



## 99 Morris Ave

99 Morris Ave, Springfield, NJ 07081



**Louis Hribik**

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## 99 Morris Ave

\$23.00 - \$27.00 /SF/YR

99 Morris Avenue is a premier three-story, elevator-served office building in the heart of Springfield, New Jersey, offering flexible space for businesses of every size. With 8 available suites ranging from approximately 98 to 4,348 square feet, the property can accommodate everything from single-office users to full corporate operations. The 21,000 SF building sits on a 0.62-acre lot with 24-hour access, ample on-site parking, and O (Office) zoning. Conveniently located near Routes 287, 78, and 80, NJ Transit rail, and Newark Liberty International Airport, it provides excellent...

- Three-Story, Elevator-Served Professional Office Building.
- Approximately 21,000 SF on a 0.62-Acre Lot.
- 24-Hour Secure Access.
- Approximately 42 On-Site Parking Spaces.
- Prime Springfield Location Near Routes 287, 78 & 80.
- Close to NJ Transit Rail (Millburn, Short Hills, Westfield) with easy access to Newark Liberty International Airport.



Rental Rate:	\$23.00 - \$27.00 /SF/YR
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Property Type:	Office
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Building Class:	C
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Rentable Building Area:	20,480 SF
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Year Built:	1970
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Walk Score ®:	73 (Very Walkable)
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Rental Rate Mo:	\$1.92 /SF/MO
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### 1st Floor Ste 102

1

Space Available	536 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

8 Available Office Suites (Approx. 98–4,348 SF)

### 1st Floor Ste 104

2

Space Available	564 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Flexible Layouts – From Single Offices to Full Corporate Suites

### 2nd Floor Ste 201

3

Space Available	106 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Flexible Layouts – From Single Offices to Full Corporate Suites

### 2nd Floor Ste 204

4

Space Available	4,348 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Flexible Layouts – From Single Offices to Full Corporate Suites

### 2nd Floor Ste 205

5

Space Available	98 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Flexible Layouts – From Single Offices to Full Corporate Suites

### 3rd Floor Ste 301

6

Space Available	2,851 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Flexible Layouts – From Single Offices to Full Corporate Suites

### 3rd Floor Ste 304

7

Space Available	781 SF
Rental Rate	\$27.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Flexible Layouts – From Single Offices to Full Corporate Suites

### 3rd Floor Ste 307

8

Space Available	616 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Flexible Layouts – From Single Offices to Full Corporate Suites

