

350

MOUNT KEMBLE
CORPORATE CENTER

360



OWNERSHIP THAT DELIVERS

At Mount Kemble Corporate Center, tenants benefit from the strength of Vision Properties — a well-capitalized ownership group with stable in-place financing and millions in capital reserves, ensuring swift investment in tenant improvements and long-term lease performance.



CONFIDENCE.
COMMITMENT.
CAPITAL.



- ✓ Strong, stable ownership with a proven track record
- ✓ Multi-million-dollar capital reserve dedicated to funding leasing transactions
- ✓ Secure, fixed-rate financing in place

- ✓ Diversified and stable rent roll with established tenants in place
- ✓ Full brokerage commissions and leasing transaction costs
- ✓ Locally based asset management team
- ✓ On-site property management and engineering team





WiredScore
SILVER



WHERE BUSINESS MOVES FORWARD

Set on 38 acres in Morristown, NJ, Mount Kemble Corporate Center offers a premier Class A campus within one of New Jersey's most desirable suburban business hubs. Featuring bright, adaptable workspaces, upgraded amenities and a convenient location, Mount Kemble Corporate Center delivers an elevated workplace experience for today's forward-thinking professionals.

HIGHLIGHTS

- 38-acre Class A office park
 - 350 Mt. Kemble – **114,626 SF**
 - 360 Mt. Kemble – **115,059 SF**
- Flexible floor plans range from **3,000 - 21,500 SF**
- 30 x 30 column spacing
- \$3.5 million in recent capital improvements
- 4/1,000 covered parking
- Modern construction featuring 10' finished ceiling height on the 1st floor
- Generator capacity available
- Outdoor seating along the pond
- Lush greenery & walking trails



FULL-SERVICE
CAFÉ



CONFERENCE
CENTER



FITNESS CENTER
WITH SHOWERS

DESIGNED FOR IMPACT

Mount Kemble Corporate Center is reshaping the suburban office experience with purposeful upgrades and elevated amenities tailored for today's professionals. From a full-service café and modern fitness center to expansive green spaces and solar-covered parking, every detail is crafted to fuel productivity and support a more sustainable environment.



\$3.5M
IN RECENT
CAPITAL
IMPROVEMENTS



KEEPING YOU CONNECTED

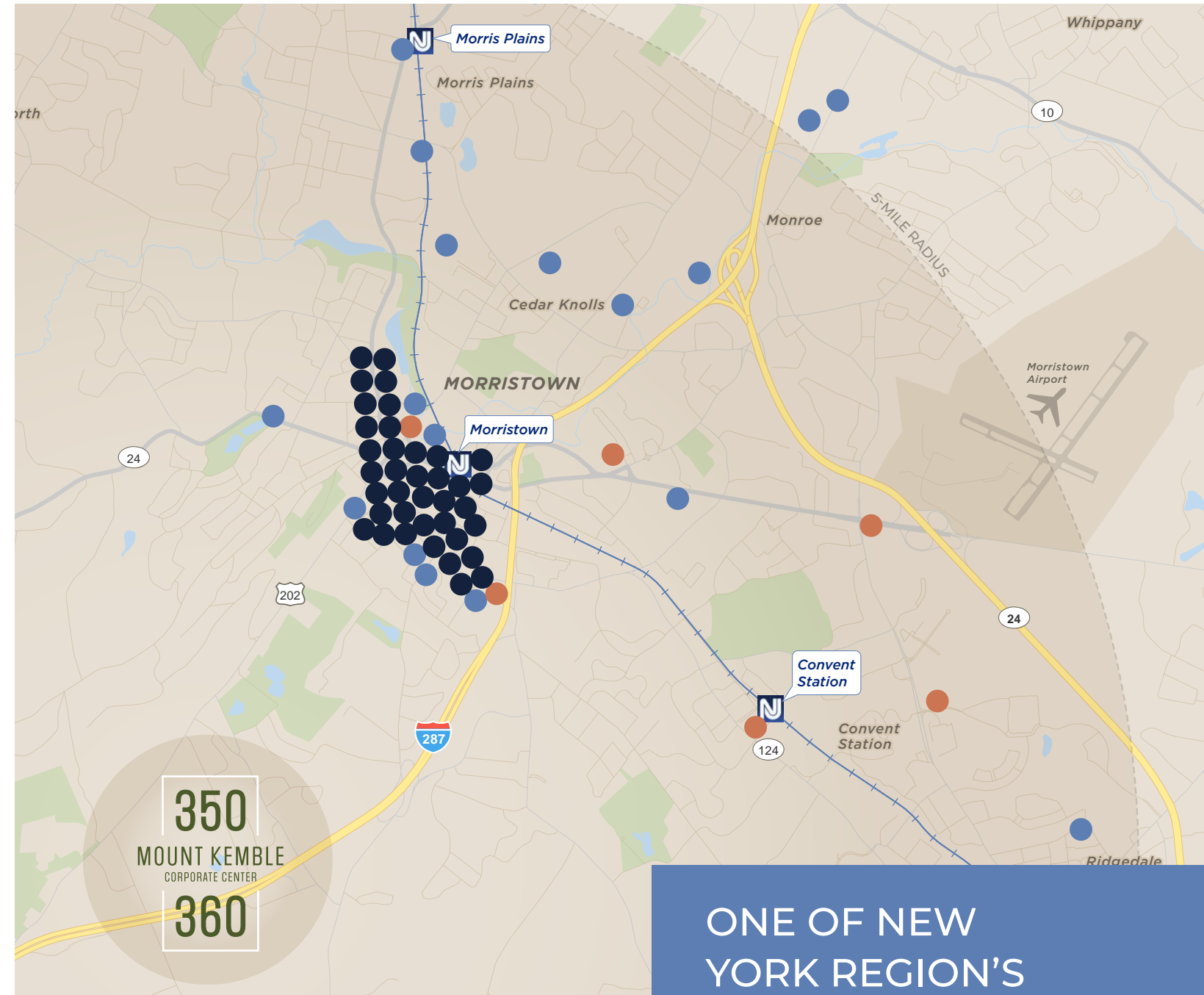
Located minutes from downtown Morristown, Mount Kemble Corporate Center connects tenants to one of New Jersey's most dynamic suburban hubs —offering seamless access to big city amenities in a connected, commuter-friendly location.

