

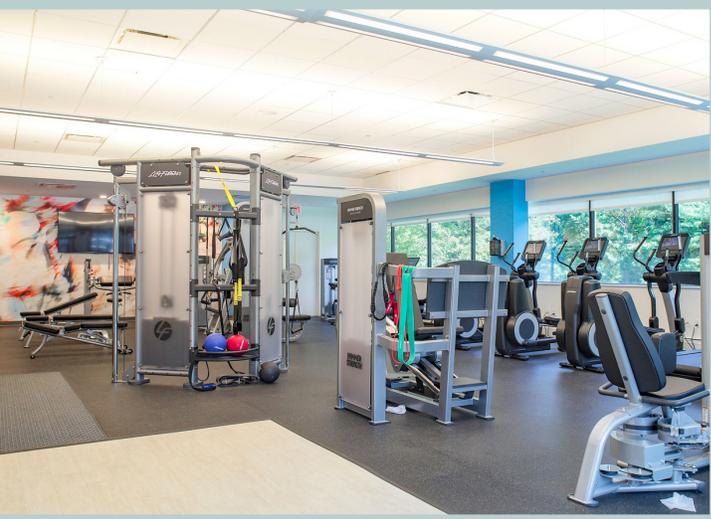
44 WHIPPANY ROAD

MORRISTOWN, NJ



PRIME MORRISTOWN LOCATION
SUBLEASE OPPORTUNITY

PARTIAL 3RD FLOOR / 35,000 RSF (DIVISIBLE)



BUILDING FEATURES



One mile to downtown
Morristown and NJ
Transit Rail



Full-service café with
dining room in atrium



95-seat
conference center



State-of-the-art
fitness center



Shared Uber pick up/
drop off system



Bike share

POSSESSION
60-90 DAYS

TERM
THROUGH MAY 2030



Sunken patio with
covered seating and
accessible Wi-Fi



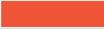
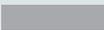
Convenient access to
nearby amenities and
I-287 & Route 24

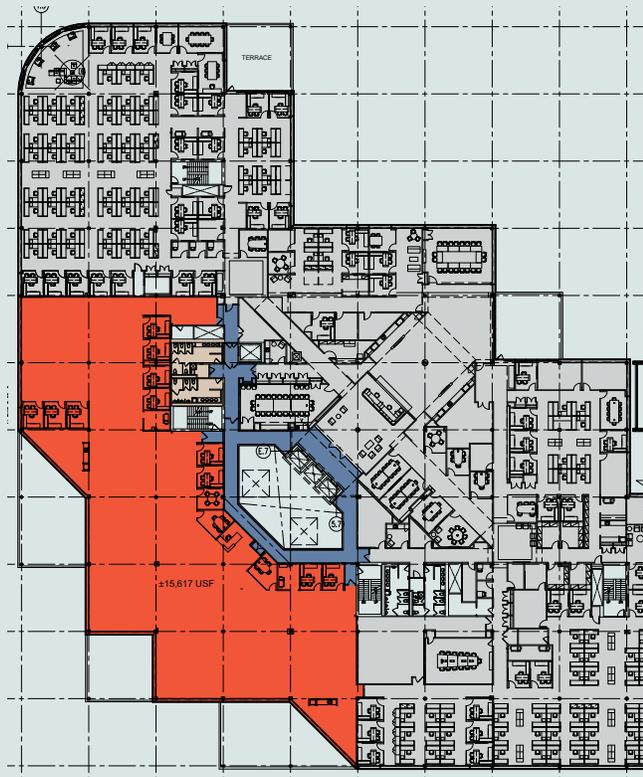
FLOOR PLANS

SCHEME A PARTIAL FLOOR PLAN

Total Usable: $\pm 15,617$ USF

Total Rentable: $\pm 19,521$ RSF

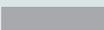
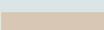
-  Potential Rentable Space
-  Remaining Space
-  Common Circulation Space
-  Core Spaces

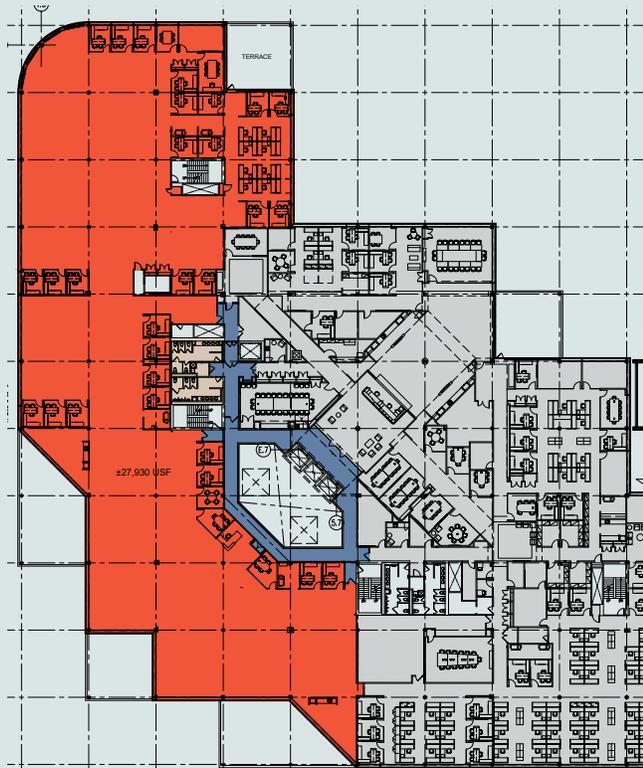


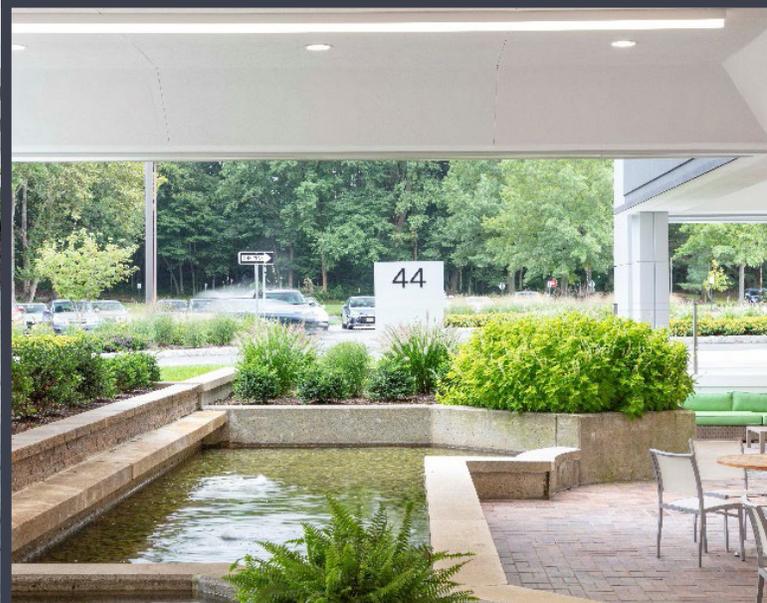
SCHEME B PARTIAL FLOOR PLAN

Total Usable: $\pm 27,930$ USF

Total Rentable: $\pm 34,912$ RSF

-  Potential Rentable Space
-  Remaining Space
-  Common Circulation Space
-  Core Spaces





LOCAL AMENITIES



FOR MORE INFORMATION, PLEASE CONTACT:

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