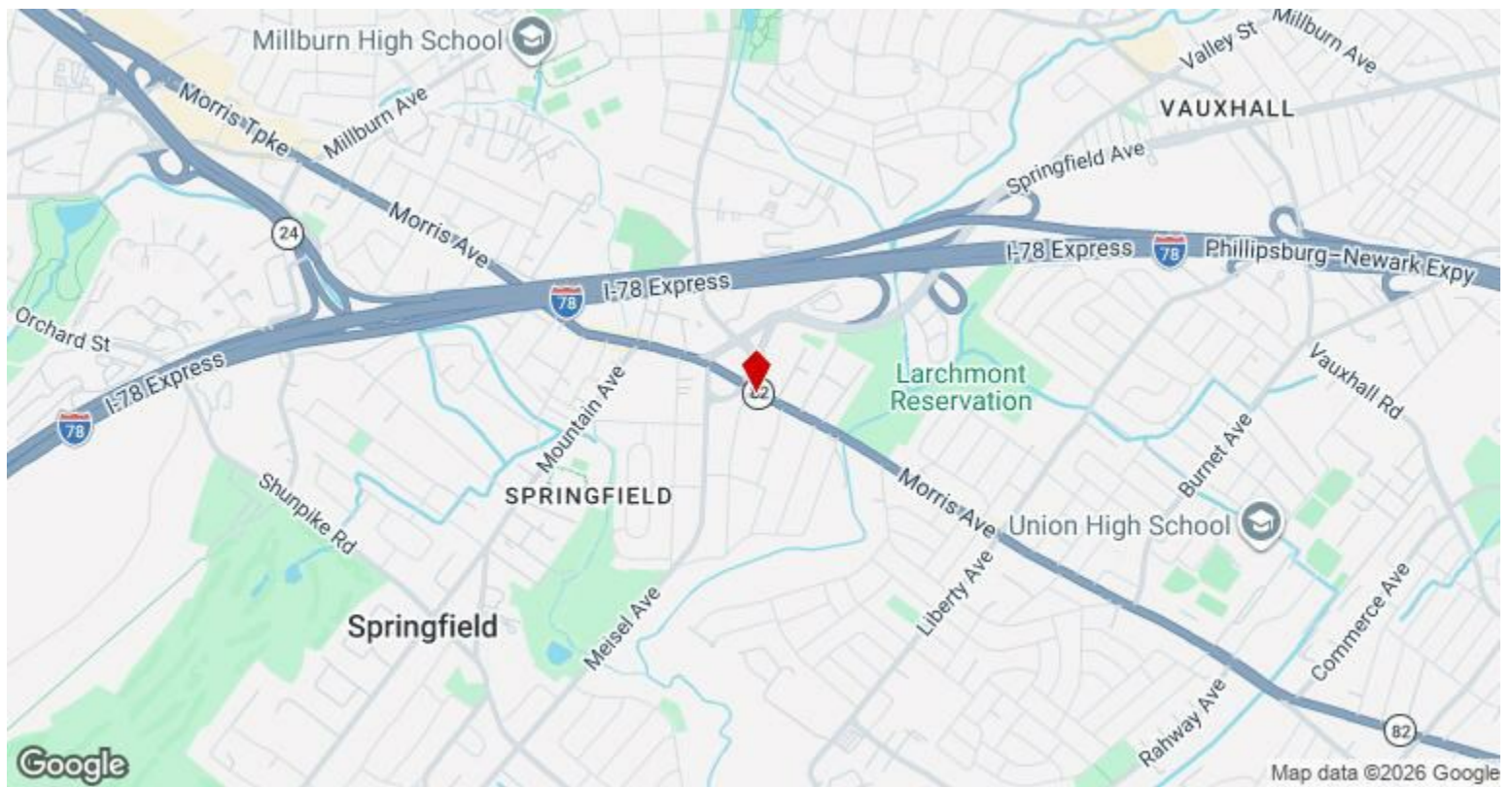
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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Anthony J. Fonseca Agency, LLC	-	
Doades Ronald & Company	-	
Don Coffey Company	-	
Fifi Teeth Whitening	-	
Gregory S Roth & Associates Inc	-	
JZN Engineering	-	
Lewis Trading Corp.	-	
Mega-Aides Home Health Care Agency Inc.	-	April 2012
Philip J Ciriello & Co	-	
Speed Financial Services Inc.	-	





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## Property Photos

**99 MORRIS AVE.  
SPRINGFIELD, NJ  
OFFICES  
FOR LEASE**

**98 SF - 4,348 SF  
OFFICES  
AVAILABLE**

- SINGLE PRIVATE OFFICES
- FULL 18 ROOM CORPORATE SUITE
- MUTLI ROOM OFFICES
- MULTIPLE SUITES TO PICK FROM
- 3 FLOORS
- ELEVATOR
- PRIVATE PARKING





