

FOR LEASE

510 MORRIS AVENUE

SUMMIT, NEW JERSEY

PREMIER OFFICE | WELLNESS | SPA OPPORTUNITY

Approximately 4,000 rentable square feet
Entire private second floor | Available March 2027



20+ PARKING SPACES

KEYED PRIVATE ELEVATOR

AVAILABLE MARCH 2027

THE OPPORTUNITY

AN UNCOMMON SUMMIT LEASING OPPORTUNITY

Flexible existing improvements with a distinctive loft-style environment.



~4,000

RENTABLE
SQUARE FEET

20+

PARKING SPACES

7

PRIVATE OFFICES /
STUDIOS

2 + 1

RESTROOMS +
SHOWER

MAR 2027

AVAILABLE

PRIVATE

KEYED ELEVATOR

The existing layout combines a reception/lobby, seven private rooms and an expansive open studio. It can support professional office, wellness, spa, therapy, fitness and service-oriented concepts, subject to zoning and governmental approvals.

EXISTING CONFIGURATION

READY-MADE FLEXIBILITY

A balanced mix of client-facing, private and open environments.



RECEPTION /
LOBBY

SEVEN PRIVATE
ROOMS

40' x 40' OPEN
AREA

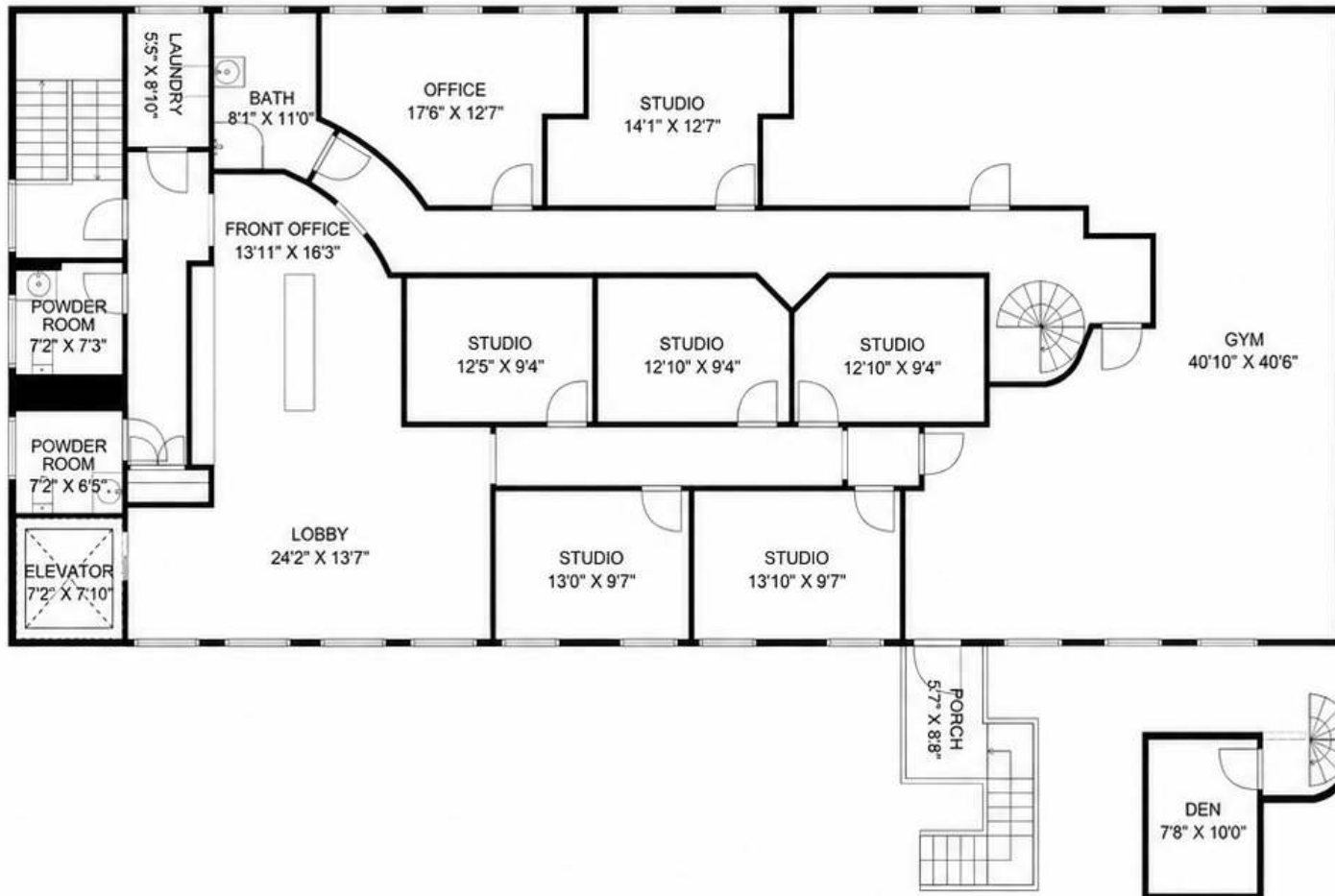
KEYED PRIVATE
ELEVATOR

2 RESTROOMS
+ SHOWER

CURRENT LAYOUT

THE ENTIRE SECOND-FLOOR SUITE

Approximate floor plan; dimensions should be independently verified.



Floor plan is for illustration only, is not to scale, and reflects the current configuration. Room positions and dimensions are approximate.

AVAILABLE

MARCH 2027

SIZE

**APPROX.
4,000 RSF**

PARKING

20+ SPACES

ACCESS

**PRIVATE
ELEVATOR**

LAYOUT

**RECEPTION,
7 PRIVATE ROOMS,
40' x 40'
OPEN AREA**

FLEXIBLE USE

POSITIONED FOR WELLNESS ADAPTABLE FOR PROFESSIONAL OFFICE

Existing rooms, plumbing and open space create multiple occupancy paths.

POTENTIAL USES

- Boutique spa / med spa
- Wellness or recovery center