WITHIN 30 MILES OF NEW YORK CITY

2.5 MILES AWAY FROM NJ TRAIN STATIONS

LOCATED DIRECTLY OFF I-287 AND ROUTE 202

EASY ACCESS TO I-80, I-280, I-78, ROUTE 24, AND ROUTE 10



ONE OF NEW YORK REGION'S FASTEST GROWING SUBURBAN MARKETS

DRIVE TIMES:

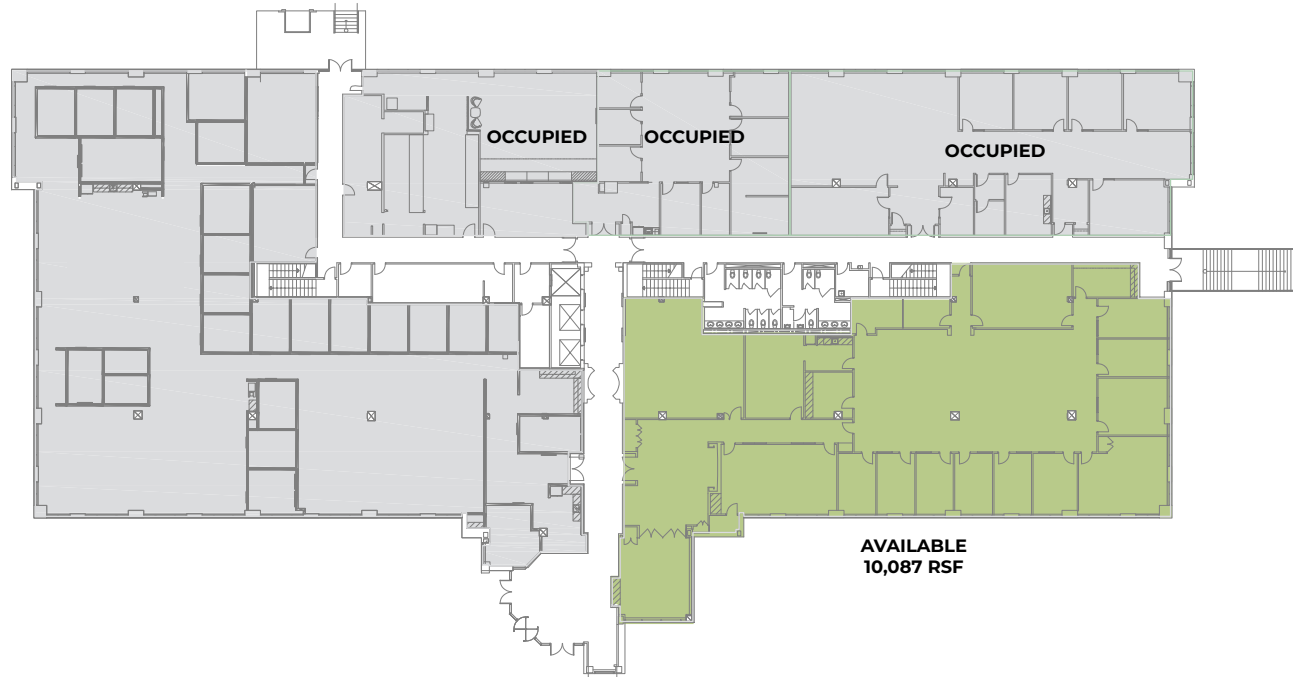
Morristown NJ Transit	7 min
Morris Plains NJ Transit	10 min
Newark Liberty Intl.	34 min
Parsippany	16 min
Bridgewater	25 min
Woodbridge	45 min
Princeton	55 min
Newark	40 min
Manhattan	59 min