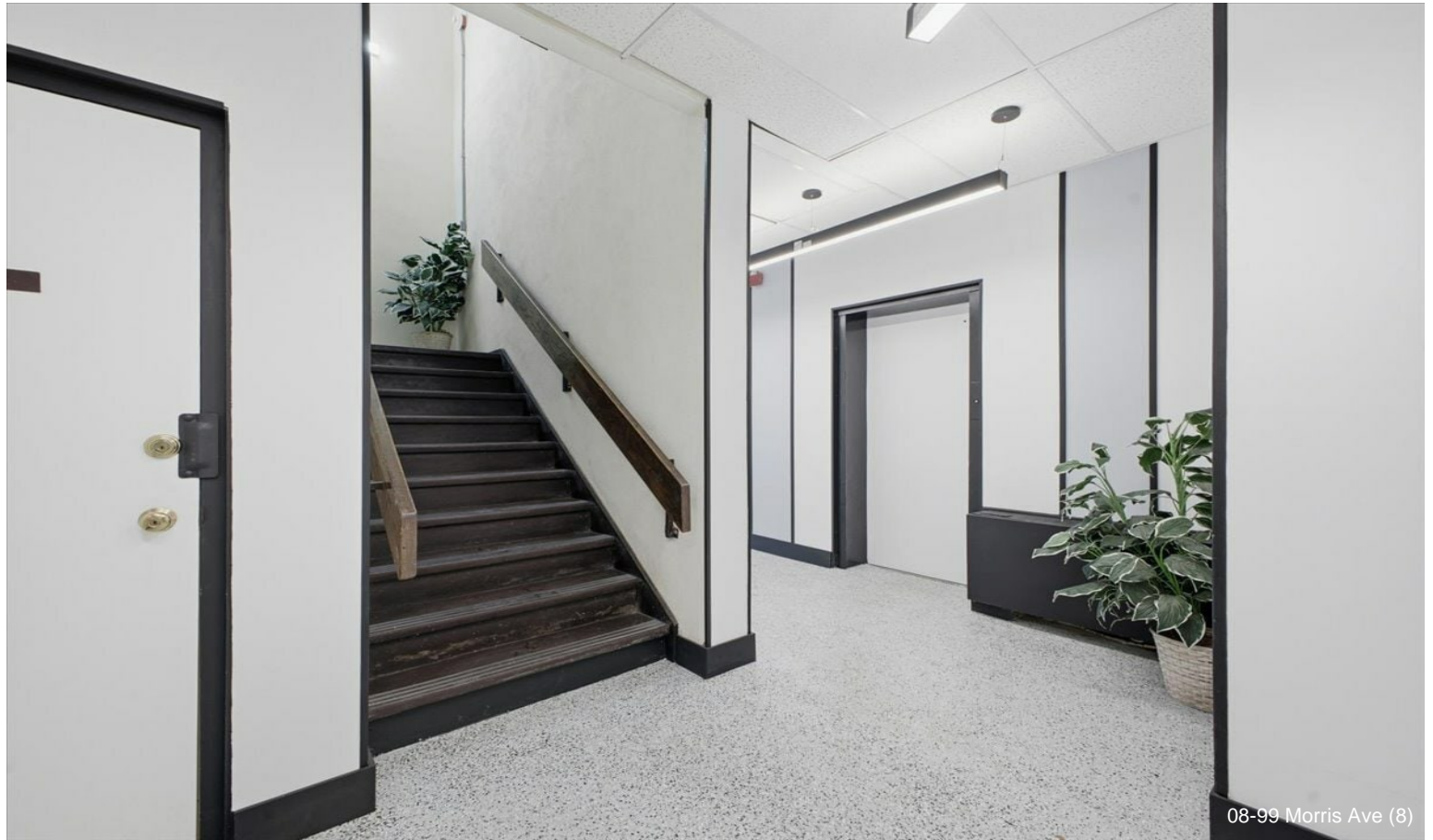
[WWW.LISTINGSWITHLOU.COM](http://WWW.LISTINGSWITHLOU.COM)

