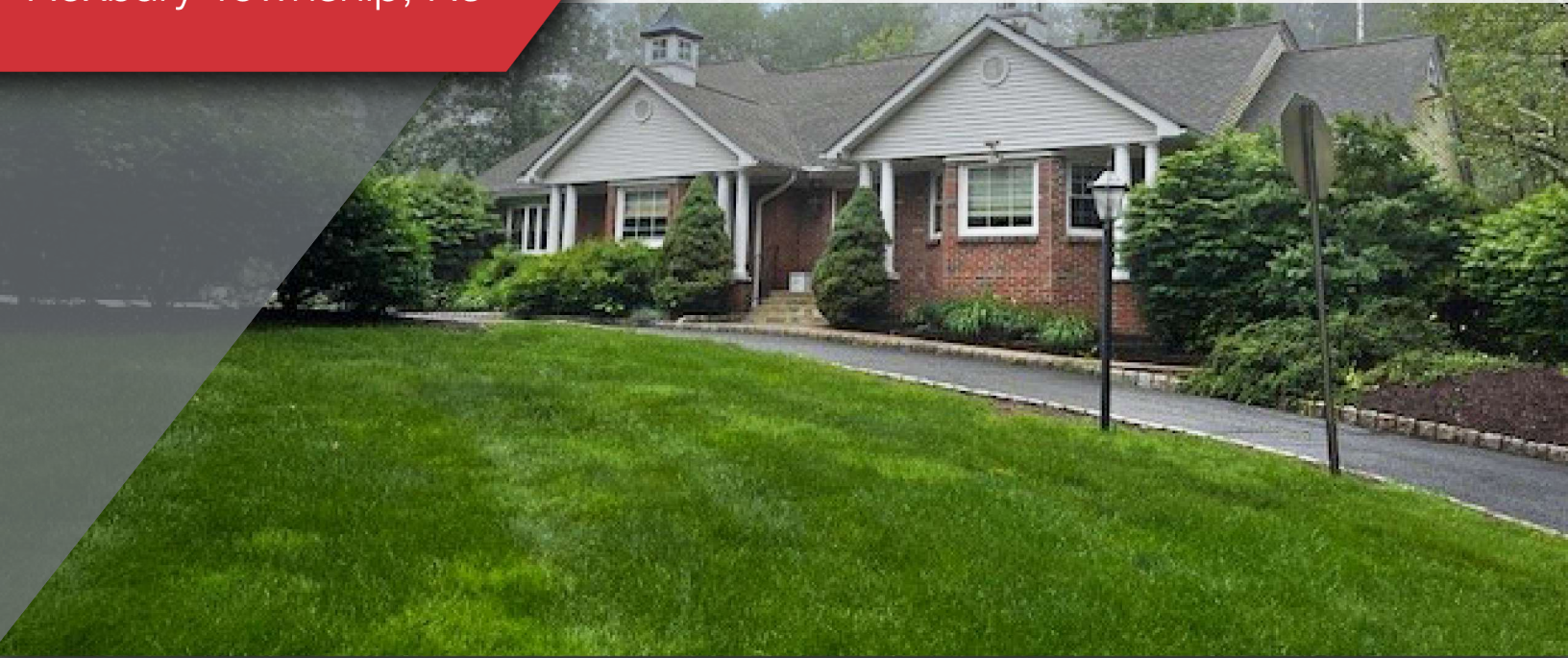


**185**  
**Route 206**  
Roxbury Township, NJ

**±3,700 SF**  
**PROFESSIONAL OFFICE**  
**DIVISIBLE**



## Property Features

- ±3,700 SF available office is divisible
- ±1,500 SF 1st floor and ±2,200 SF 2nd floor
- Professional 8,500 SF office building
- High-visibility location on heavily traveled Route 206
- Renovated in 2004 – excellent condition
- 37-car parking lot; paved
- 6-zone heating and air conditioning
- Situated on 1.32 acres
- Just minutes to Route 80 and major thoroughfares
- Minutes to ITC Crossing South Mall and other retailers

## FOR MORE INFORMATION

**Joseph Vindigni | Vice President**

P: 973.463.1011 x169 | [jvindigni@naihanson.com](mailto:jvindigni@naihanson.com)



FOLLOW US: [f](#) [@](#) [X](#) [in](#) [v](#) | Offices: Teterboro | Parsippany | Allentown • [naihanson.com](http://naihanson.com) | [naisummit.com](http://naisummit.com) • Member of NAI Global with 325+ Offices Worldwide

### SERVICES OFFERED

Brokerage • Property Management • Corporate Services • Financing • Tenant Representation • Cold Storage • Investment Services

THE INFORMATION CONTAINED HEREIN HAS BEEN OBTAINED FROM SOURCES CONSIDERED TO BE RELIABLE, BUT NO GUARANTEE OF ITS ACCURACY IS MADE BY NAI JAMES E. HANSON



# 185 Route 206

Roxbury Township, NJ

## LOCATION OVERVIEW



### Property Description

An outstanding opportunity to lease  $\pm 3,700$  SF of divisible office space within a well-maintained, 8,500 SF professional office building in the heart of Roxbury Township. Offering  $\pm 1,500$  SF on the first floor and  $\pm 2,200$  SF on the second, this flexible layout is ideal for medical, professional, or service-based users. The property boasts excellent visibility along Route 206, ample on-site parking, and modern features including 6-zone heating and cooling. Situated on 1.32 acres with convenient access to Route 80 and surrounding communities.

### Location Description

Located along busy Route 206 in Roxbury Township, this professional office building offers outstanding visibility and easy access for clients and employees alike. Surrounded by a mix of established businesses, retailers, and residential neighborhoods, the property is just minutes from Route 80 and major local roadways, making commuting a breeze serving as a prominent and accessible location in Morris County.

### Offering Summary

#### Demographics

	1 Mile	3 Miles	5 Miles
Total Households	778	15,103	30,394
Total Population	2,430	38,856	79,375
Average HH Income	\$189,587	\$159,521	\$159,592

	1 Mile	3 Miles	5 Miles
Total Households	778	15,103	30,394
Total Population	2,430	38,856	79,375
Average HH Income	\$189,587	\$159,521	\$159,592

Number of Units:	2
Available SF:	1,500 - 3,700 SF
Building Size:	8,500 SF



# 185 Route 206

Roxbury Township, NJ

## PROPERTY PHOTOS





# 185 Route 206

Roxbury Township, NJ

## PROPERTY PHOTOS





# 185 Route 206

Roxbury Township, NJ

## PROPERTY PHOTOS





# 185 Route 206

Roxbury Township, NJ

## AERIAL MAPS

ITC CROSSING  
SOUTH MALL

185 US-206  
Roxbury, NJ

### ITC Crossing South Mall

