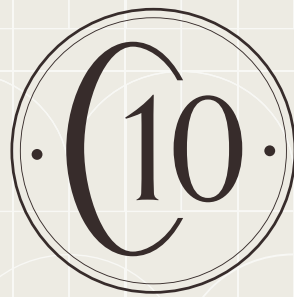


OFFICE SPACE AVAILABLE

A Premier Mixed-Use Destination in Morris Plains



CROSSINGS AT 10

Up to 82,793 RSF | Delivery Q4 2026

1625 Route 10 @ US-202 Morris Plains, NJ

Weichert



**CUSHMAN &
WAKEFIELD**

• A TRUE WORK-LIFE ENVIRONMENT •

Crossings at 10 delivers next-generation office space in a highly visible, amenity-rich mixed-use campus at Route 10 and US-202 in Morris Plains. Blending modern office with retail, dining, and wellness, it offers exceptional access and a prime location directly across from Briarcliff Commons, one of Morris County’s most active retail destinations.

BUILDING A

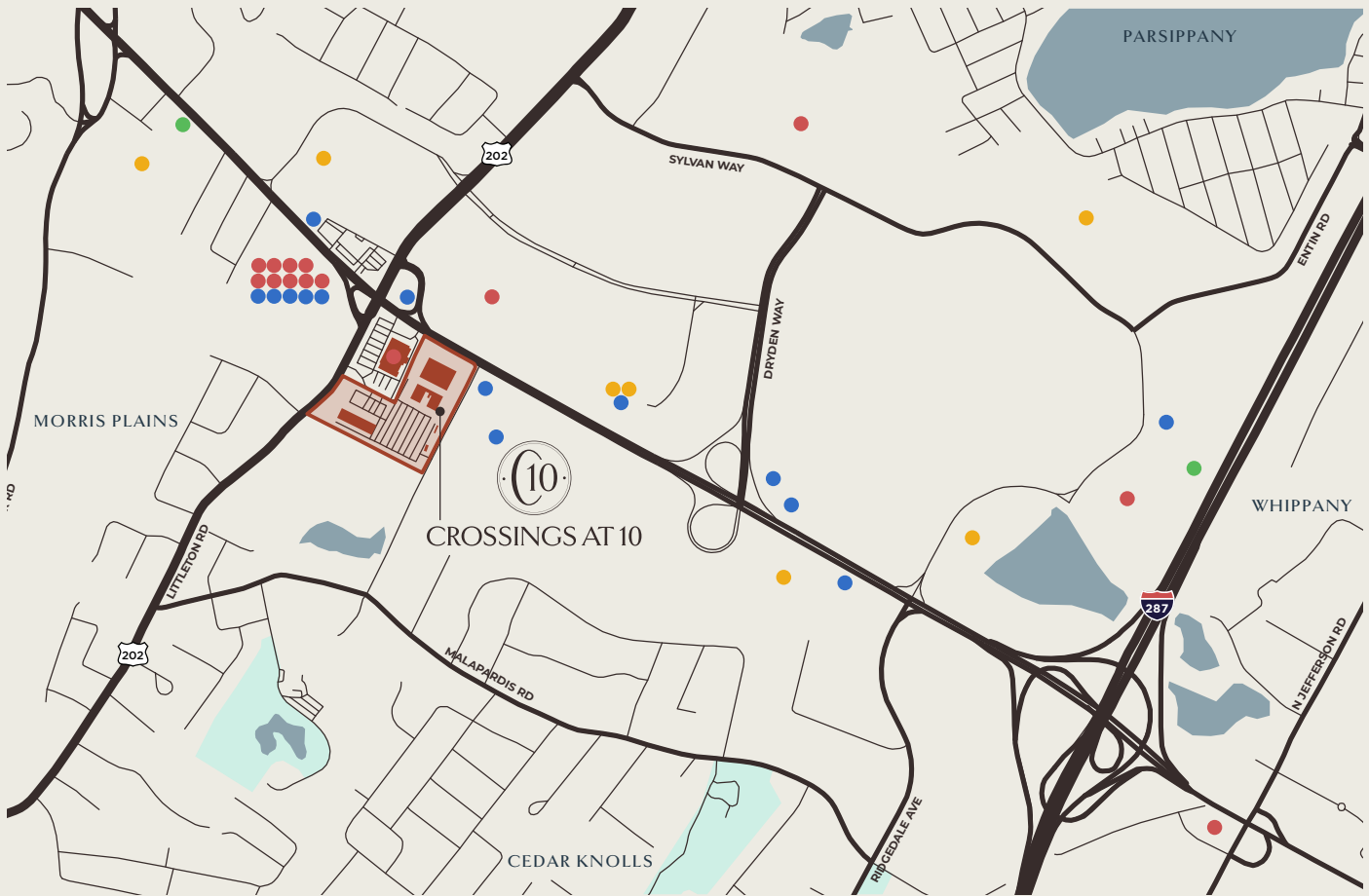
2ND Floor: **41,624 RSF**
3RD Floor: **41,169 RSF**

**Flexible floor plates*



• PRIME MORRIS COUNTY LOCATION •

Located in the heart of Morris County, Crossings at 10 offers tenants a strategic position within one of New Jersey’s most desirable suburban office markets — combining corporate accessibility, retail convenience, and community connectivity in one cohesive destination.