jpeg flyer





## Property Photos



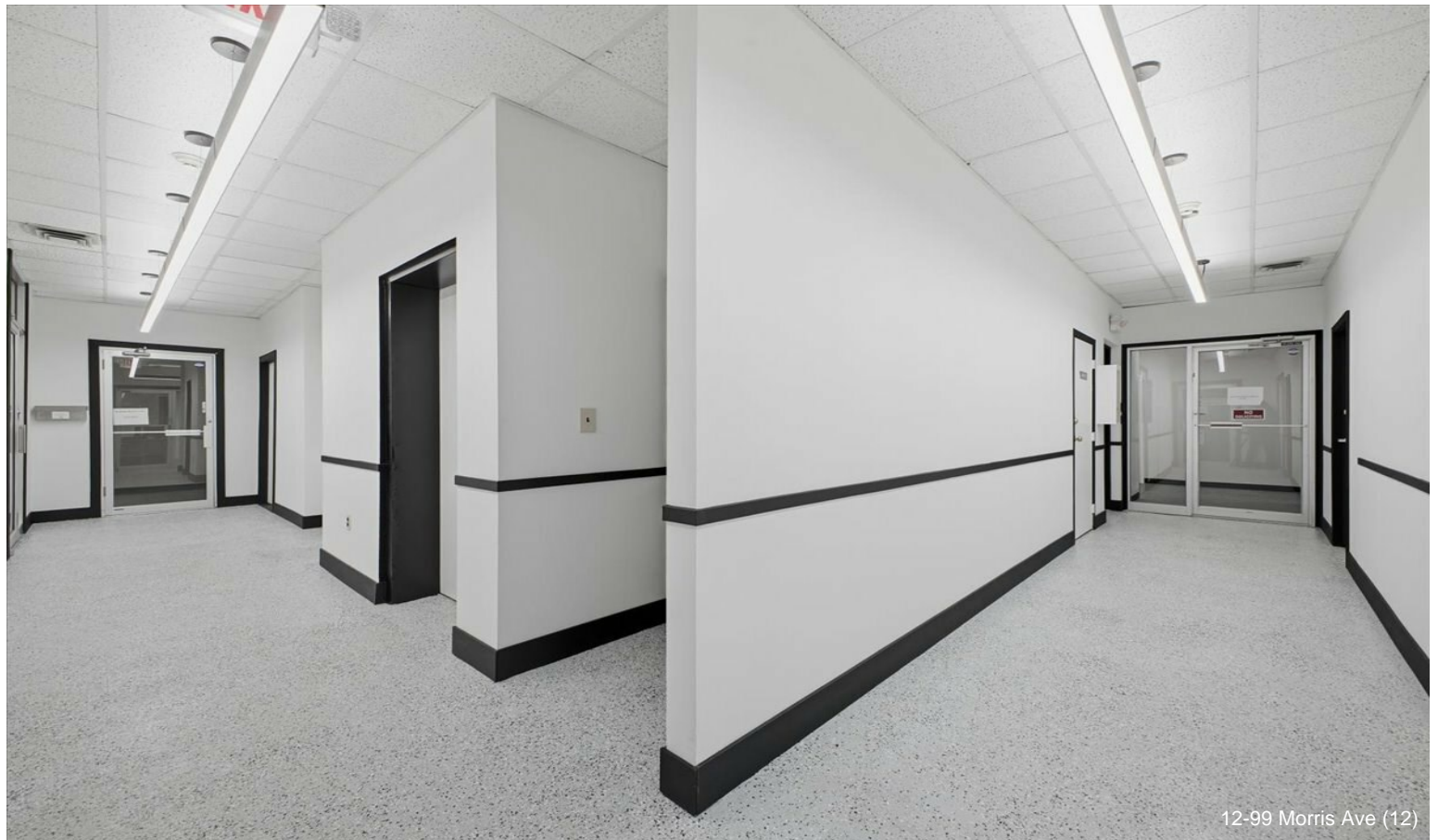
08-99 Morris Ave (8)



09-99 Morris Ave (9)



