

HQ | PLAZA MORRISTOWN



CLASS A OFFICE SPACE

In the Heart of Downtown Morristown

1, 2, & 4 SPEEDWELL AVENUE, MORRISTOWN, NJ



Property Highlights

HQ | PLAZA
MORRISTOWN



Renovated
Outdoor Plaza



3,000 Covered
Parking Spaces Onsite



Walking distance to NJ
Transit Morristown Train Station
(Midtown direct service to NYC)



Easily accessible to
Routes 10, 202 & I-287



Walking distance to hundreds
of conveniences including
restaurants, shopping, banking
and the Morristown Green



Minutes from Mayo
Performing Arts Center



Proximity to Top Rated
Morristown Memorial Hospital
(ranked #2 in NJ)



On-Site Amenities



**HYATT
REGENCY**

3 SPEEDWELL AVE

- Starbucks Coffee Bar
- 31,000 SF of meeting space
- Video conferencing available

125,000 SF Retail Plaza

- Three full-service restaurants
- Gourmet café
- Cradles to Crayons
Childcare & Learning Center
- 10-screen AMC Movie Theatre
- 40,000 SF Crunch Fitness
health club with indoor pool



RECENTLY RENOVATED



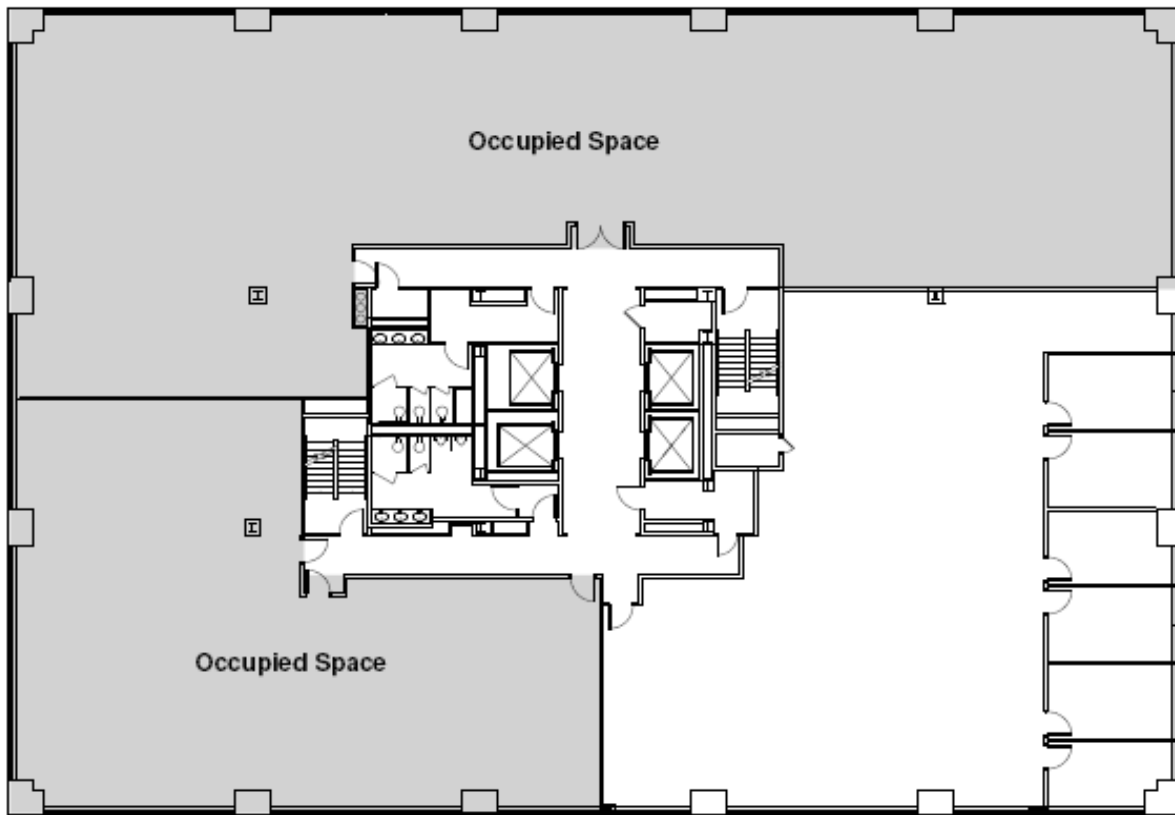
Unmatched workplace destination in a renowned downtown

