



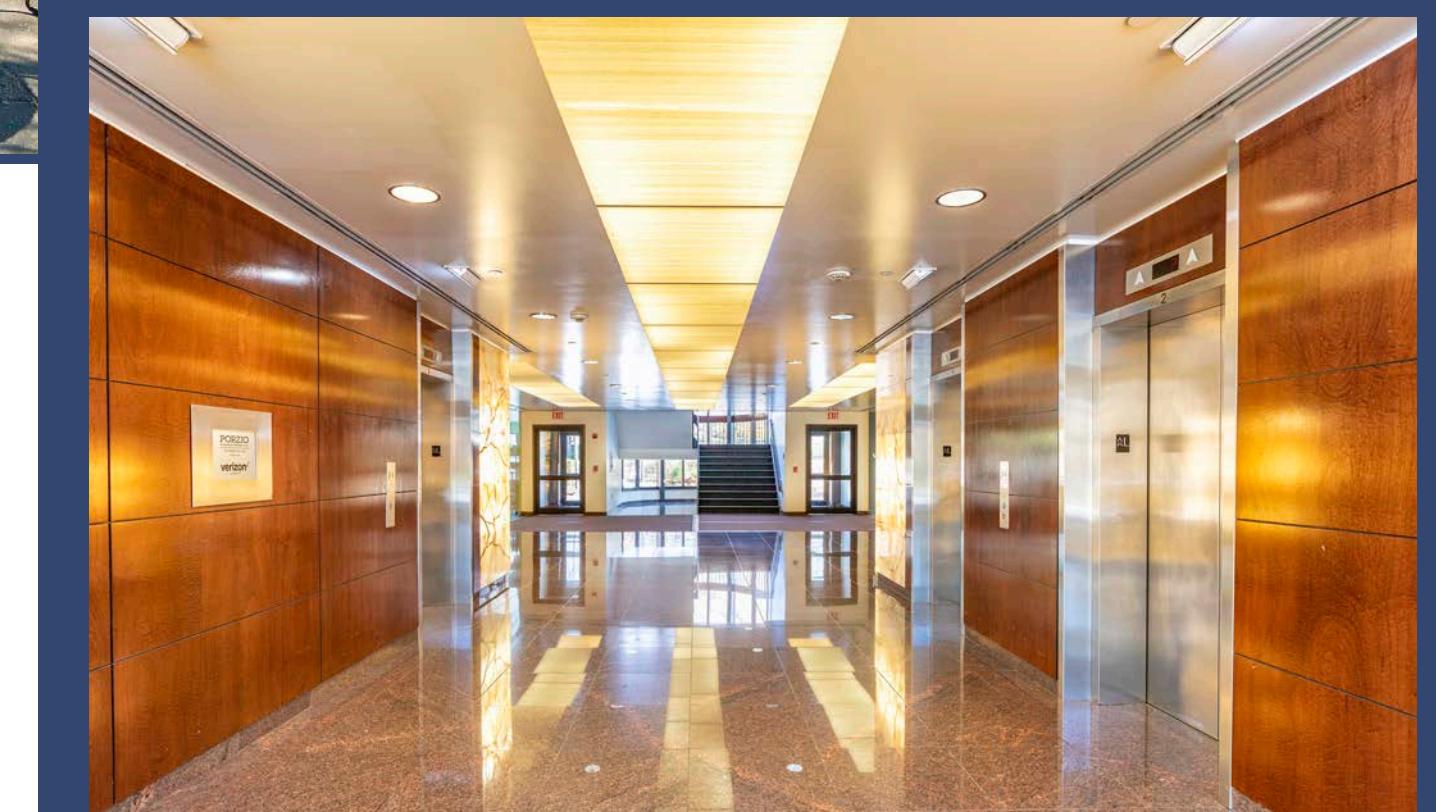