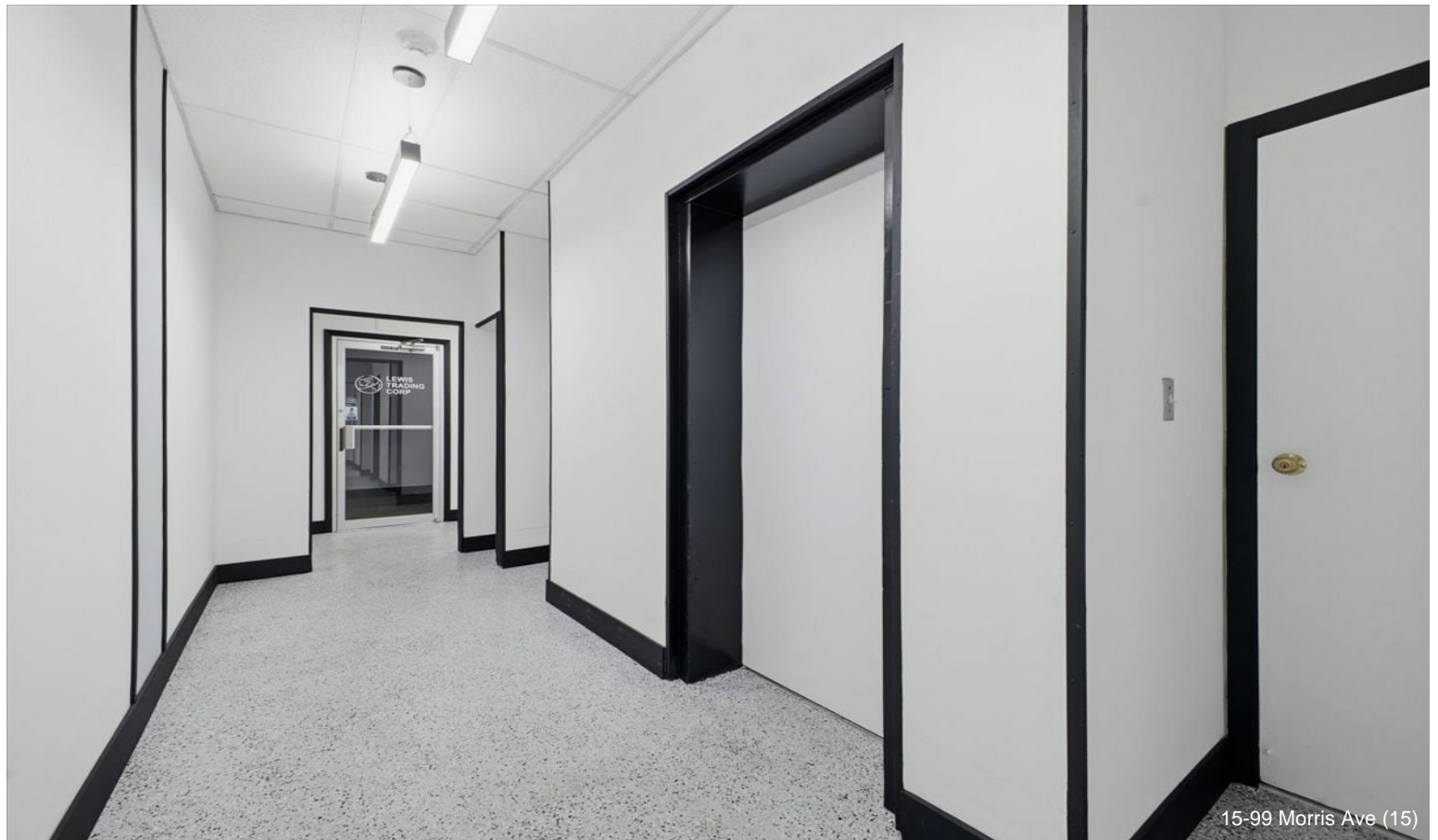
## Property Photos



## Property