



**CHILMARK**  
REAL ESTATE SERVICES, LLC

## **CLASS A SPACE AVAILABLE FOR LEASE**

9,400 SF Available for Lease

### **233 MOUNT AIRY ROAD, BASKING RIDGE, NJ**



With its modern common areas and efficient floor plans, 233 Mt. Airy Rd. is the ideal place for your business. Located in the heart of Somerset County's Blue-Chip Corridor, with convenient access to major thoroughfares, tenants also enjoy a host of nearby amenities, including the YMCA, hotels, restaurants, and retail.

### **PROPERTY HIGHLIGHTS**

- Two story, Class A, 66,000 SF building under new ownership
- Impressive lobby with granite flooring
- Multiple telecommunications vendor access
- Rich landscaping, plantings and pond
- Loading dock / Ample parking
- 24/7 security card access
- Responsive, on-site property management and ownership

[www.chilmarkre.com](http://www.chilmarkre.com)

#### **MICHAEL P. WITKO**

*Founding Member*

973-986-9326

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#### **EDWARD M. FLANAGAN**

*Founding Member*

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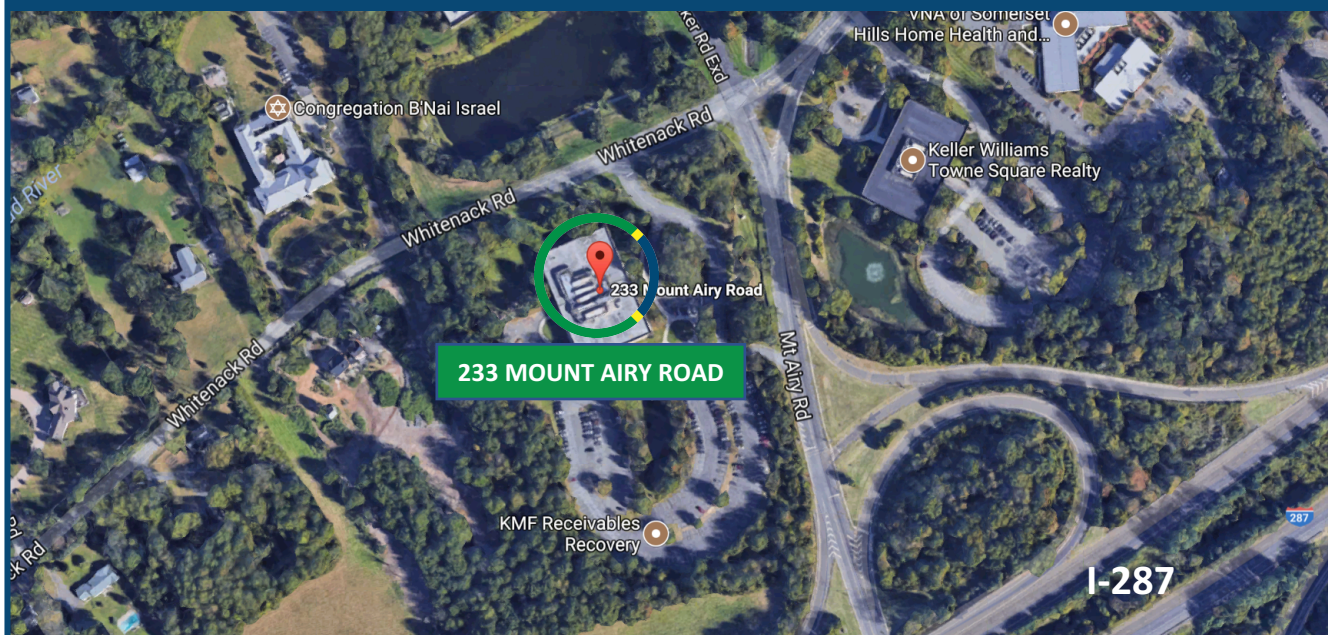


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## CLASS A SPACE AVAILABLE FOR LEASE

18,558 SF Available for Lease

### 233 MOUNT AIRY ROAD, BASKING RIDGE, NJ



## LOCATION HIGHLIGHTS

- Situated at the four-way interchange of I-287 (exit 26B) & Mt. Airy Road, with proximity to I-287, & Rt. 24, 202 & 206
- Proximity to Basking Ridge and the Bernardsville train stations
- Easy access to Newark Liberty International Airport
- Near the newly renovated and expanded Somerset Hills YMCA offering fitness and nutrition programs, as well as day-care
- Convenient to several restaurants, banks, and hotels including Somerset Hills Hotel, Hotel Indigo Basking Ridge, and Marriott Courtyard Basking Ridge
- Close to leading corporate neighbors and upscale communities with highly rated school districts
- Minutes to downtown Morristown and Bridgewater Commons Mall
- Country clubs and recreation centers nearby

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