

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

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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.

Demographics 1 Mile 3 Miles 5 Miles

	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

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

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

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PROPERTY PHOTOS



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AERIAL MAPS

