

# 60 COLUMBIA ROAD

Morristown, New Jersey

## CLASS A CORPORATE OFFICE ENVIRONMENT

In The Heart of Morris County



Built Office Suites Available

# CORPORATE DESTINATION IN MORRISTOWN

60 Columbia Road offers a highly accessible and amenity-rich office environment ideally located at the intersection of Columbia Road and Whippany Road in Morristown, New Jersey. The two-building campus delivers a professional workplace environment designed to support productivity, collaboration, and employee well-being. Positioned within one of Morris County's most established corporate corridors, the property is surrounded by prominent corporate neighbors, including MetLife, Schindler, and Bayer.

Previous capital improvements included new roofs, upgraded HVAC systems, renovated building entrances and lobbies, modern exterior signage, and enhanced amenity spaces. These improvements reinforce the building's position as a modern, high-quality suburban office destination.



A compelling value alternative to  
downtown Morristown without  
compromising quality or access

60 COLUMBIA ROAD

## KEY AMENITIES

# AMENITIES THAT SUPPORT TODAY'S WORKFORCE

The property features precast concrete panels with continuous solar bronze windows that provide abundant natural light throughout the workspace. Recent upgrades including new landscaping, improved hardscaping, and a newly paved parking lot enhance the campus-like setting and create a welcoming arrival experience for tenants and visitors.