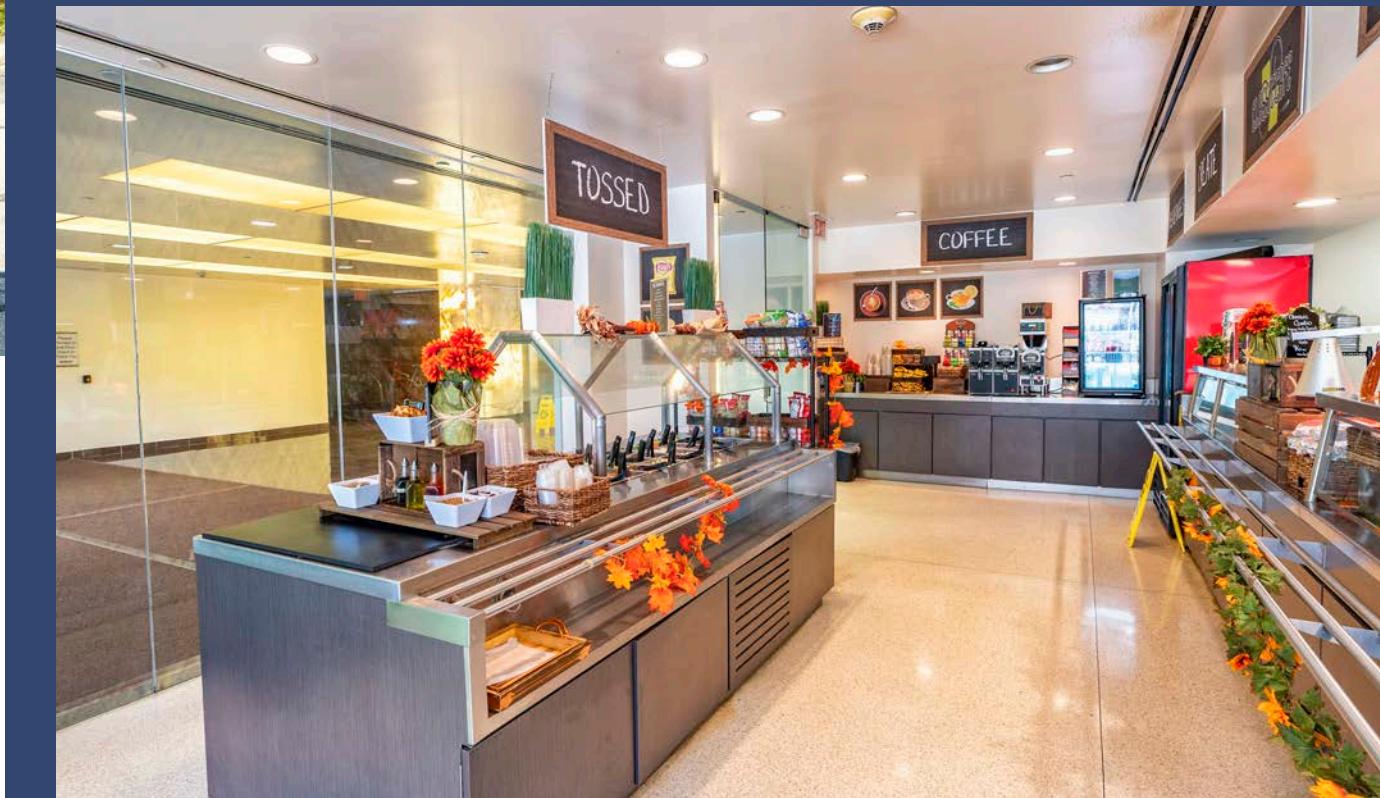
MORRISTOWN, NEW JERSEY

