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BANKER  
COMMERCIAL**  
NRT

**SUBLEASE**

## CORPORATE HEADQUARTERS SUBLEASE

175 Park Avenue  
Madison, NJ 07940

AVAILABLE SPACE  
180,000 SF



### CLASS A OFFICE

Todd Payne, SIOR  
Managing Director  
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175 Park Avenue, Madison, NJ 07940

LEASE



## OFFERING SUMMARY

Available SF: 180,000 SF

Minimum Division: Approximately 35,000 SF

Sublease Term: Thru September 2029

Lot Size: 15.32 Acres

Year Built: 1971/  
Renovated 2013

LEED Certification: Silver

Parking: 920 Spaces

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## PROPERTY OVERVIEW

Coldwell Banker Commercial NRT presents for sublease 175 Park Avenue, located in Madison, New Jersey. Situated over 15 acres in the heart of Morris County, two (2) floors of the 270,000 square foot Class-A office building are available for sublease through September 2029.

175 Park Avenue, renovated and designed in 2013, by world-renowned architect Kohn Pederson Fox, is a State-of-the-Art, prize-winning office building featuring a full range of amenities, including grab & go cafe with outdoor seating, conference rooms throughout, hands-free fixtures, fitness center, Steelcase furniture systems, and six (6) electric car charging stations. 175 Park Avenue also boasts cutting edge green roof technology with two (2) live green roofs and a natural perennial garden in the courtyard.

Featuring proximity to headquarters buildings for the New York Jets, BASF, Summit Medical Group, and Dun & Bradstreet, near the Wyndham and Archer hotels, Fairleigh Dickinson and Drew University, AVE Florham Park Luxury Apartments and minutes from The Mall at Short Hills, 175 Park Avenue enjoys a strategic location in one of New Jersey's most desirable neighborhoods. 175 Park Avenue is also eight (8) minutes from Morristown Airport and Morristown Medical Center and offers easy access to major area highways including routes 124 and 24, I-78 and the Garden State Parkway. The Convent Station NJ transit station, serviced by a bus stop at the property, is also minutes away and offers 45-minute Midtown Direct transit service to New York City.



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# AREA BUSINESS MAP

175 Park Avenue, Madison, NJ 07940

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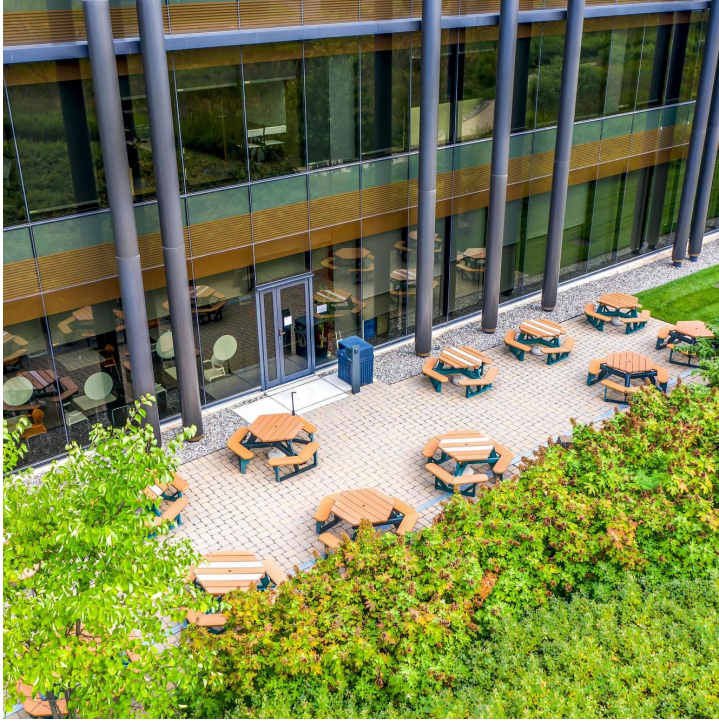
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## PROPERTY HIGHLIGHTS

- LEED Certified Building
- Grab & Go Cafe
- Outdoor Seating
- Conference Rooms Throughout
- Fitness Center
- Walking Trail
- 6 Electric Car Charging Stations
- Steelcase Furniture Systems
- Kitchen/Coffee Bar in Each Wing of Building
- 24/7 On-Site Security
- Hands-Free Fixtures and Dispensers in Restrooms
- NJ Transit Bus Stop at Building
- Perennial Garden in Courtyard



## DRIVE TIMES

LOCATION	DISTANCE
Convent Station	5 minutes - 2.1 miles
Morristown Airport	8 minutes - 3.2 miles
Newark Liberty Int'l Airport	22 minutes - 19.8 miles
Newark Penn Station	28 minutes - 20.7 miles
New York City	34 minutes - 29.6 miles
Philadelphia	1 h 26 min - 98.2 miles