WITHIN A 5-MILE RADIUS:

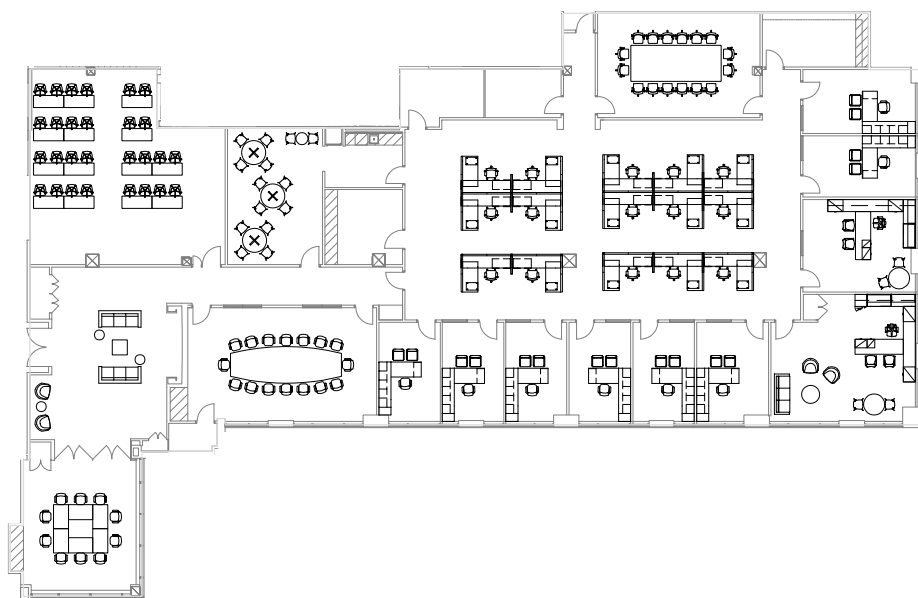
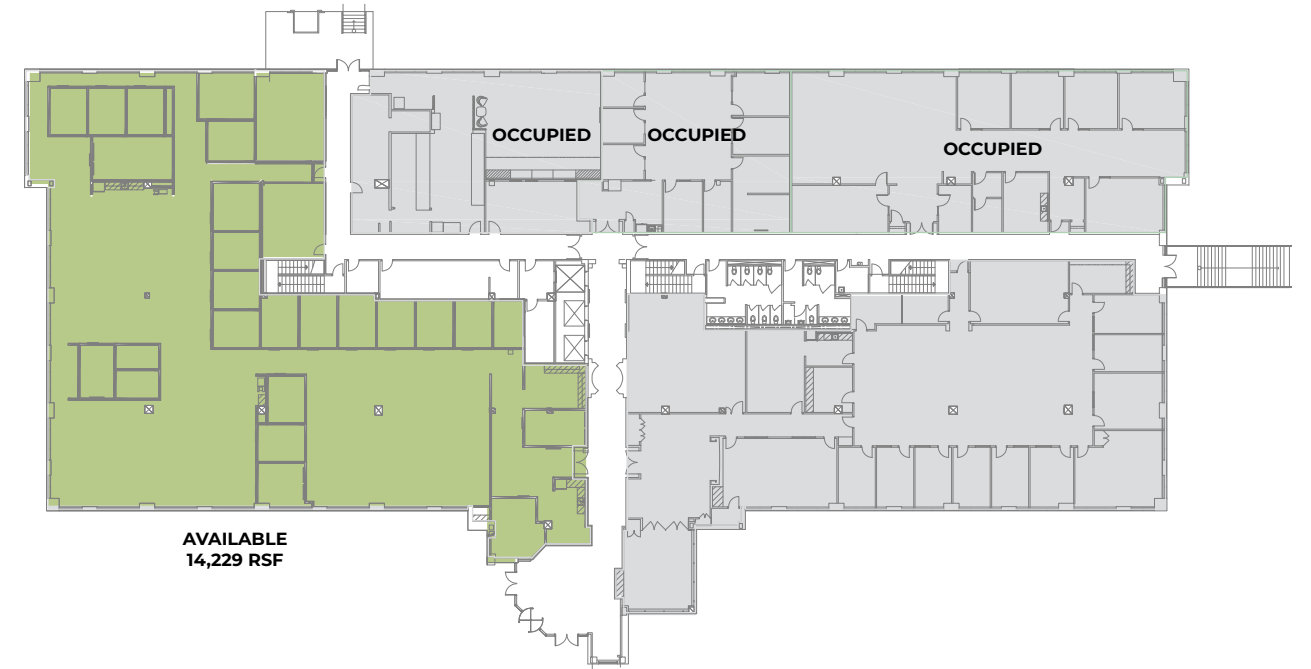
- 38** RESTAURANTS
- 18** GYMS
- 6** HOTELS

