

OFFICE SPACE FOR LEASE BELOW MARKET RATES FLORHAM PARK, NEW JERSEY

30 Columbia Turnpike

26 Columbia Turnpike

26 AND 30 COLUMBIA TURNPIKE
± 18,000 SF OF OFFICE SPACE
AVAILABLE ACROSS 2 BUILDINGS
BELOW MARKET RATES

NEWMARK
ASSOCIATES

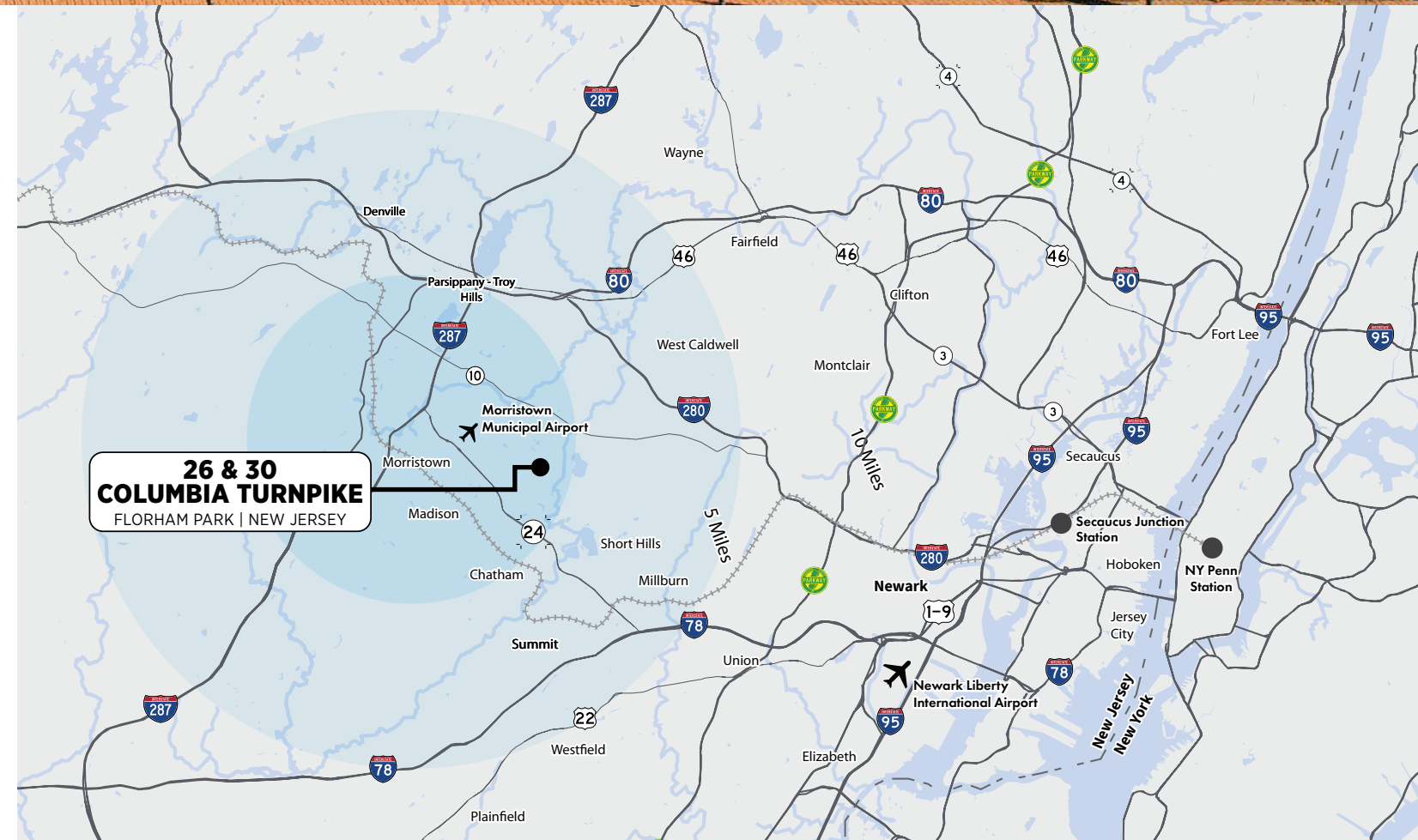
KUSHNER

An aerial photograph of the Matrix New World building, a two-story structure with a brick base and a concrete upper floor. The building features a long row of windows on the upper floor and a series of vertical concrete fins on the lower floor. The name "MATRIXNEWORLD" is prominently displayed on the upper floor. The building is situated on a hillside with trees and a paved area in front. Two labels with arrows point to specific locations: "30 Columbia Turnpike" points to a location on the left side of the building, and "26 Columbia Turnpike" points to a location on the right side of the building. The building's address, "26", is visible on the brick base.