Photos



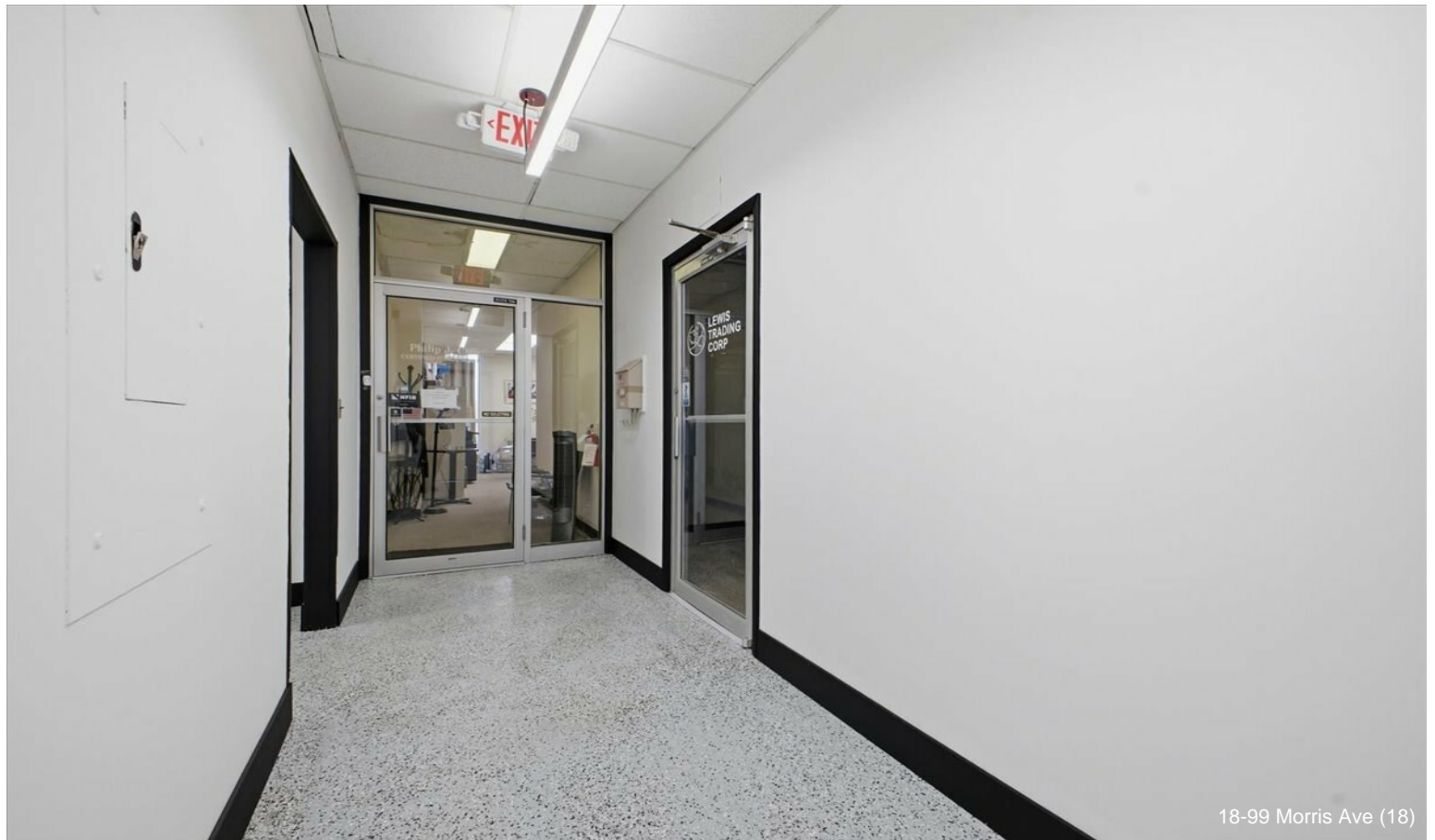
14-99 Morris Ave (14)