Fully equipped  
fitness center



On-site café with indoor  
and outdoor seating



Granite  
entrance lobby



Upgraded  
landscaping and  
outdoor gathering areas



24-hour key  
card building  
access



Energy-efficient  
HVAC system



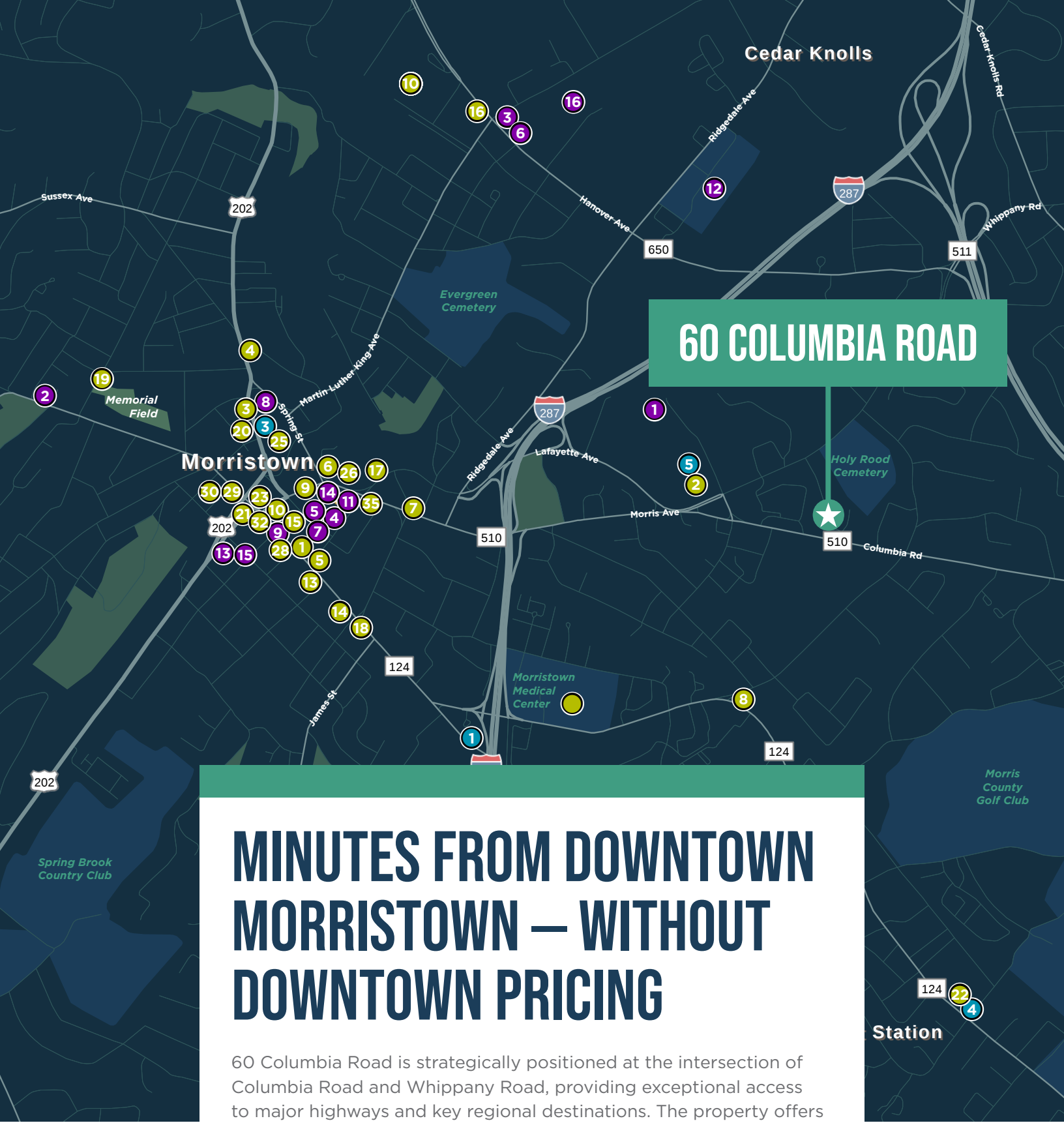
Abundant parking



Continuous solar bronze  
windows providing  
natural light



Prominent  
exterior signage



# MINUTES FROM DOWNTOWN MORRISTOWN — WITHOUT DOWNTOWN PRICING

60 Columbia Road is strategically positioned at the intersection of Columbia Road and Whippany Road, providing exceptional access to major highways and key regional destinations. The property offers convenient connectivity to Interstate 287 and Routes 24, 10, and 46, making commuting simple for employees traveling throughout Northern New Jersey.

Within three miles of the property are Morristown Airport, Fairleigh Dickinson University, Morris County Country Club, and the vibrant downtown Morristown district — the county seat of Morris County and a premier regional destination for dining, retail, and entertainment.

# BUILDING HIGHLIGHTS



**ADDRESS**  
60 Columbia Road,  
Morristown, NJ



**COLUMN SPACING**  
BAY SIZE:  
26'-4" × 30'-0"



**YEAR BUILT**  
1980,  
Renovated 2017



**WINDOWS**  
Five-foot, double  
pane windows



**AMENITIES**  
New fitness center  
and café, with indoor  
and outdoor seating in  
fountain plaza



**ELEVATORS**  
Dover elevators



**CONSTRUCTION**  
Steel frame and con-  
crete floors on metal  
decking and steel  
joists. Fire resistant  
construction