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Available for lease

- ## Available for lease
- 26 Columbia Turnpike
 - Floor 1:- +/- 3880 SF
 - 30 Columbia Turnpike
 - Floor 1: +/- 3300 SF
 - Floor 2: +/- 3800 SF
 - Floor 2: +/- 4600 SF
 - Below market rates
 - Highly respected ownership committed to optimizing tenant experience
 - Property manager on-site
 - Access to amenities including
 - Fitness center with locker rooms and showers
 - Located in close proximity to an array of retail, dining, entertainment, hospitality and wellness options, including an abundance of outdoor recreation activities
 - Less than 5 minutes to Livingston Mall, Starbucks, Trader Joes and more

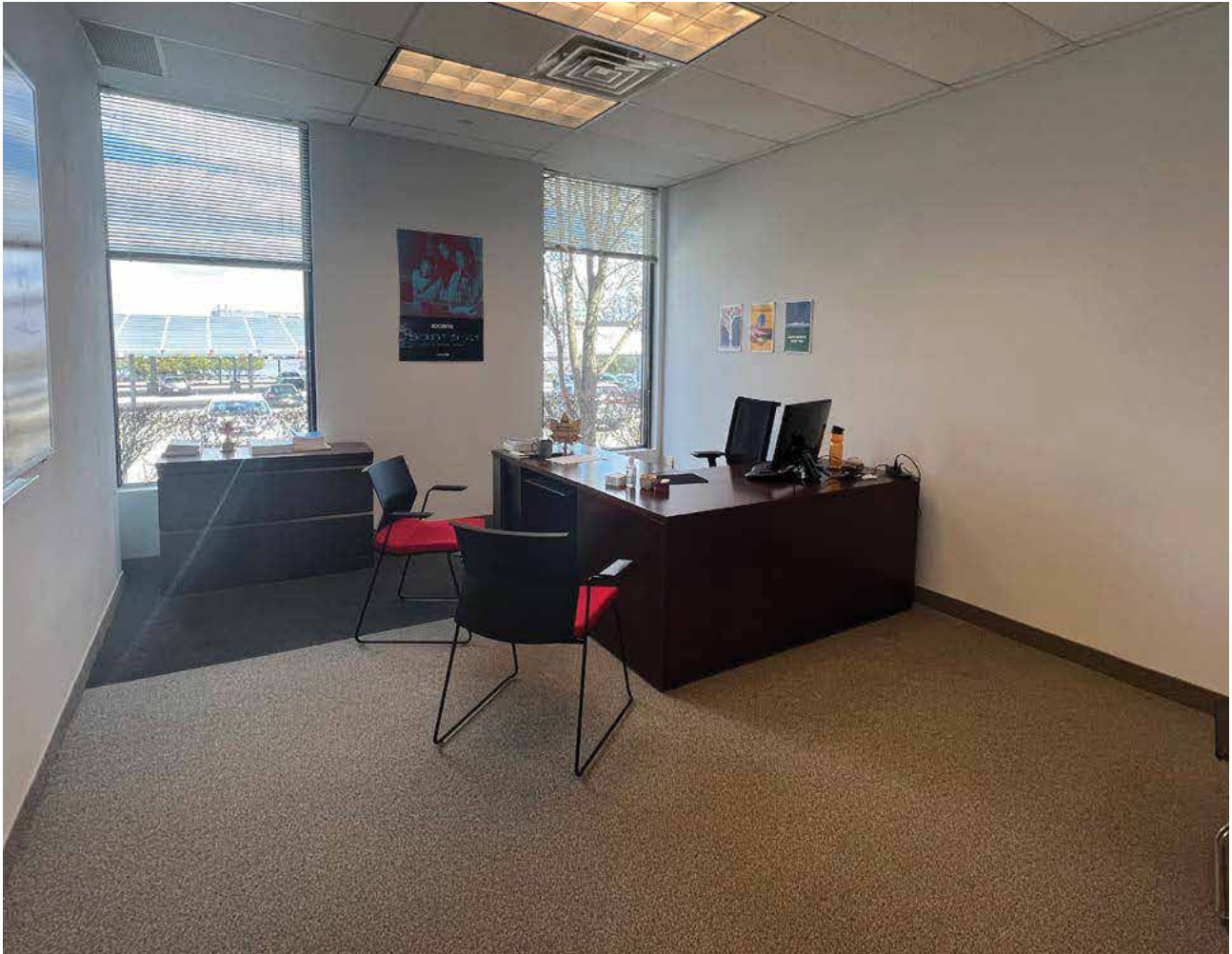


26 COLUMBIA TURNPIKE

- Total size: **59,000 SF**
- Stories: **3**
- Year built: **1978**
- Parking ratio: **4.0/1000 SF**