FLOOR PLANS

1ST FLOOR - 10,087 RSF
Pre-built & furnished



1ST FLOOR - 14,229 RSF
Pre-built & furnished



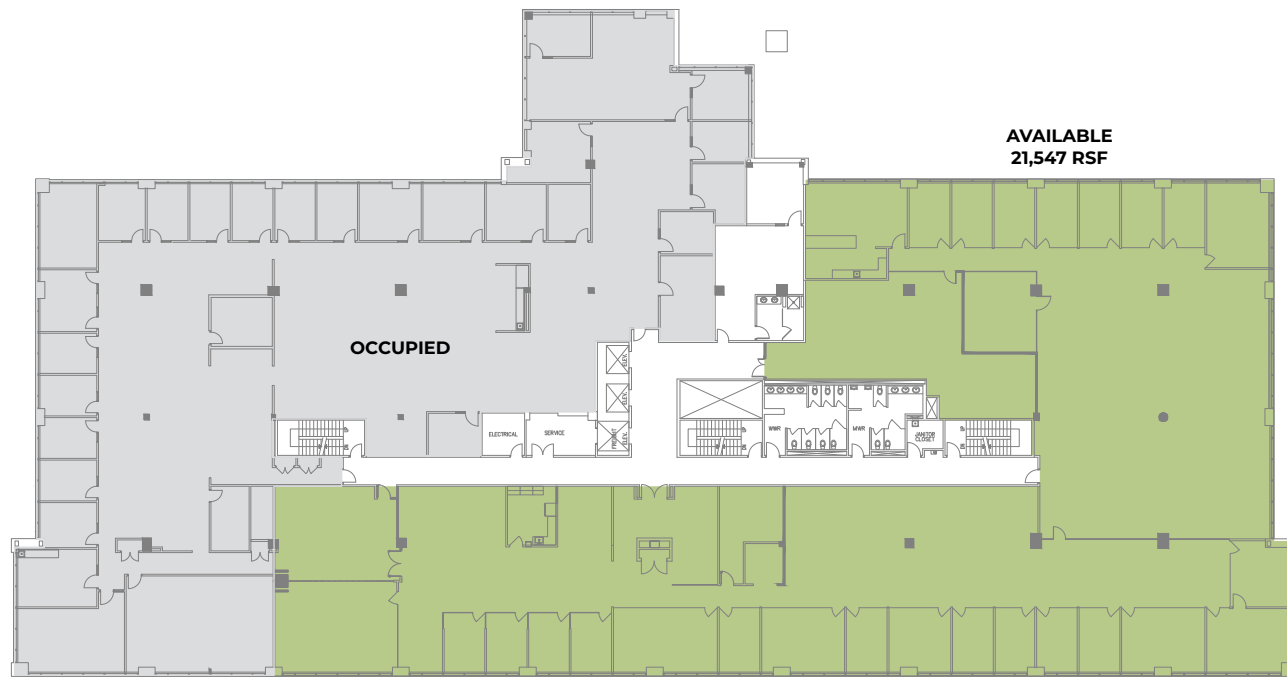
1ST FLOOR	
Offices	10
Workstations	15
Conference	3
Training	1
Cafe/Kitchen	1
IT Room	1
Storage/Flex	3
Reception	1