15-99 Morris Ave (15)



## Property Photos





## Property Photos

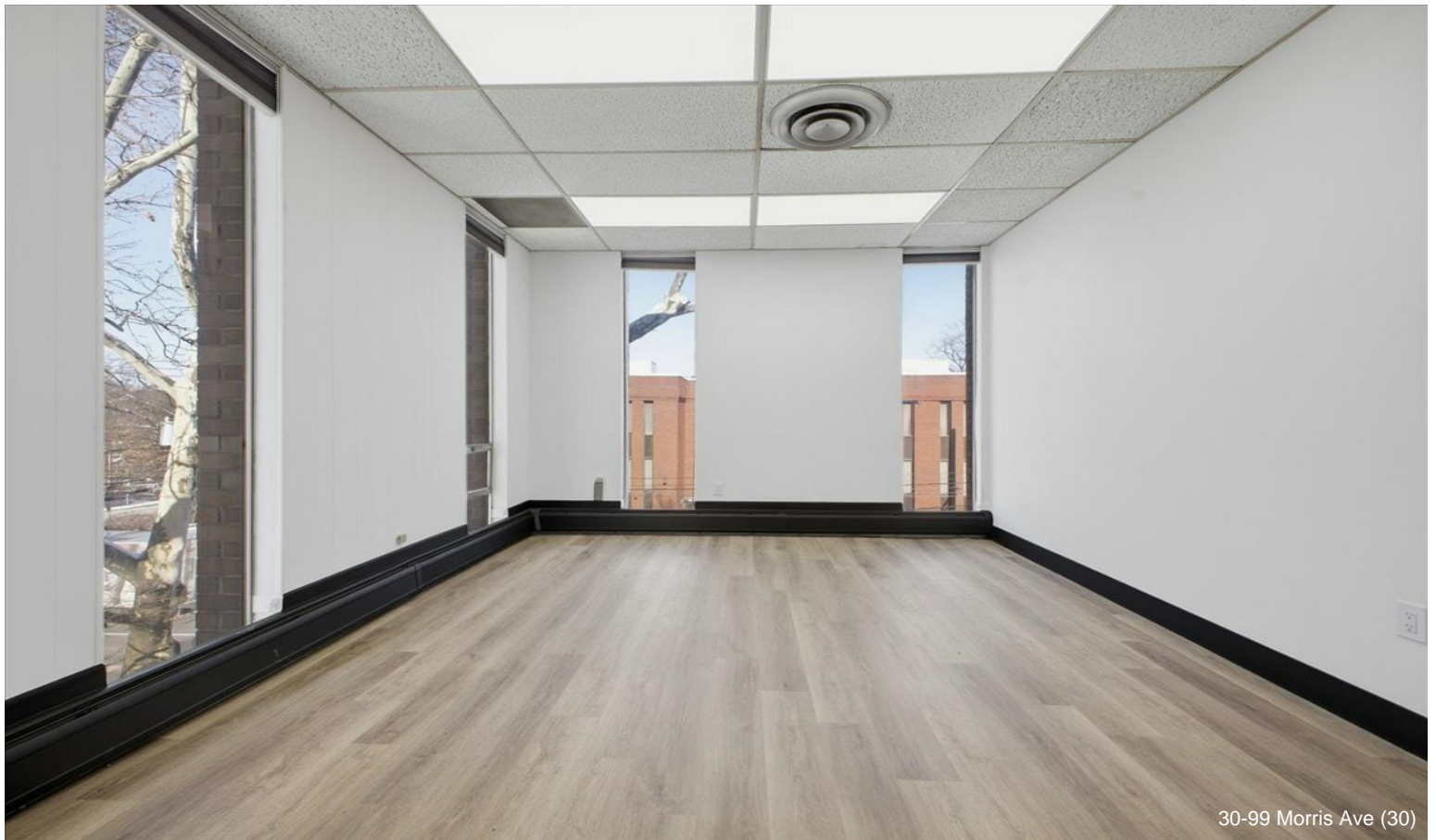


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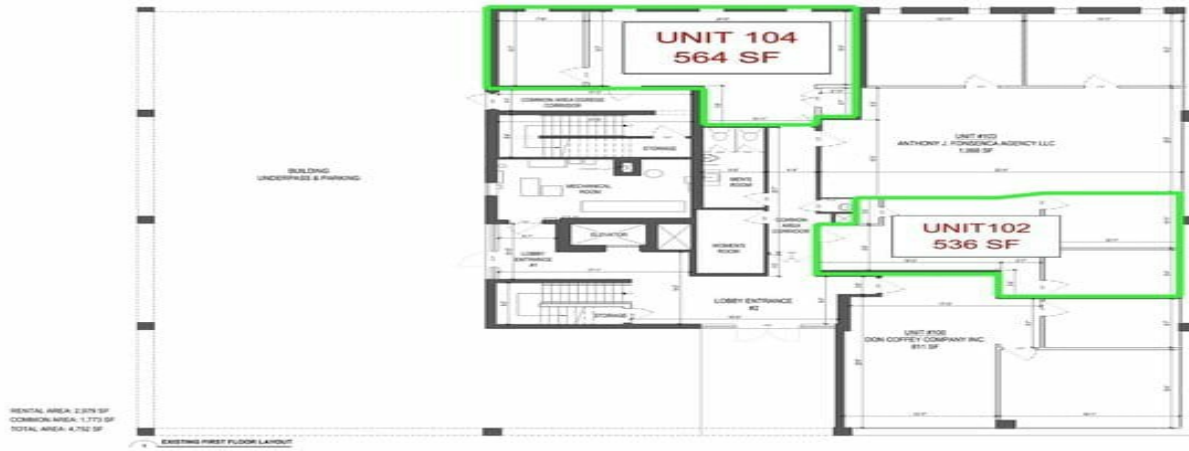


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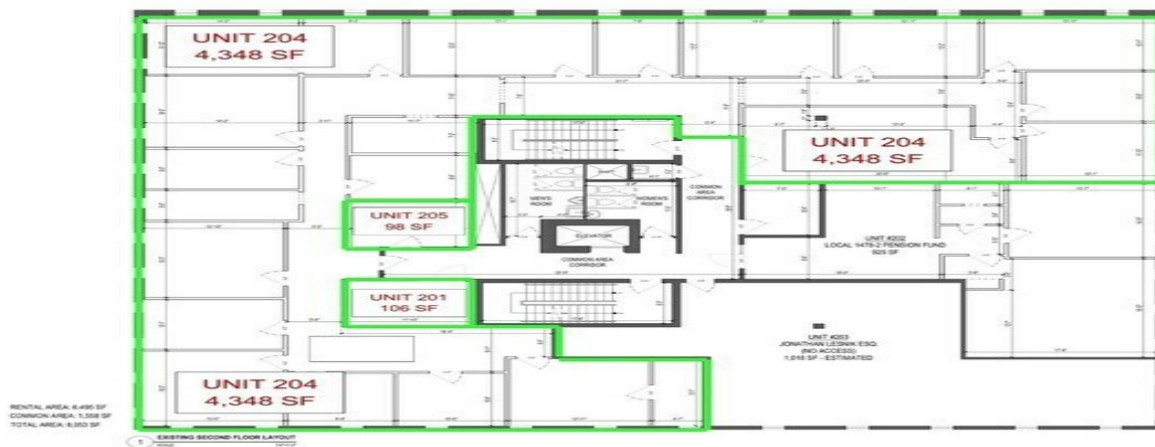




