

# one main street

Chatham, New Jersey



**Competitive Lease Options**  
\$22.00/SF + Tenant Electric

## Available for Lease

Third floor available  
from **10,426 RSF - 31,008 RSF**  
minutes from Chatham & Summit train stations



# Distinguished Chatham address

**Building size**

66,593 sf on 2.97 acres

**Floors**

Three (3)

**Years Built/Renovated**

1979 / 2023

**Parking**

242 total, 106 covered

**Back Up Generator**

100kw for 3rd floor diesel

**Ceiling Height**

12'9" slab-to-slab

**On-site Amenities**

Property management, outdoor patio and seating

**Building Hours**

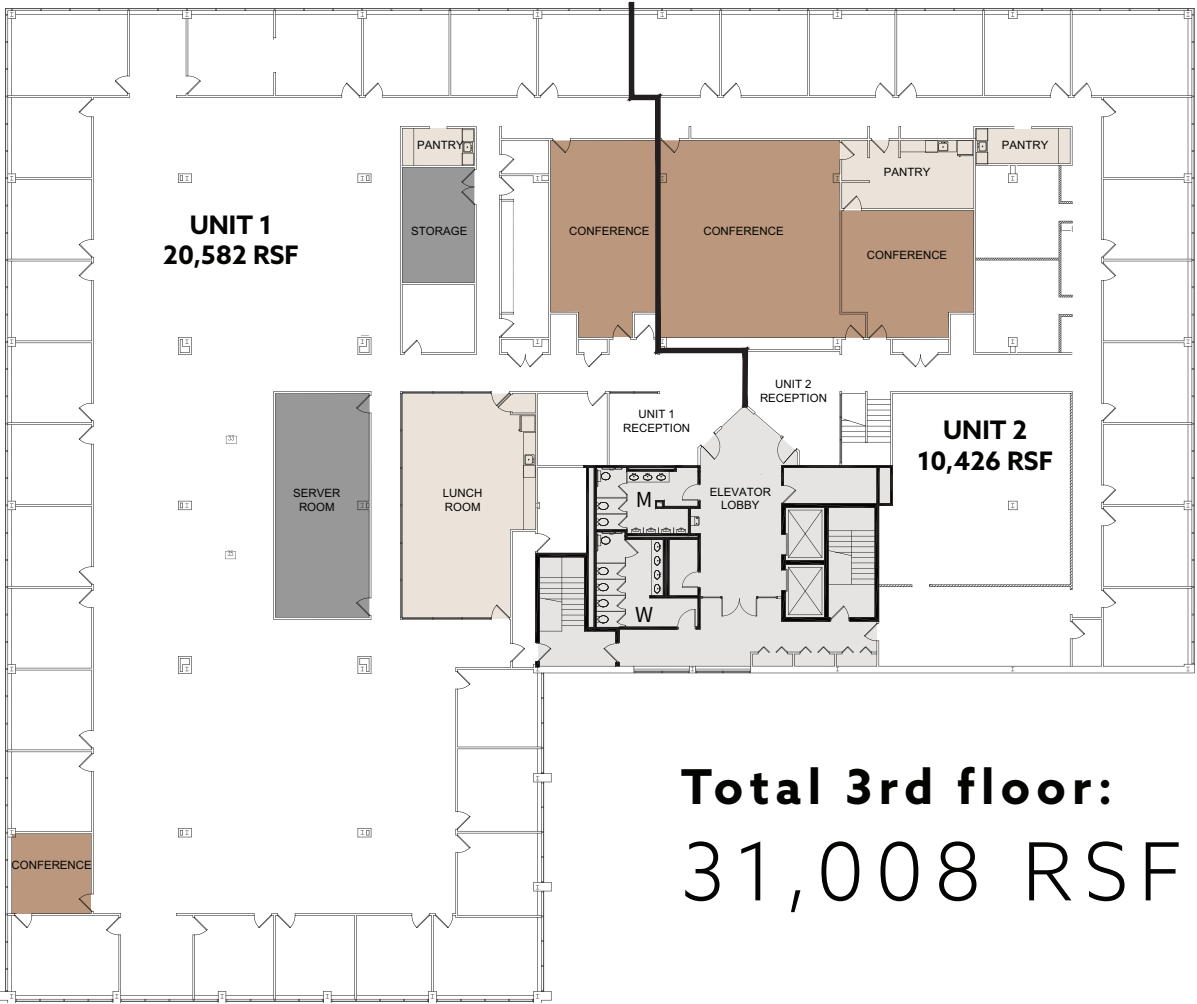
7:00am - 7:00pm

**Security**

24/7/365 secure key card access and roving security

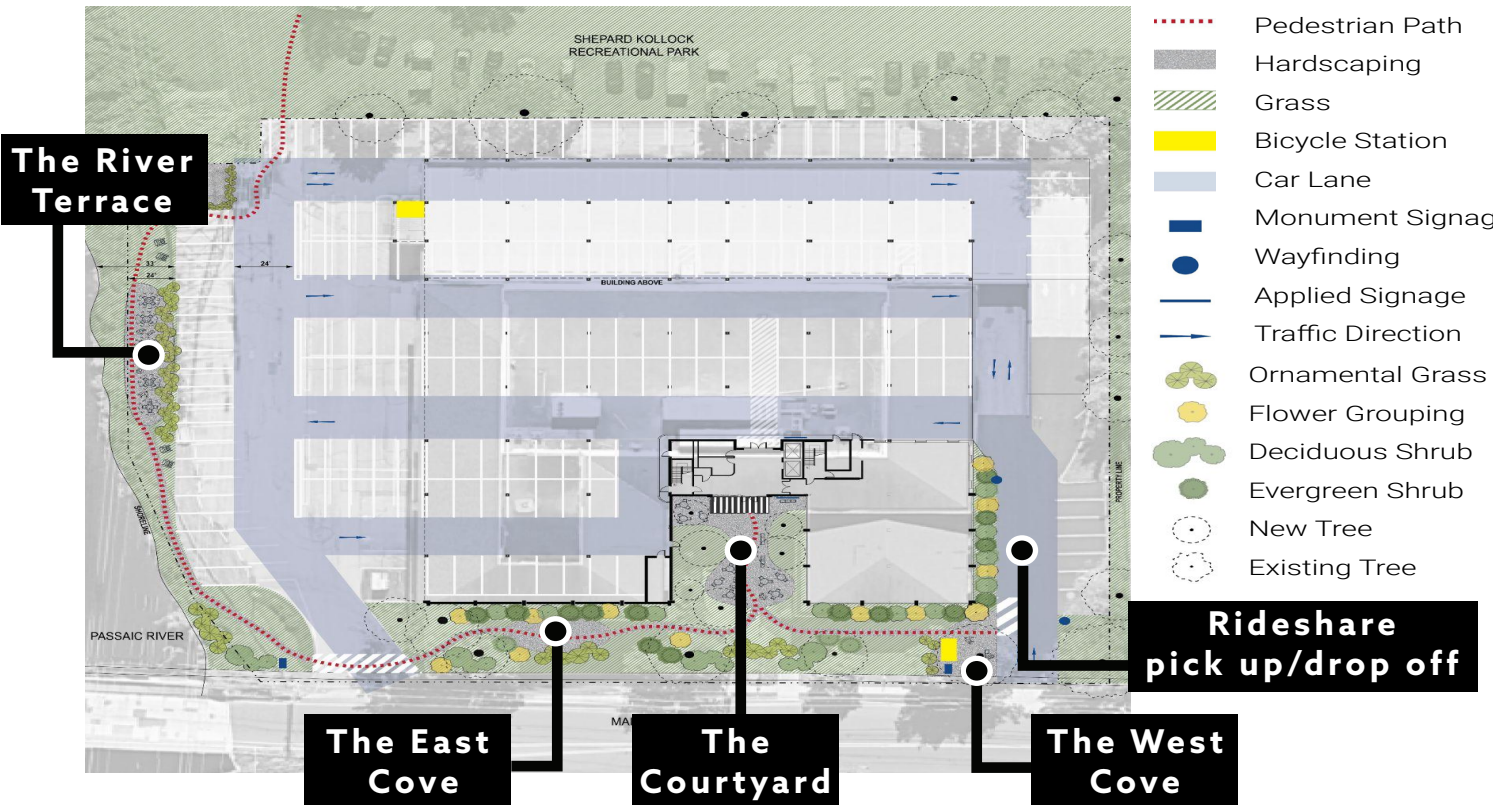
**Owner:**

Stable ownership & management



**Total 3rd floor:  
31,008 RSF**

# New Outdoor Experience



**Tenants may now enjoy:**

- Hardscaping, landscaping with LED lit pathways and suspended patio lights