**RESTROOMS**  
Granite finishes and  
ADA compliant



**EXTERIORS**  
Solar bronze tinted  
insulating glass with  
precast concrete panels



**ELECTRIC**  
Building A: 1,600 Amps  
Building B: 2,000 Amps  
Tenant use: 6 watts



**UTILITIES** Electric JCP&L Gas  
PSE&G Water/Sewer Morris County



**FIRE/LIFE SAFETY**  
Central Station

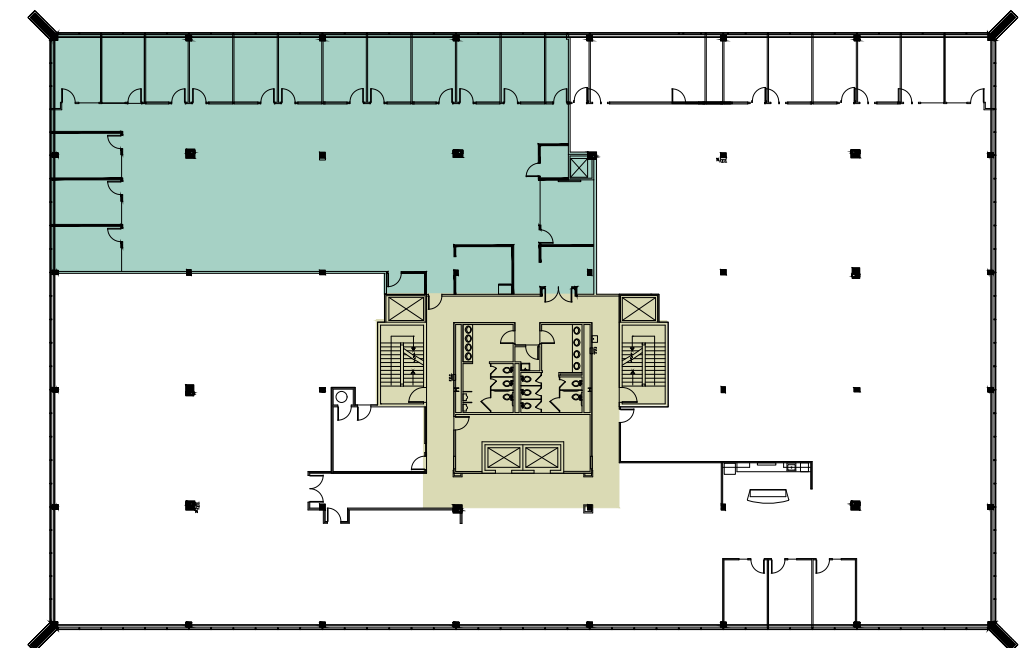
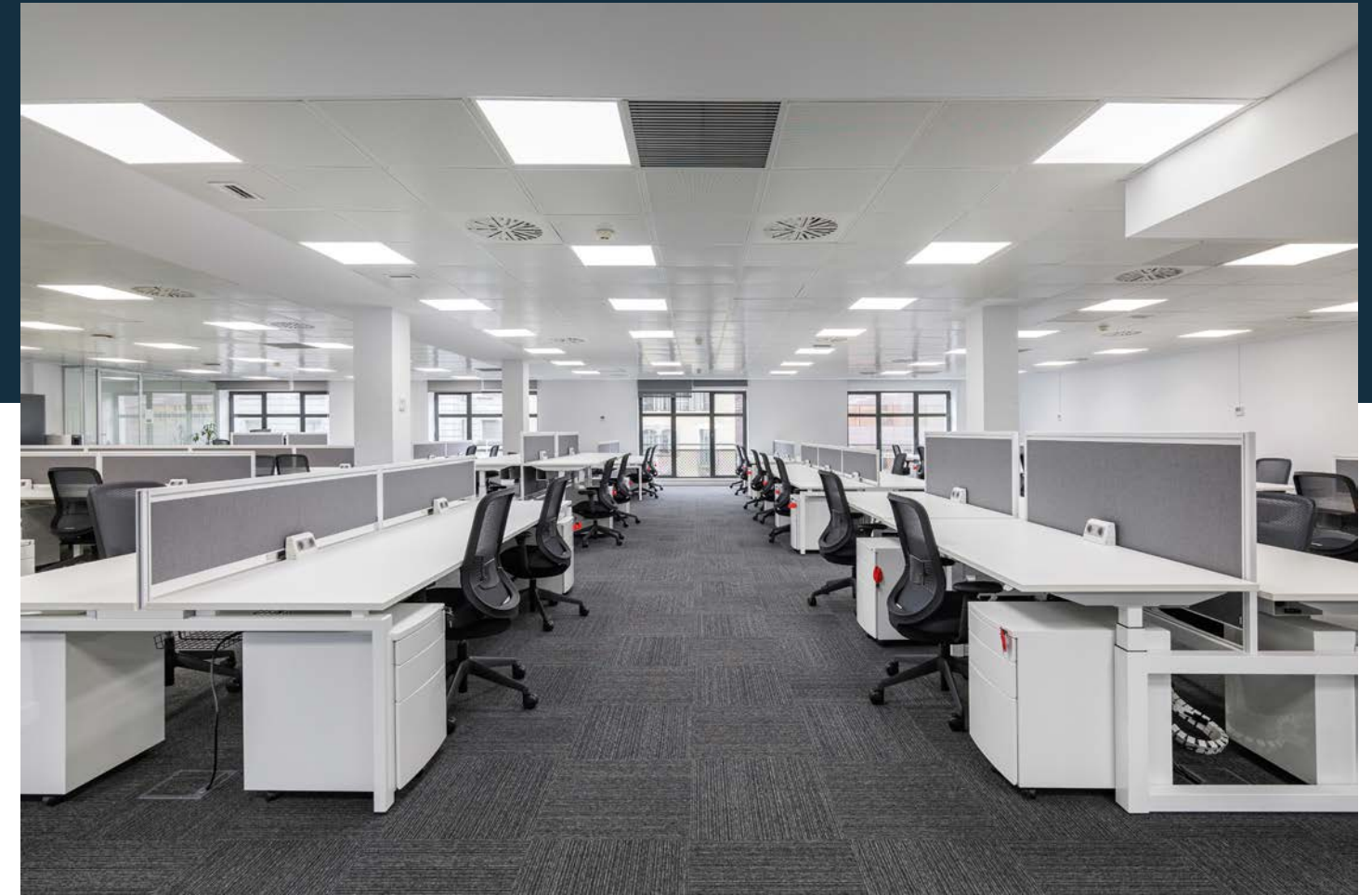


