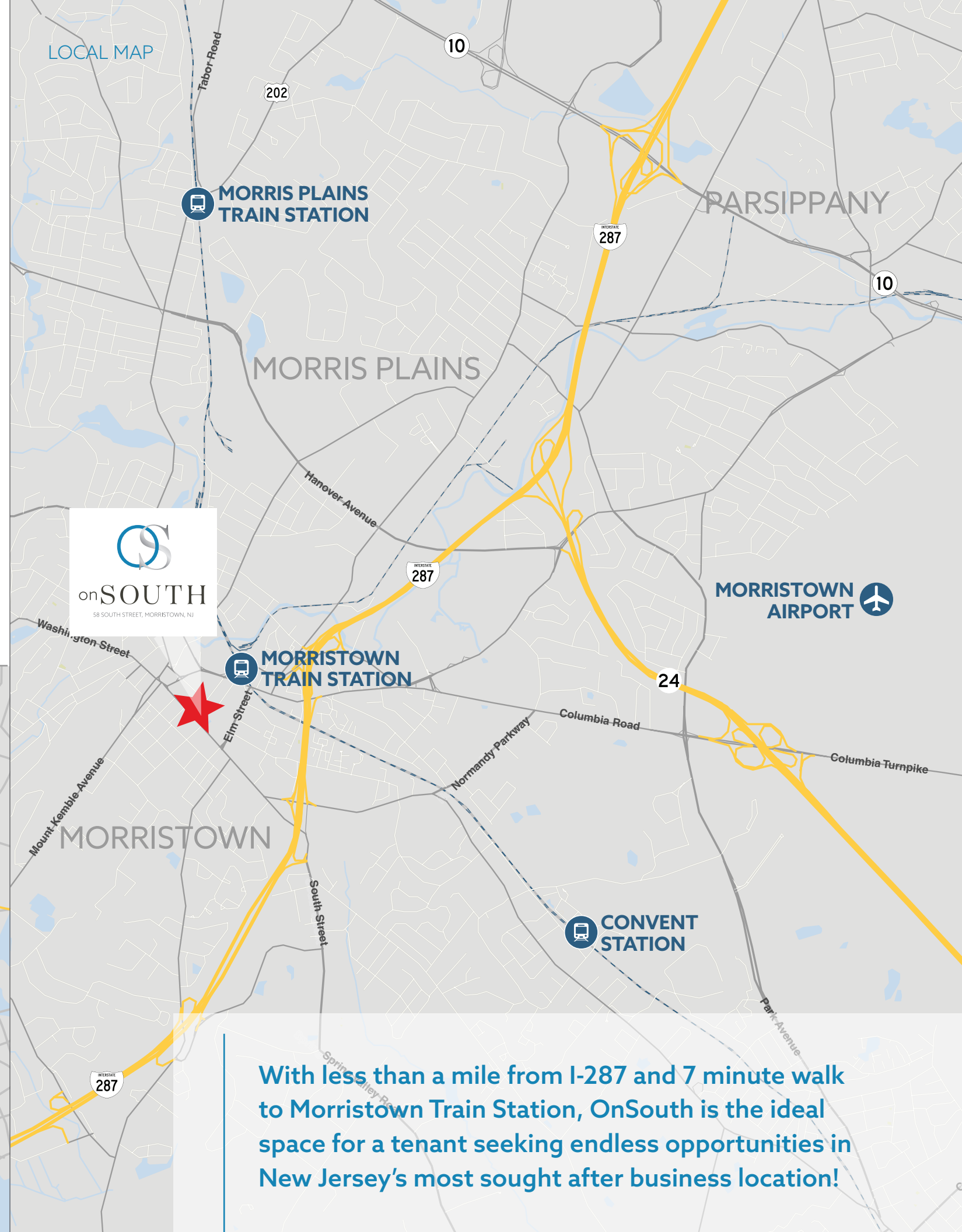


Excellent walkable access to an abundance of amenities, including 150+ restaurants and bars, 50+ retail shops and just 1 block from the Mayo Performing Arts Center.

### REGIONAL MAP



### LOCAL MAP



With less than a mile from I-287 and 7 minute walk to Morristown Train Station, OnSouth is the ideal space for a tenant seeking endless opportunities in New Jersey's most sought after business location!