- Outdoor courtyard patio seating with WiFi
- River side terrace patio with lounge seating and WiFi
- Walking path leading to adjacent Shephard Kollock Recreational Park
- Bike stations
- Dedicated rideshare pick-up/drop-off area



# Experience Downtown Chatham

## Enjoy world-class amenities with small town charm

- A diverse assortment of restaurants featuring everything from fine dining to casual pizzerias, delis, sushi – and everything in between
- Shop from locally owned boutiques and high-end retailers at The Mall at Short Hills
- Wide variety of housing offering a mix of exquisite single-family homes, luxury condos, apartments and new construction all in a quiet location.
- Premier hotels including the AAA Four-Diamond Hilton Short Hills, Grand Summit Hotel and The Hub Murray Hill, BW Premier Collection
- Cultural and historical activities including four theaters and 2 historical parks nearby
- Highly-ranked school systems, and neighboring Drew University, Fairleigh Dickinson University, Saint Elizabeth University and Seton Hall
- Home to some of the best outdoor parks and reservations in the area including, The Great Swamp National Wildlife Refuge and the Passaic River Country Park
- World class hospitals Overlook Medical Center, Barnabus Health and Morristown Medical Center

# Demographics

## Chatham, NJ

- Total population: 9,245
- Median age: 39
- 57% of the population earns \$200,000+
- Average HH income: \$307,000

## 5-mile Radius

- Total population: 83,000
- Median age: 43
- 44% of the population earns \$200,000+
- Average HH income: \$247,000





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**The Mall at Short Hills**

One of the top 10 premier destination malls in the U.S. - the mall at Short hills is located less than 5 minutes from **One Main Street** offering notable anchors and over 140 specialty stores and restaurants.