Suites from 4,226-28,019 SF
Available For Lease





100 SOUTHGATE



Highlights

- New ownership 1Q 2021 – The Birch Group
- 151,400 SF three story Class A office building with on-site property management
- Available for lease: Suites from 4,226 - 28,019 SF
- Dramatic three-story atrium lobby
- The building exterior consists of brick and clear solar glass
- On-site amenities include a full-service café and an outdoor patio with seating



Planned Capital Improvements

The Birch Group will be implementing a new capital improvement phased plan, to further enhance 100 Southgate, and meet the needs of today's tenants.

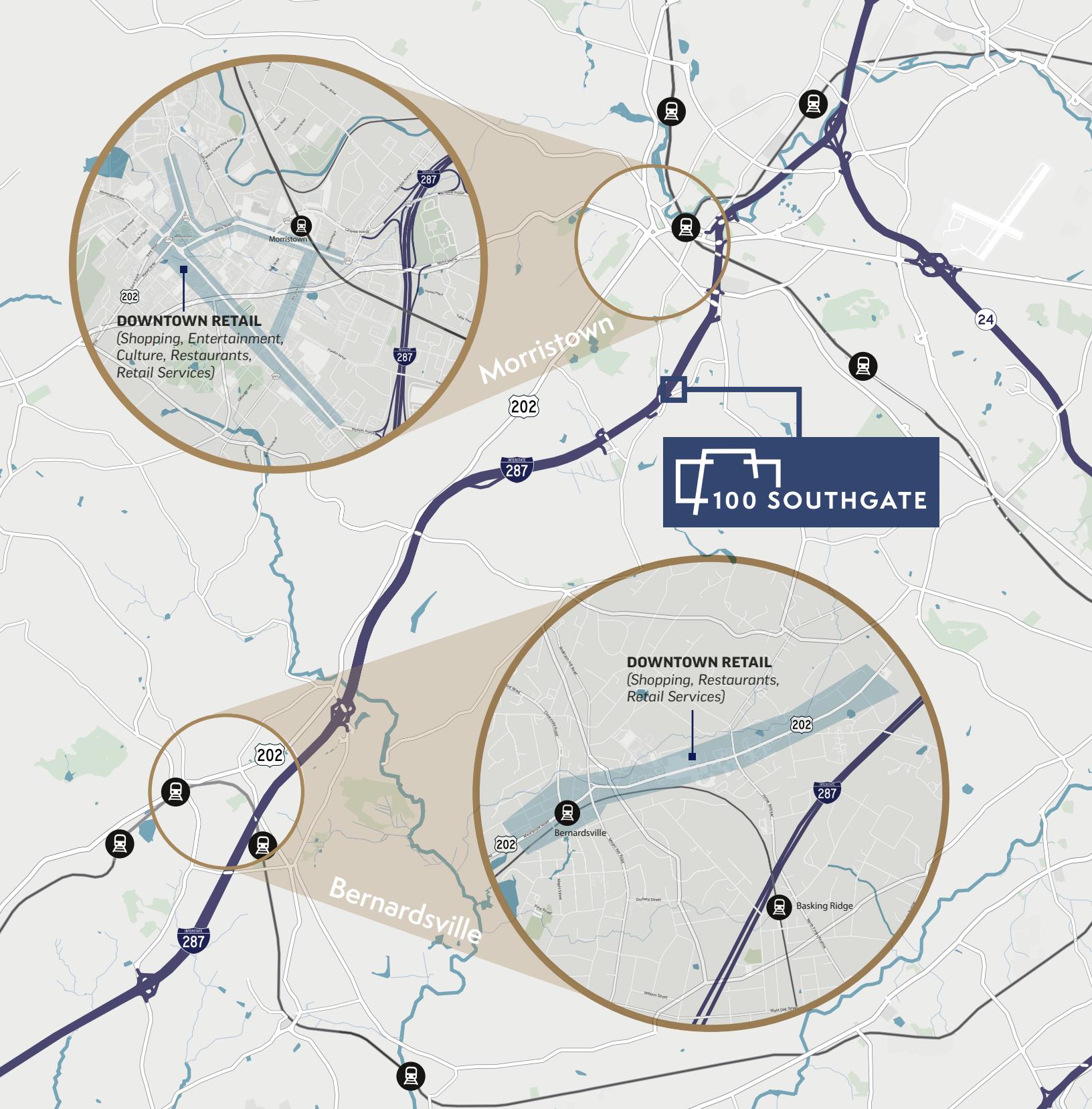


New lobby furniture and building signage



Upgrades to common areas / restrooms including new carpeting, lighting and paint

Coming Soon!



Location

+5 MINUTES
to downtown
Morristown
amenities
The Green, retail,
restaurants &
NJ Transit station

3 MINUTES
from Exit 33/
Harter Road

+10 MINUTES
to downtown
Bernardsville
amenities
Retail, restaurants
& NJ Transit station