FLOOR 1
SUITE 106 | +/- 3880 SF



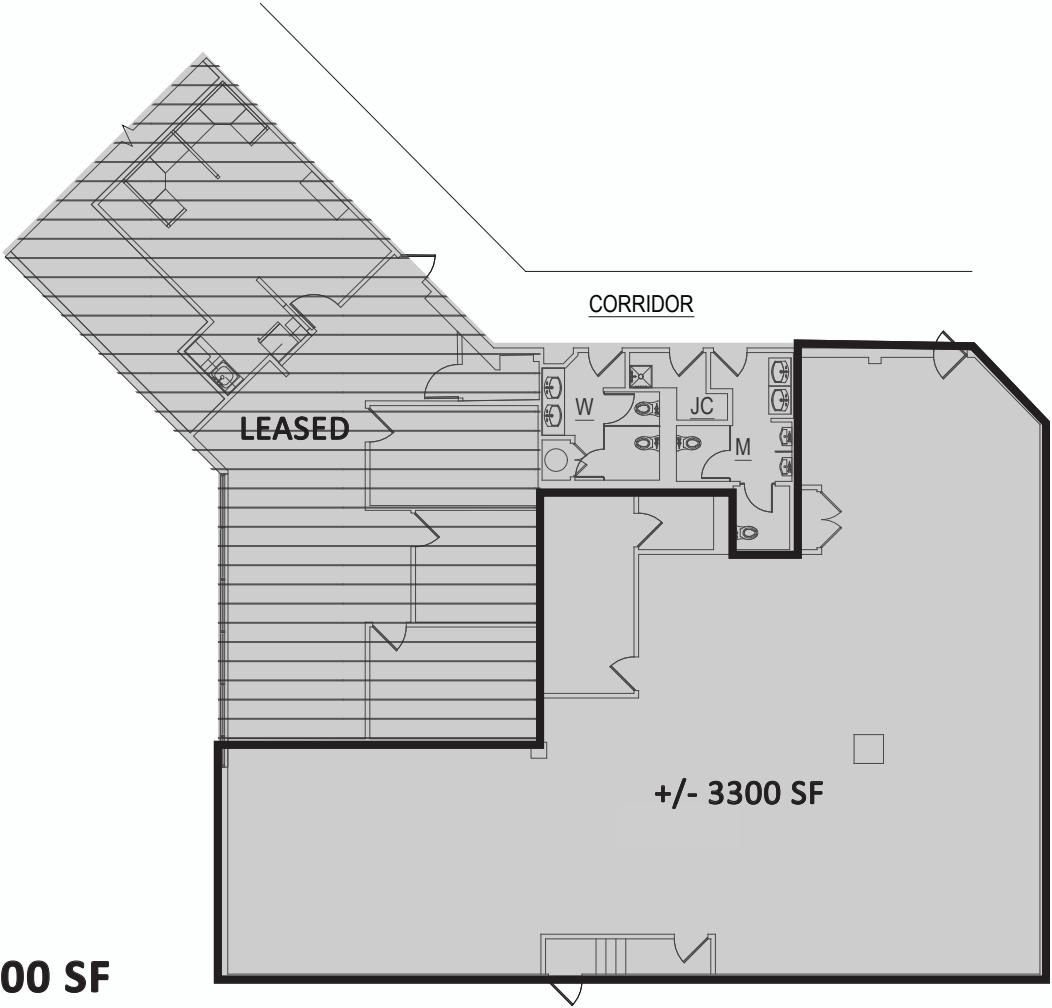
26 Columbia Tpke:
Suite 106



26 Columbia Turnpike
Lobby

30 COLUMBIA TURNPIKE

FLOOR 1
SUITE 103 | +/- 3300 SF



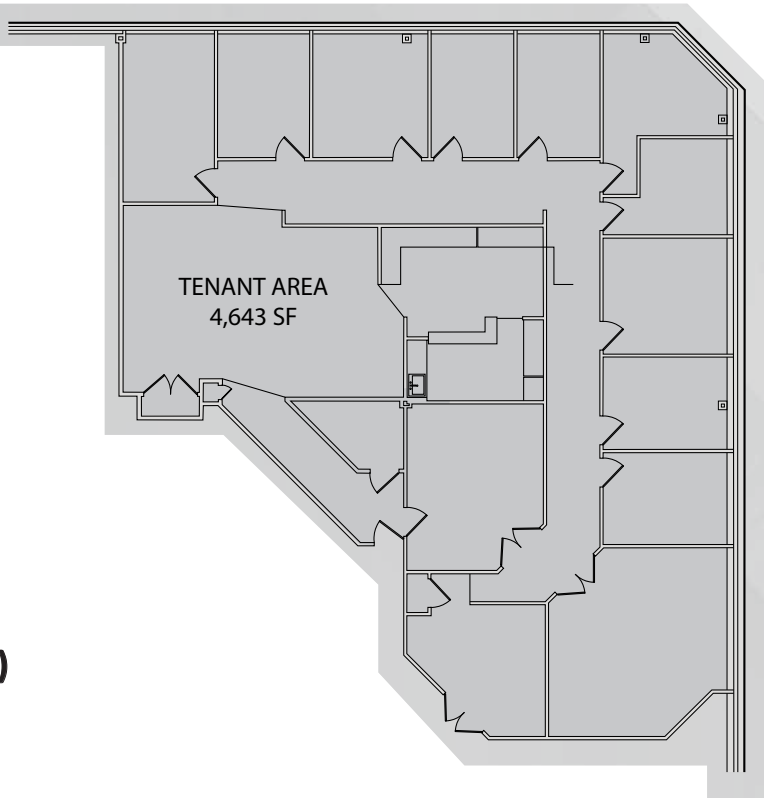
30 Columbia Turnpike
Entryway/Lobby

30 COLUMBIA TURNPIKE

- Total size: **57,400 SF**
- Stories: **3**
- Year built: **1983**