**Anchor Tenants:**



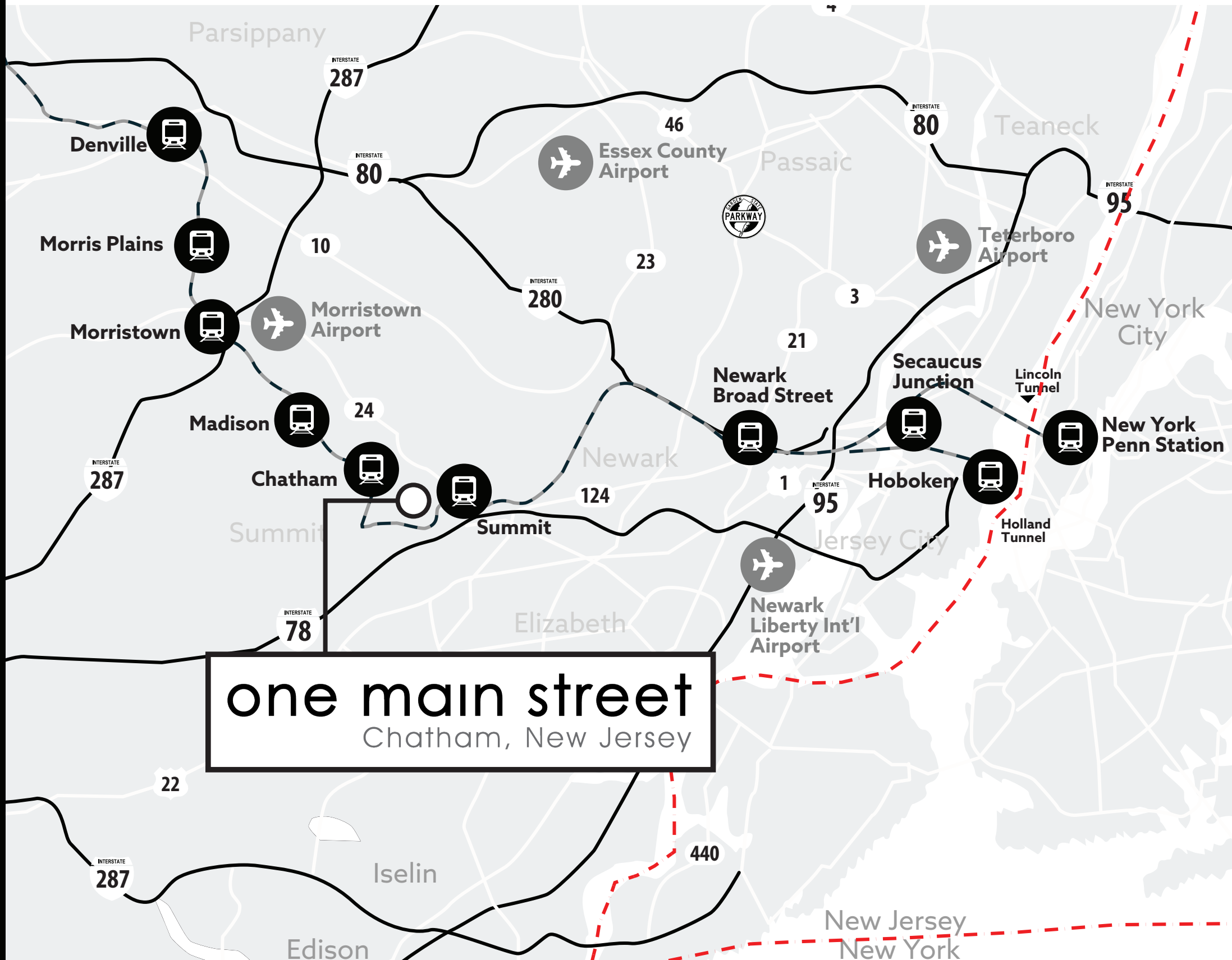
**Canoe Brook Country Club**

Founded in 1901, Canoe Brook is a private, member-owned country club located in both Summit and Short Hills, New Jersey. Offers 36-holes of championship golf across its two unique 18-hole courses.

**Hilton Short Hills**

A 314-room AAA Four-Diamond hotel located just half a mile from the property.

# Exceptional Access



## Exceptional Access

Easily accessible via interstates 78, 80, 95 and 287, Chatham is conveniently nestled among the counties most prestigious and affluent communities of Livingston, Madison, Millburn, Short Hills and Summit.



## Centrally Located

Conveniently situated minutes from the areas vibrant downtowns of Chatham, Millburn, Morristown, Madison and Summit - offering a variety of high-end boutique shops and restaurants. Nearby Route 10 corridor provides numerous national retail and restaurants options.



## Time by Car/Uber

Downtown Summit: **5 minutes**  
Downtown Morristown: **14 minutes**  
Newark Airport: **15 minutes**  
NYC (Midtown Manhattan): **38 minutes**



## Time by Train - Chatham Station

Downtown Summit: **6 minutes**  
Downtown Morristown: **12 minutes**  
NY Penn Station (express): **48 minutes**  
Newark Penn Station: **56 minutes**



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