## THE POWER OF PROXIMITY

Perfectly situated amid dining, shopping and entertainment venues, OnSouth will truly resonate with a diverse range of companies seeking endless possibilities in Morristown.



### NOT SHOWN ON THE MAP:

- Patriots Path
- Frelinghuysen Arboretum
- Washington's Headquarters Museum
- Jockey Hollow Park with Hiking Trails
- Morristown National Historical Park

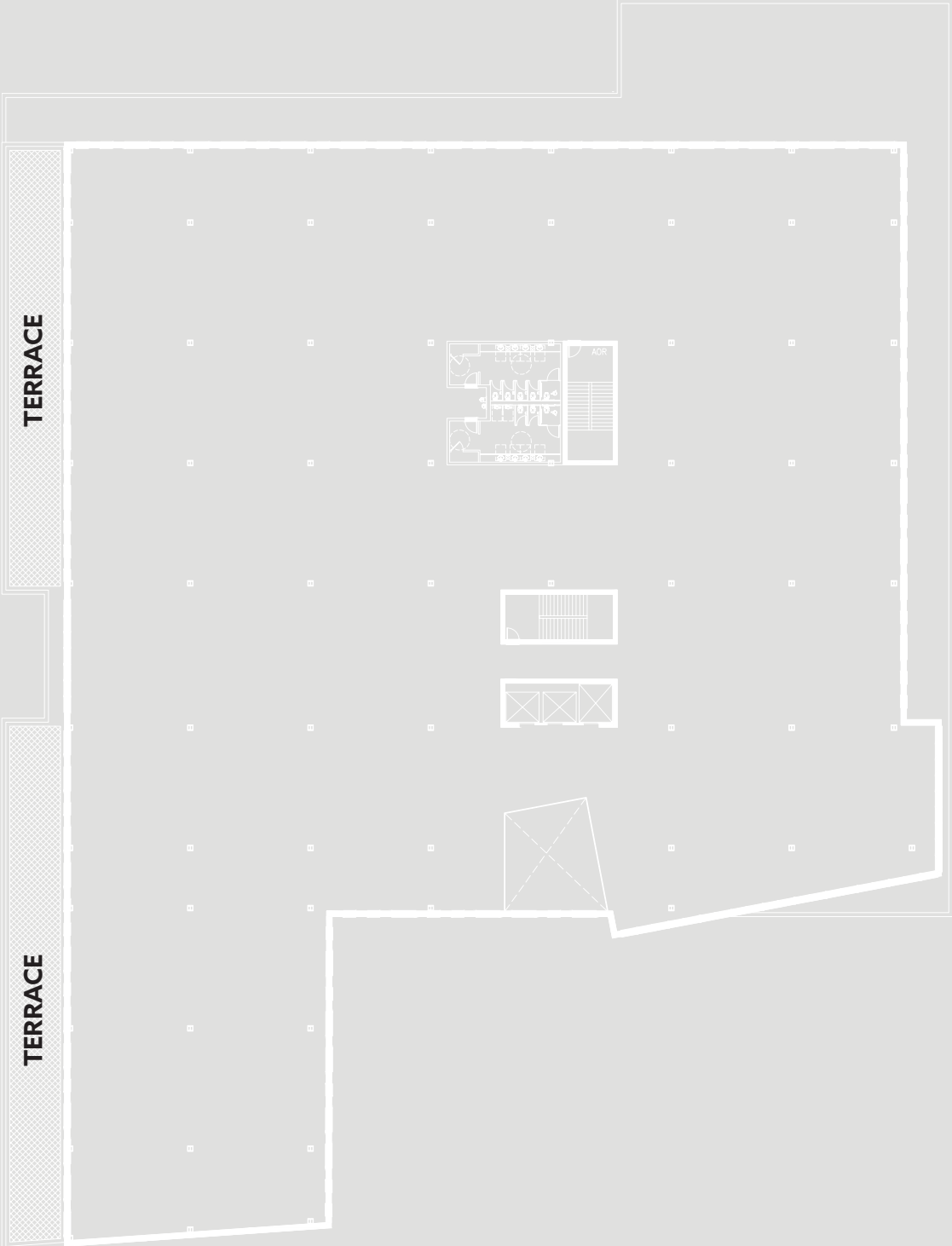
- RESTAURANTS & BARS
- RETAIL
- HEALTH & WELLNESS
- RECREATION