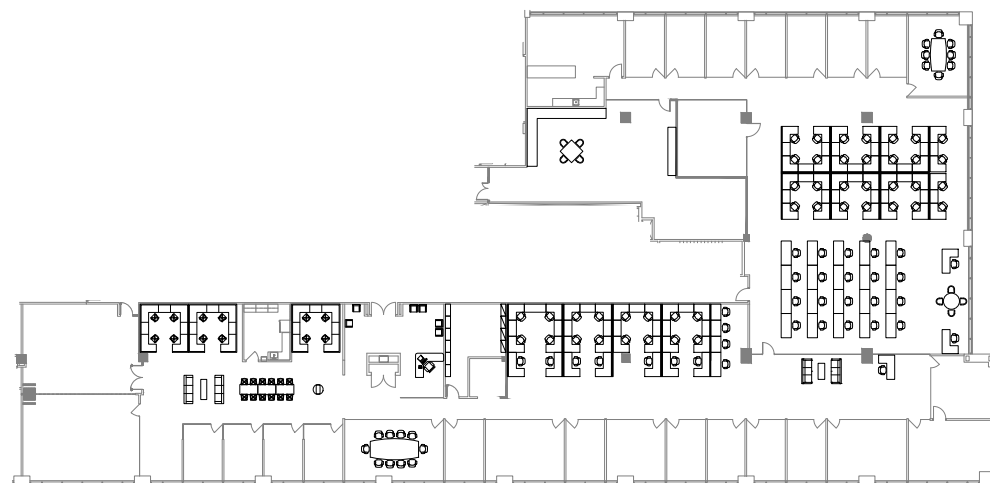
1ST FLOOR	
Offices	16
Workstations	64
Conference	6
Cafe/Kitchen	2
IT Room	1
Storage/Flex	2
Reception	1

FLOOR PLANS

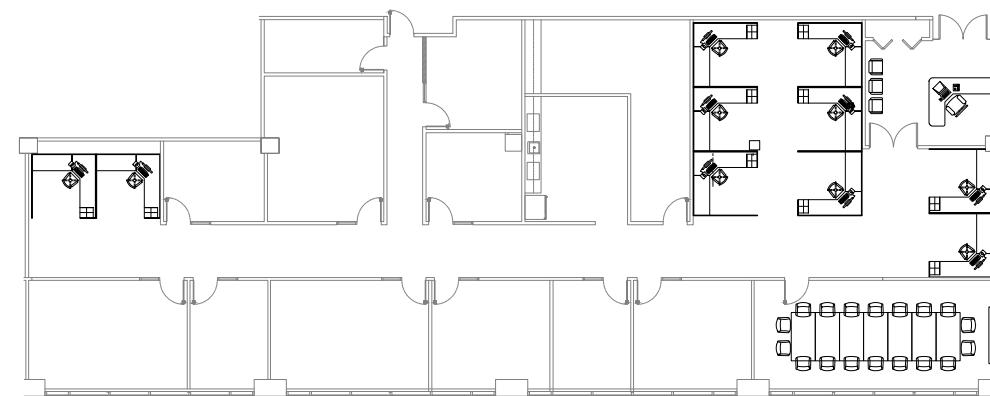
2ND FLOOR - 21,547 RSF



3RD FLOOR - 6,072 RSF
Pre-built & furnished



2ND FLOOR	
Offices	21
Workstations	87
Conference	3
Trainig Room	1
Cafe/Kitchen	2
Computer Lab	1
IT Room	1
Storage/	2
Reception	1



3RD FLOOR	
Offices	9
Workstations	10
Conference	1
Training Room	1
Cafe/Kitchen	1
IT Room	1
Storage	1
Reception	1

**MOUNT KEMBLE CORPORATE CENTER
OFFERS A PREMIER CLASS A CAMPUS
WITHIN ONE OF NEW JERSEY'S MOST
DESIRABLE SUBURBAN BUSINESS HUBS.**

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