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Lease Rate	<b>NEGOTIABLE</b>
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## PROPERTY INFORMATION

Property Type	Office Building
Property Subtype	Class-A

## PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	920

## UTILITIES & AMENITIES

Elevators	3 Schindler hydraulic elevators 4,500 lbs.
HVAC	McQuay AC units controlled by Andover Continuum BAS. Heating provided by 3 Aerco Benchmark hot water boilers.
LEED Certified	Silver
Restrooms	Restrooms are located on each floor. All fixtures of hands-free.
Security	24/7 On-Site
Loading Dock	Internal, Temperature Controlled with 2 Access Bays
Electric Car Charging Stations	6
Office Furniture	Steelcase Furniture Systems
Walking Trail	Scenic Trail Through 15-Acre Site

## LOCATION INFORMATION

Building Name	Corporate Headquarters Sublease
Street Address	175 Park Avenue
City, State, Zip	Madison, NJ 07940
County	Morris

## BUILDING INFORMATION

Building Class	A
Number of Floors	3
Year Built	1971
Year Renovated	2013
Framing	Steel
Exterior	Insulated Glass & 2" Granite Panels
Construction	Concrete & Metal Deck
Acres	15
Total SF	270,000
Floor Size	90,000 SF
Minimum Division	Approximately 35,000 SF
Roof	Reflective White with Rigid Metal Deck
Safety	State-of-the-Art Fire Alarm Control System
Interior Lighting	Watt Stopper Control System
Exterior Lighting	Douglas Lighting Control System
Atrium Lobby	3 Story

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# SOCIAL DISTANCE COMPLIANT FLOOR PLAN

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**2 SECOND FLOOR AREA PLAN**  
 SCALE: 1/16" = 1'-0"

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# SOCIAL DISTANCE COMPLIANT FLOOR PLAN

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3 THIRD FLOOR AREA PLAN  
SCALE: 1/16" = 1'-0"

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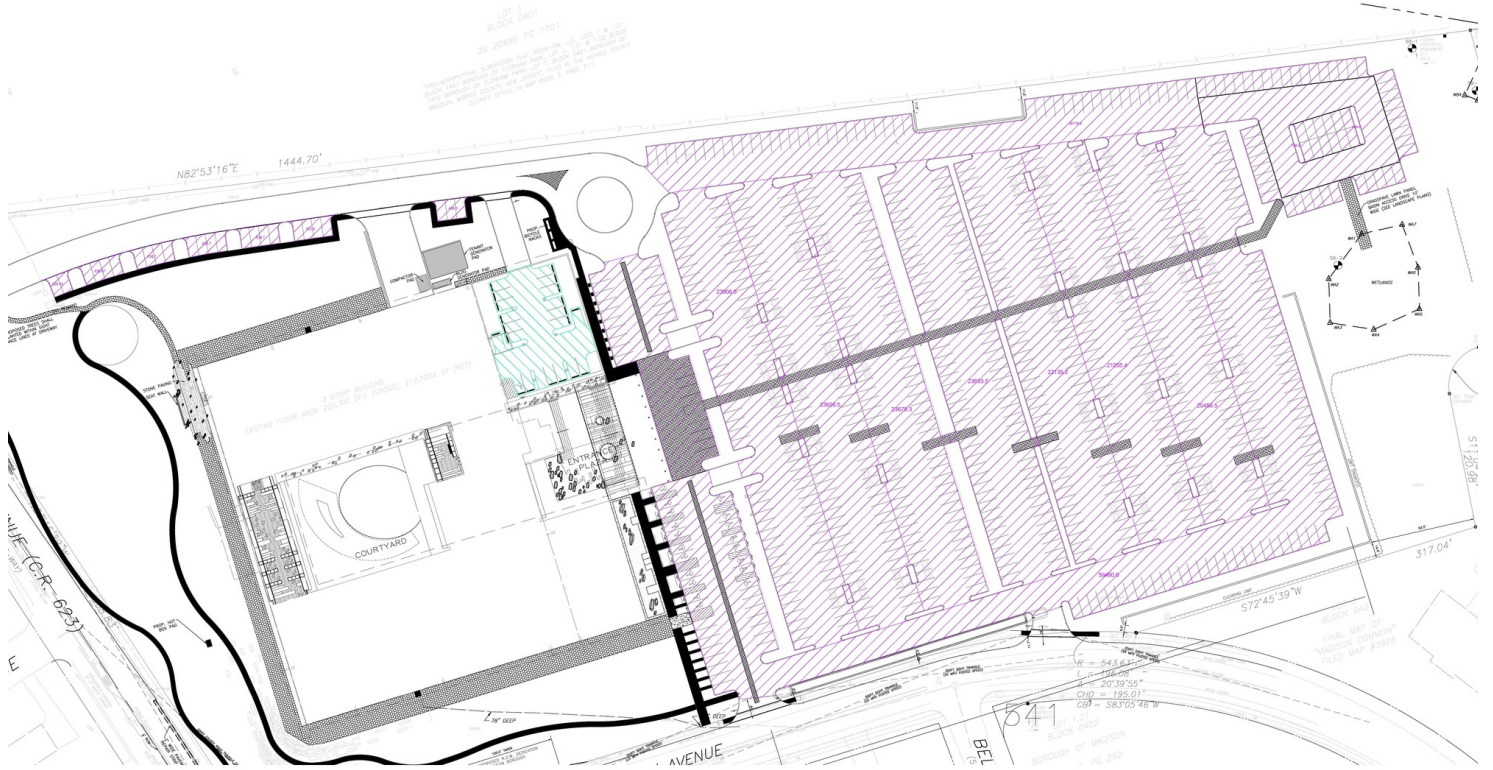
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# SURFACE PARKING - 920 SPACES