2<sup>ND</sup> FLOOR  
50,100 SF



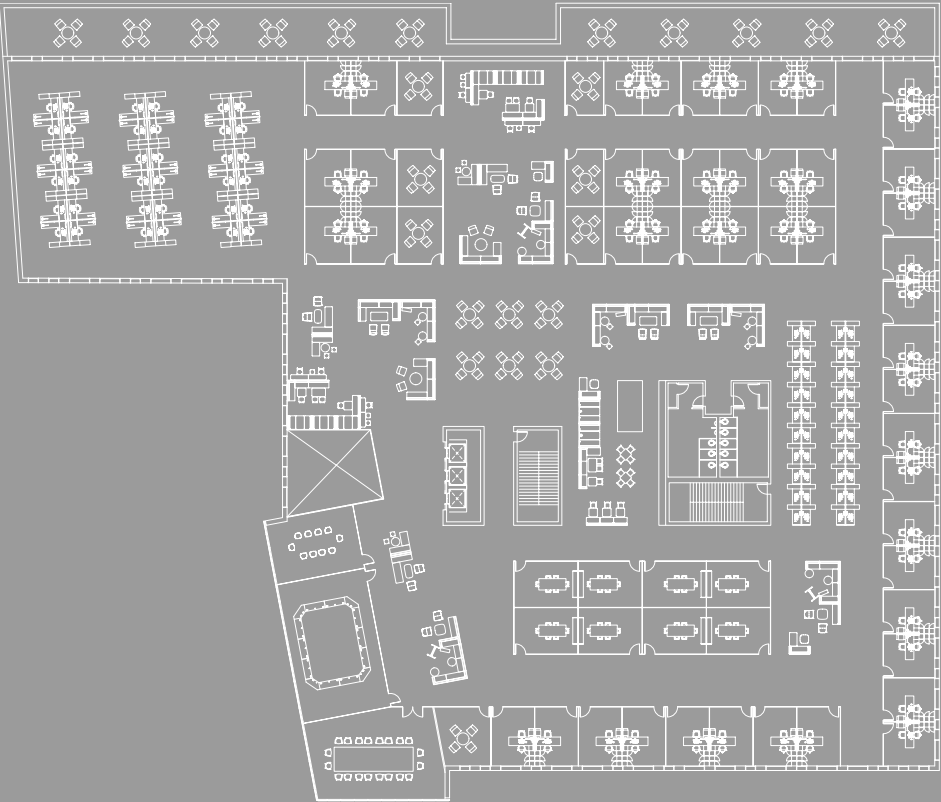
3<sup>RD</sup> FLOOR  
46,112 SF





2<sup>ND</sup> FLOOR  
TEST FITS

LOW DENSITY



48

OFFICES

9

CONFERENCE

27

WORKSTATIONS

7

HUDDLE ROOMS

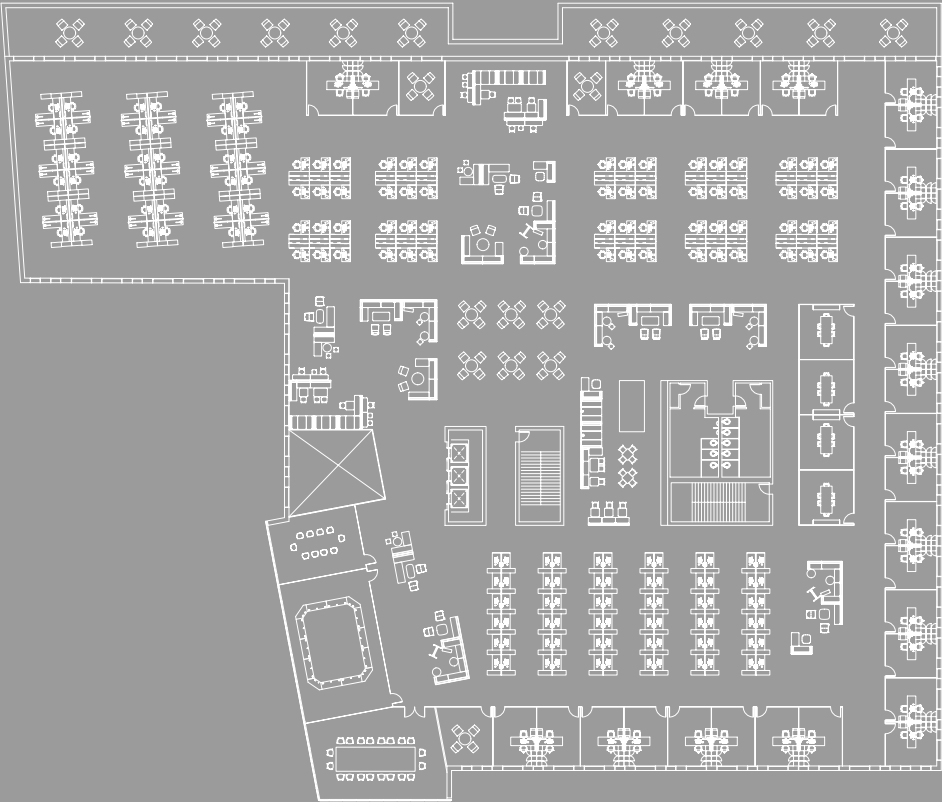
40

BENCH SEATING

4

LOUNGE SEATING

MEDIUM DENSITY



32

OFFICES

7

CONFERENCE

78

WORKSTATIONS

4

HUDDLE ROOMS

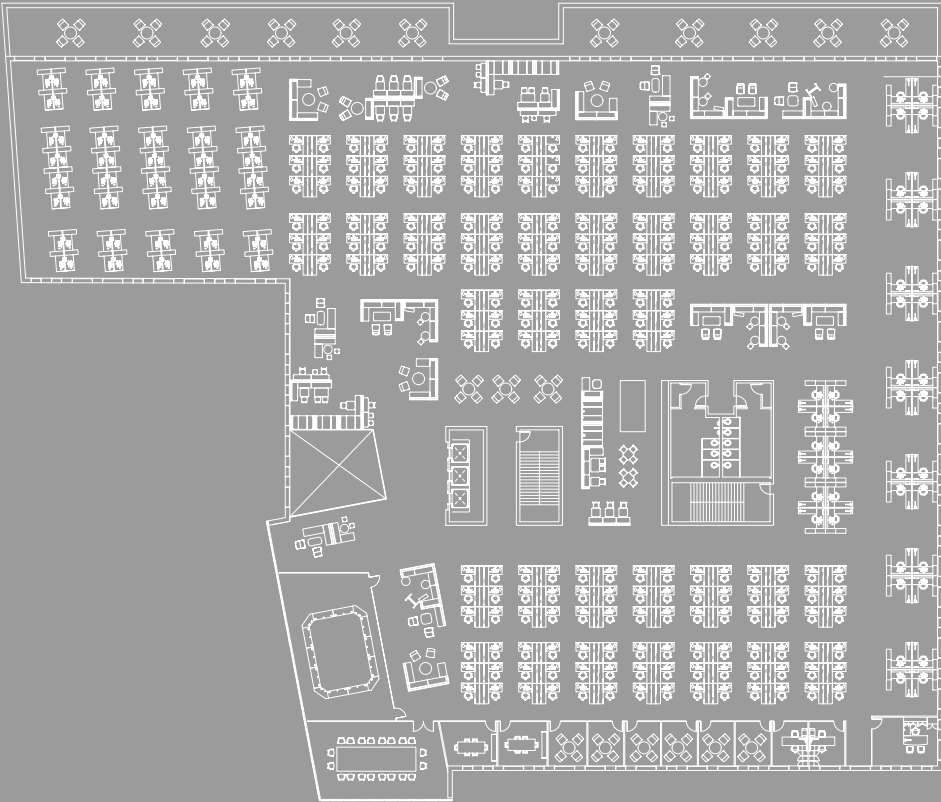
144

BENCH SEATING

5

LOUNGE SEATING

HIGH DENSITY



3

OFFICES

4

CONFERENCE

228

WORKSTATIONS

4

HUDDLE ROOMS

80

BENCH SEATING

9

LOUNGE SEATING









For more leasing information, contact:



**Jon Compitello**  
+1 732 590 4164  
[jon.compitello@am.jll.com](mailto:jon.compitello@am.jll.com)

**Blake Goodman**  
+1 973 829 4739  
[blake.goodman@am.jll.com](mailto:blake.goodman@am.jll.com)

**Frank Recine**  
+1 973 829 4738  
[frank.recine@am.jll.com](mailto:frank.recine@am.jll.com)

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