Tenants and visitors enjoy an office experience anchored by a newly revitalized main concourse that provides access to a curated selection of lifestyle amenities



16,500 SF FLOOR PLATES

Typical Multi Tenant Floor Layout



West Tower

1 SPEEDWELL AVE

*3rd Floor	8,410 RSF
2nd Floor	6,504 RSF

East Tower

2 SPEEDWELL AVE

4th Floor	5,769 RSF
*2nd Floor	1,926 RSF
2nd Floor	11,182 RSF

North Tower

4 SPEEDWELL AVE

9th Floor	1,708 RSF
7th Floor	11,119 RSF
5th Floor	3,892 RSF
4th Floor	6,743 RSF
2nd Floor	2,368 RSF

*Furnished Space

Local Amenities

HQ | PLAZA
MORRISTOWN



○ Restaurants

1. Chef Fredy's Table
2. Playa Bowl
3. Fig & Lily Garden
4. 1776 by David Burke
5. The Grand Café
6. Sushi Lounge
7. The Frog
8. The Committed Pig
9. The Morris Proper
10. Roots Steak House
11. Office Tavern & Grill
12. Iron Bar
13. Homestead
14. The Laundromat
15. Tacoria
16. Tashmoo
17. Millie's Pizza
18. South + Pine
19. Guerriero's
20. Stirling Tavern
21. Bistro 46
22. Swiss Chalet
23. Tatte Bakery & Cafe

● Fitness

1. Crunch Fitness
2. F45 Training
3. CrossFit Morristown
4. Pure Barre
5. NBD Training Zone

● Entertainment

1. AMC Movie Theatre
2. MPAC (Mayo Performing Arts Center)

● Shopping

1. Hertz Car Rental
2. Whole Foods
3. Bluemercury
4. Kings

● Hotel

1. Hyatt Regency

Where Business and Lifestyle Convene

HQ Plaza is a vibrant destination for premier office, dining and entertainment that is set to redefine the work-life experience in Morristown. Work, eat, exercise, shop, and relax in one place – courtesy of HQ Plaza's 125,000-square-foot retail concourse and nearby amenities.



6:30AM

MORNING WORKOUT ON-SITE

Crunch Fitness at HQ Plaza makes getting a morning workout convenient and effortless before heading into the office. With 40,000 SF of fitness space, an indoor pool, and highly trained staff, Crunch Fitness offers a range of enjoyable workout options.



8:30AM

GRAB + GO BREAKFAST AT THE HYATT STARBUCKS

Running late? Order on the Starbucks app and conveniently pick it up from the Hyatt Regency Hotel located right next door. It's a delicious and hassle-free way to start your day.



12:00PM

LUNCH AT THE NEW MASSERIA BY JOE CETRULO

One of the new restaurant concepts at HQ plaza, this upscale Italian steakhouse will seat up to 200 guests with seasonal outdoor seating. Host a power lunch or have a client meeting without leaving the complex.



5:30PM

HAPPY HOUR

Join your colleagues for Happy Hour at Parkside Tavern, a charming old-world tavern and cocktail bar nestled in HQ Plaza. Enjoy its inviting atmosphere with both indoor and outdoor seating options, a diverse menu, and expertly crafted cocktails.



7:30PM

DINNER AND A MOVIE

Following Happy Hour, head over to the HQ Plaza AMC movie theatre for the latest blockbuster release. It's the perfect blend of work, self-care and entertainment, turning an ordinary weekday into an extraordinary experience.



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MORRISTOWN, NJ



**Photo credit: Peter Dant Photography*

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