- Physical or occupational therapy
- Behavioral health group practice
- Pilates, yoga or private fitness
- Financial, legal or professional office
- Training, education or consulting

All prospective uses are subject to applicable zoning, licensing and governmental approvals.



SYSTEMS THAT SUPPORT SERIOUS OCCUPANCY

Dedicated building systems and multiple access points.



ELECTRICAL

300-amp dedicated panel; 120/240-volt high-leg Delta

HVAC

15-ton nominal high-efficiency cooling capacity with heat

WATER

3/4-inch water line and hot-water recirculating loop

LIFE SAFETY

Full fire sprinkler protection and two means of egress

ACCESS

Keyed private elevator serving the suite

EFFICIENCY

Insulated reflective roof coating and UV-tinted windows

ARCHITECTURAL CHARACTER

A SPACE WITH PRESENCE

Loft-style architecture, exposed brick, timber framing, high ceilings and expansive windows distinguish the suite from conventional suburban office inventory.

- Abundant natural light
- Distinctive brick-and-timber interior
- Large uninterrupted open area
- Client-facing reception and private rooms
- Suitable for branded, experience-driven concepts



SCHEDULE A TOUR

510 MORRIS AVENUE

SUMMIT, NEW JERSEY



APPROX. 4,000 RSF
ENTIRE SECOND FLOOR



MARCH 2027
AVAILABLE



20+ PARKING
SPACES

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PHOTO TOUR



SCAN OR VISIT

[https://listings.vmdpros.com/
sites/u/rdvwvbg](https://listings.vmdpros.com/sites/u/rdvwvbg)

Information is believed reliable but is not guaranteed. Measurements are approximate. Photographs depict the current condition of the property. Prospective tenants must independently verify all information and proposed uses.