# Property Photos

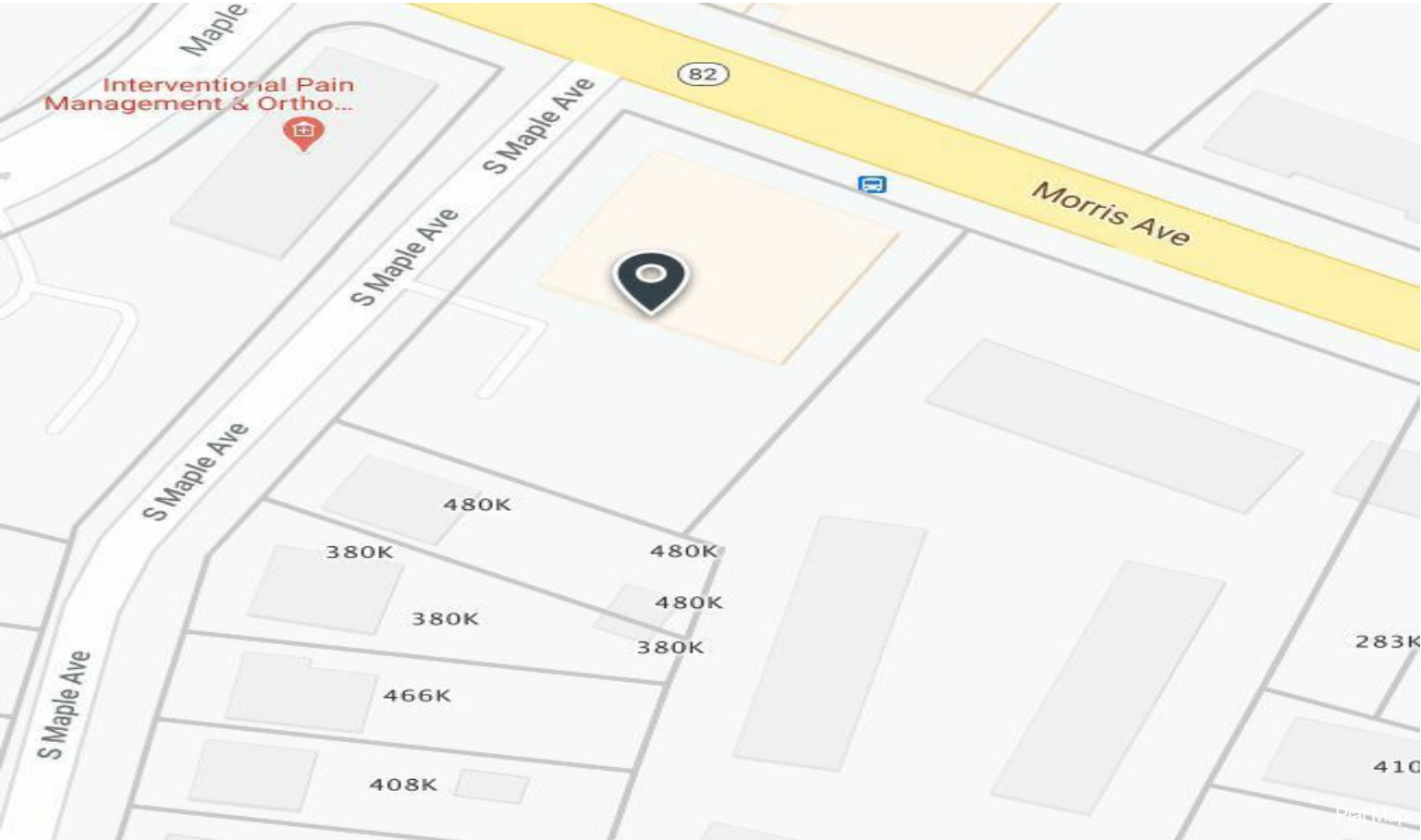


<b>EXISTING FIRST FLOOR LAYOUT</b>		
NO.	REV.	DESCRIPTION
1	1/1/2021	AS BUILT
<b>59 MORRIS AVE. SPRINGFIELD, N.J.</b>		
<b>EXISTING FIRST FLOOR LAYOUT</b>		
<b>EX-101</b>		
2 OF 3		



<b>EXISTING SECOND FLOOR LAYOUT</b>		
NO.	REV.	DESCRIPTION
1	1/1/2021	AS BUILT
<b>59 MORRIS AVE. SPRINGFIELD, N.J.</b>		
<b>EXISTING SECOND FLOOR LAYOUT</b>		
<b>EX-102</b>		
2 OF 3		

Property Photos



# Property Photos