- Parking ratio: **4.0/1000 SF**



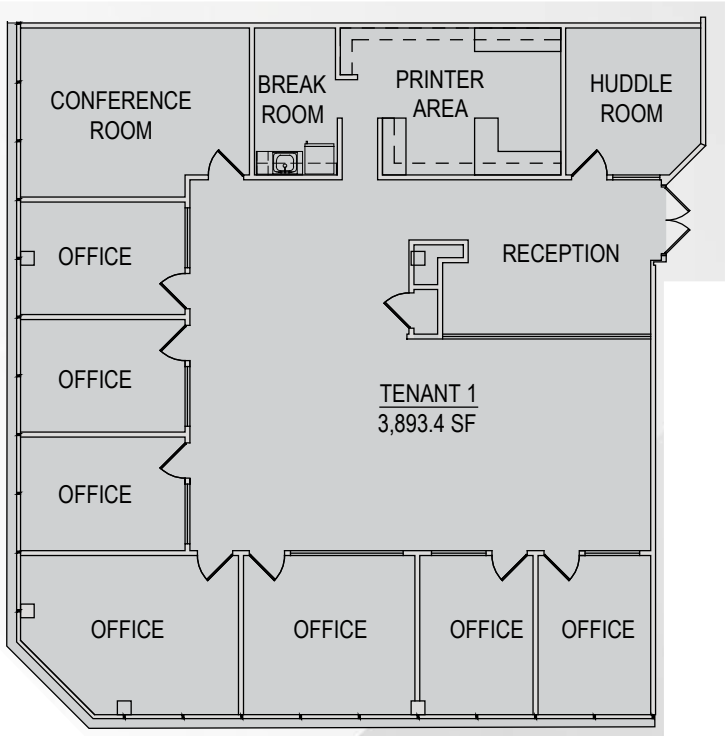
30 Columbia Turnpike
Suite 205



FLOOR 2
SUITE 205 | +/- 4600 SF
(CAN BE COMBINED UPON REQUEST)



30 Columbia Turnpike
Suite 202



FLOOR 2
SUITE 202 | +/- 3800 SF



30 Columbia Turnpike

26 Columbia Turnpike

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