**HVAC** Heating Gas Air conditioning Mc-  
Quay Chiller HVAC Heating Gas BMS system  
with room sensors



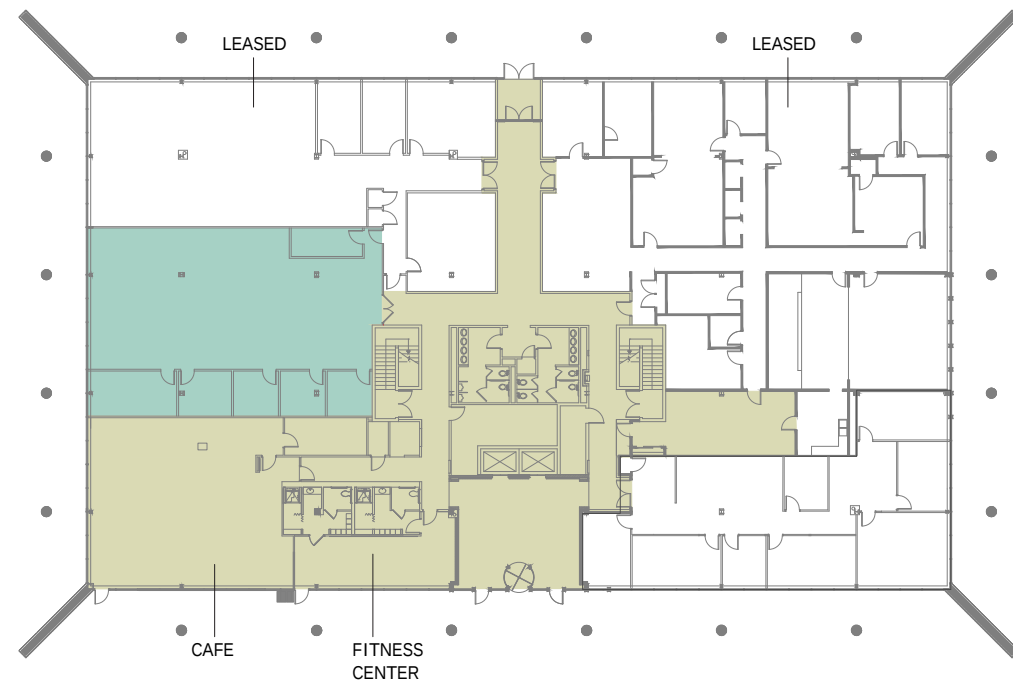
**TELECOMMUNICATIONS**  
AT&T provides fiber  
and copper