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## Parking Plan

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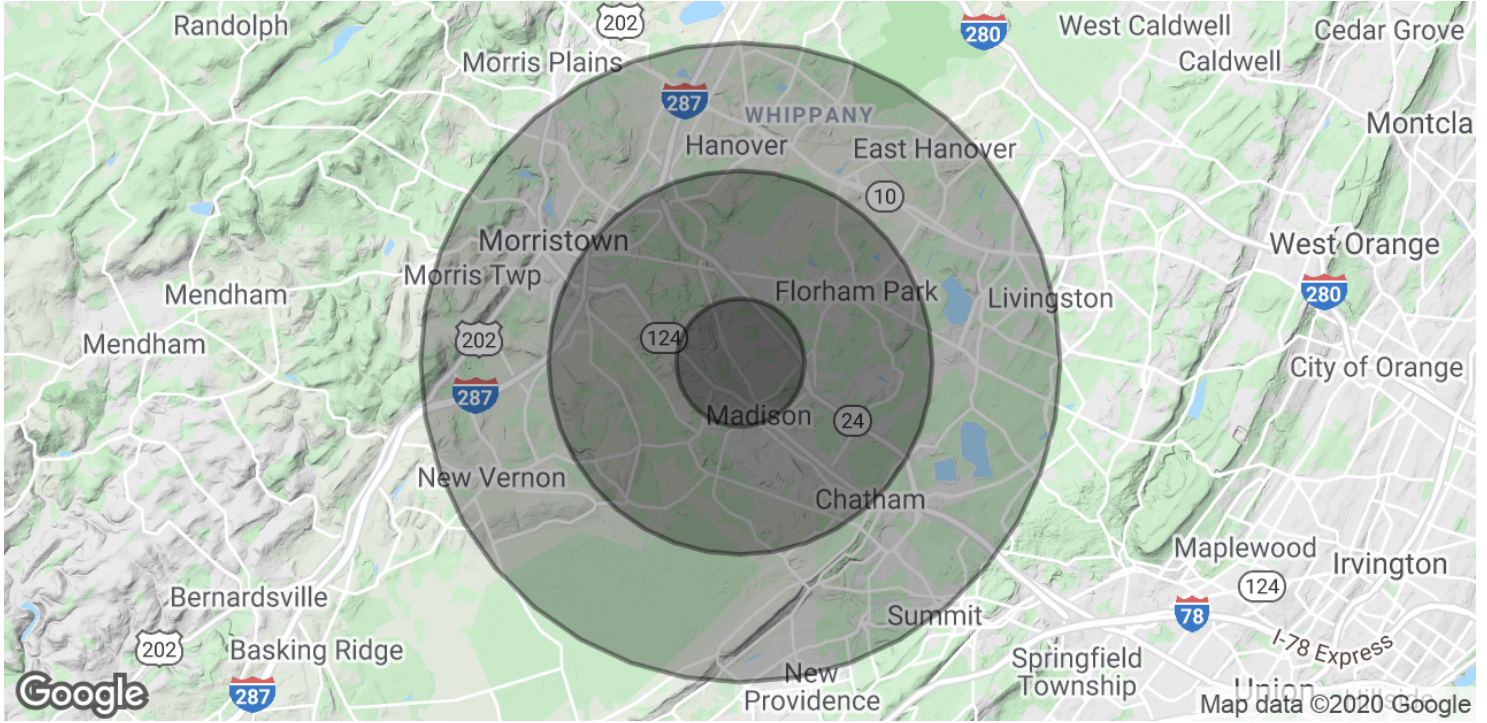
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,780	53,007	137,429
Average age	35.4	39.7	39.8
Average age (Male)	35.0	39.8	39.2
Average age (Female)	35.9	39.9	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,143	19,303	50,998
# of persons per HH	2.8	2.7	2.7
Average HH income	\$126,750	\$156,504	\$150,567
Average house value	\$623,950	\$668,277	\$647,660

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