- 40+ Restaurants
- 20 Hotels
- 17 Fitness
- 65+ Retail



• PROPERTY HIGHLIGHTS •

On-site and walkable retail, restaurants, fitness, and services

Immediate access to Route 10, US-202, and I-287

Shared traffic light entrance with Briarcliff Commons

Excellent exposure and signage opportunities

More than 4,700 new residential units delivered or under development nearby

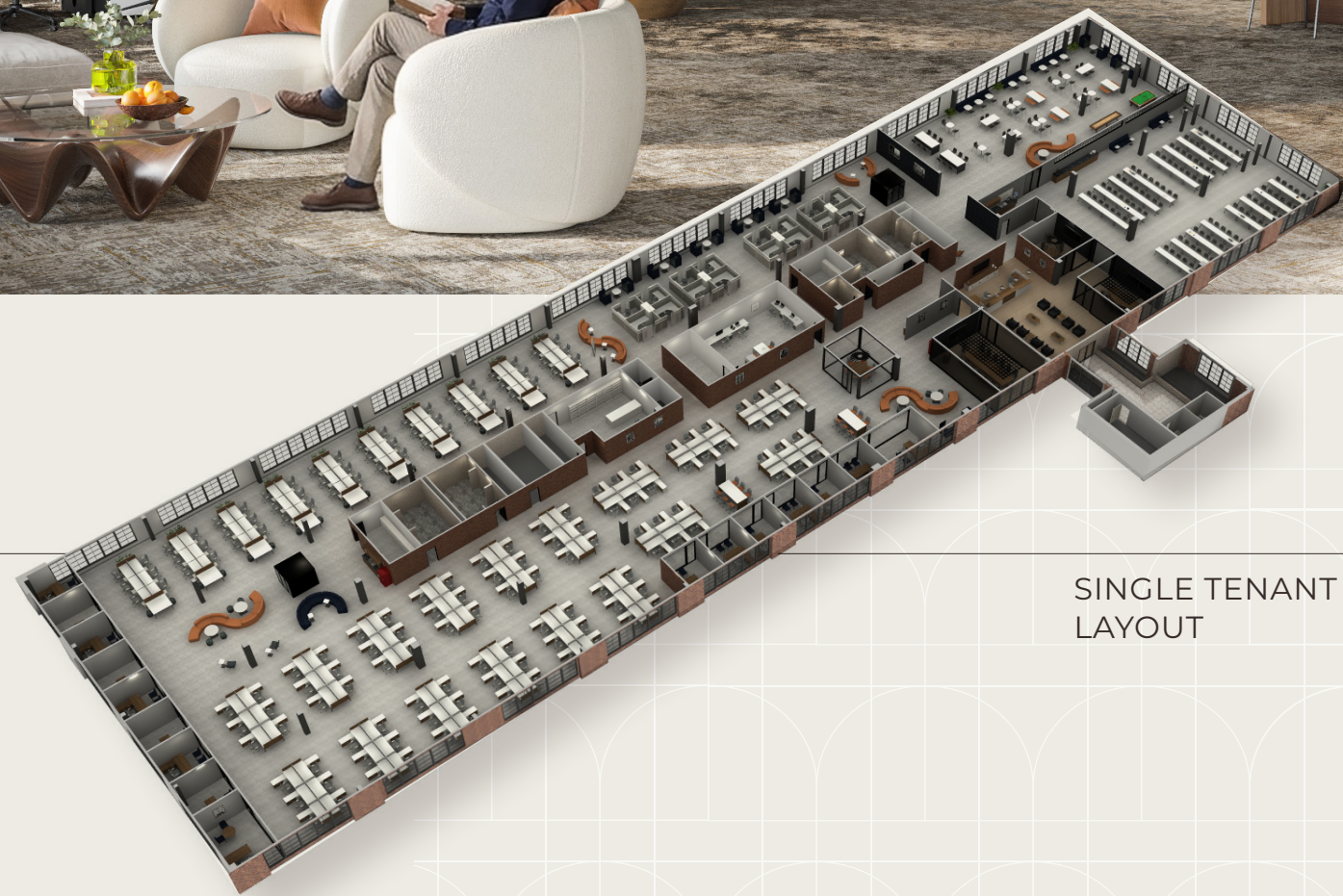
Dense daytime employment base drives energy and convenience

Abundant shared parking across the development

EV-ready infrastructure

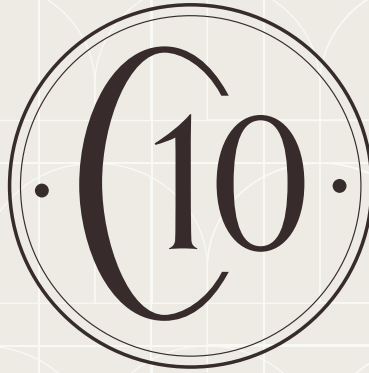
Modern building systems designed for today’s office users

• CONCEPTUAL RENDERING •



SINGLE TENANT
LAYOUT





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