# AVAILABILITIES

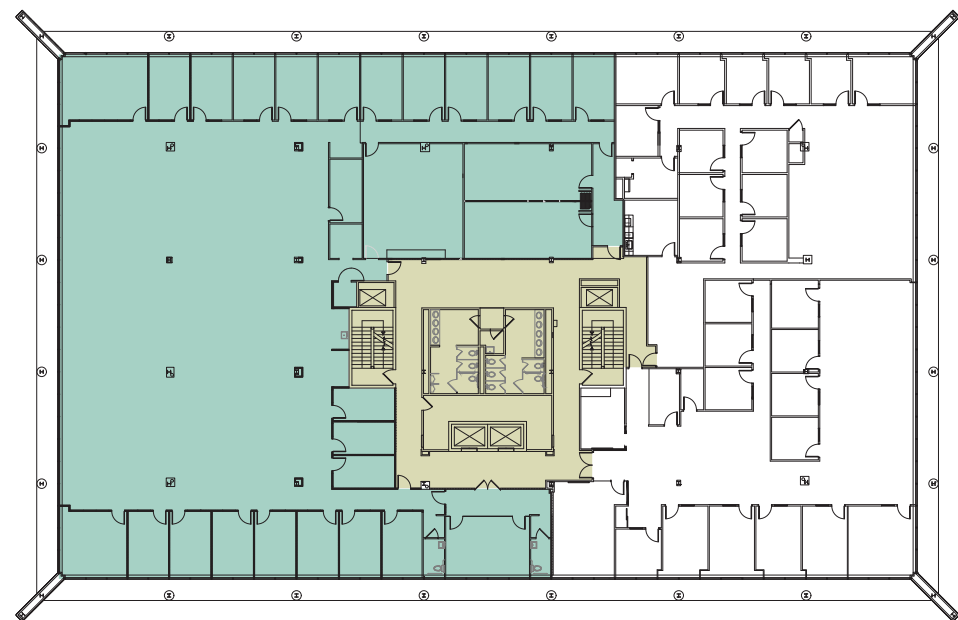


**3RD FLOOR – 7,697 RSF**

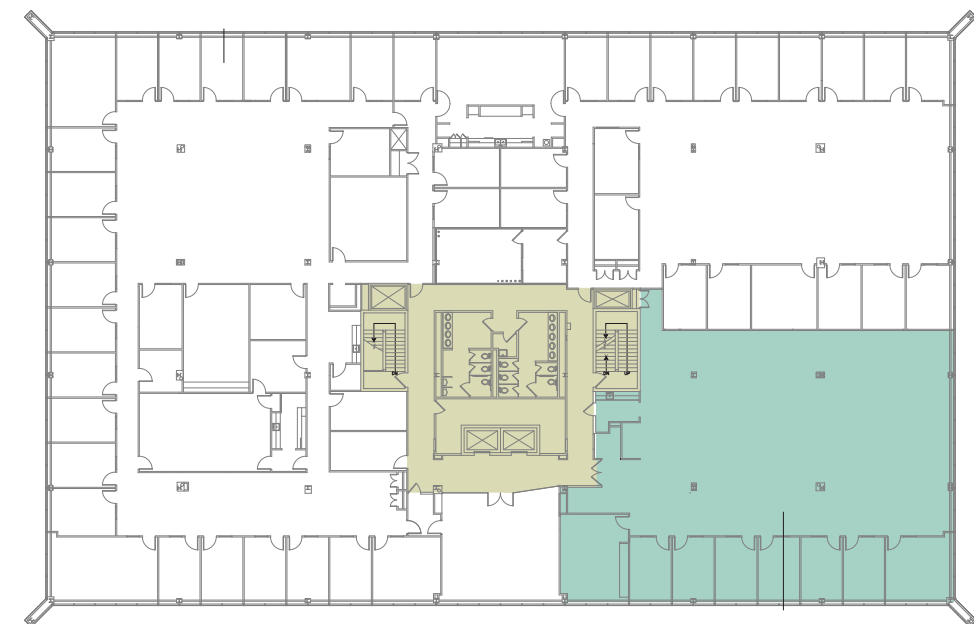
# AVAILABILITIES



**1ST FLOOR – 3,216 RSF**



**2ND FLOOR – 15,313 RSF**



**3RD FLOOR – 6,731 RSF**

60 COLUMBIA ROAD

# SITE PLAN



# 60 COLUMBIA ROAD

## Morristown, New Jersey

FOR MORE INFORMATION, PLEASE CONTACT:

**WILLIAM O'KEEFE**

+1 973 908 6101

[william.okeefe@cushwake.com](mailto:william.okeefe@cushwake.com)

**BRIAN DECILLIS**

+1 973 292 4631

[brian.decillis@cushwake.com](mailto:brian.decillis@cushwake.com)



©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.