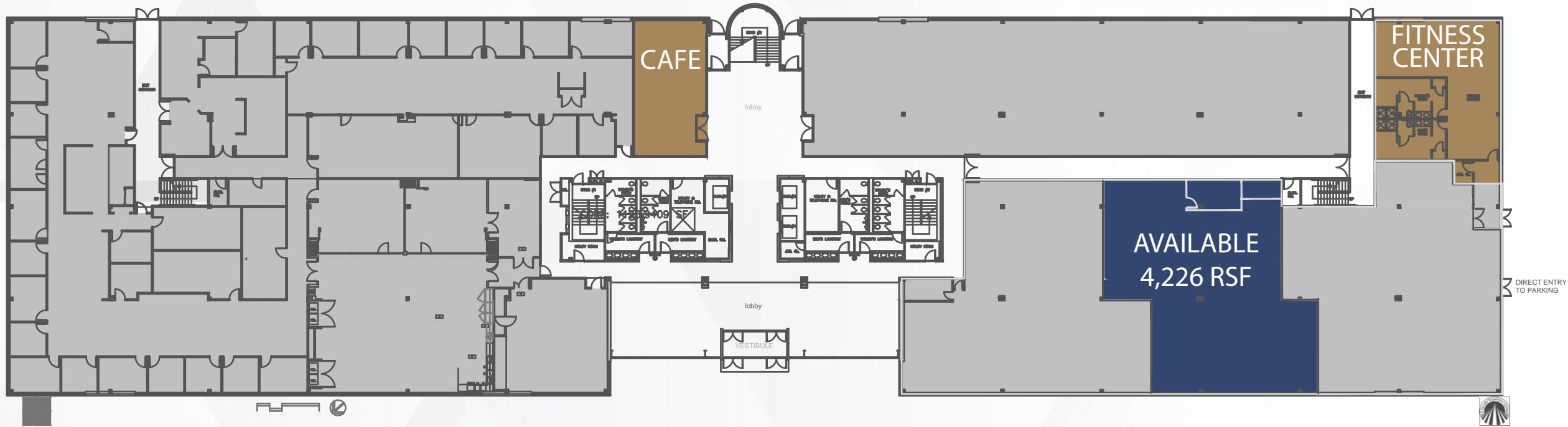
15 MINUTES
from Newark Liberty
International Airport

CONNECT TO
I-78, I-80 & Route 24

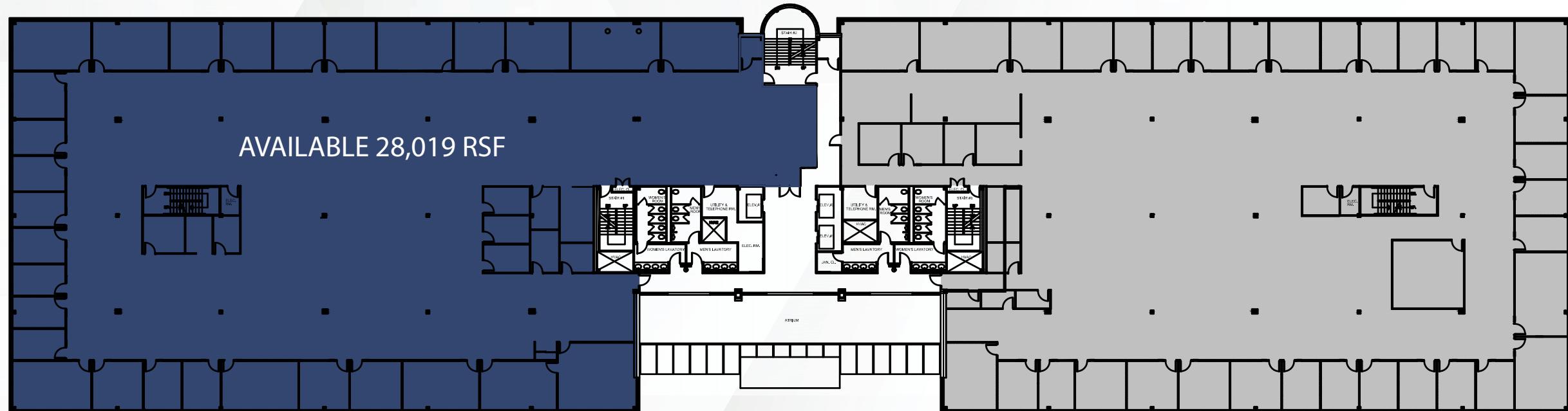
37 MINUTES
from Newark Liberty
International Airport

Available Space

First Floor



Second Floor





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Owned by:



Managed by:



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