



99 Morris Ave

99 Morris Ave, Springfield, NJ 07081



Louis Hribik

Coldwell Banker Residential Brokerage
186 Center St, Suite 150, Clinton Township, NJ 08809
louis.hribik@cbrealty.com
(908) 635-2518



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
Property Type:	Office
Building Class:	C
Rentable Building Area:	20,480 SF
Year Built:	1970
Walk Score ®:	73 (Very Walkable)
Rental Rate Mo:	\$1.92 /SF/MO

1st Floor Ste 102

Space Available	536 SF	8 Available Office Suites (Approx. 98–4,348 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	

1st Floor Ste 104

Space Available	564 SF	Flexible Layouts – From Single Offices to Full Corporate Suites
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	

2nd Floor Ste 201

Space Available	106 SF	Flexible Layouts – From Single Offices to Full Corporate Suites
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	

2nd Floor Ste 204

Space Available	4,348 SF	Flexible Layouts – From Single Offices to Full Corporate Suites
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	

2nd Floor Ste 205

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

5

3rd Floor Ste 301

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

6

3rd Floor Ste 304

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

7

3rd Floor Ste 307

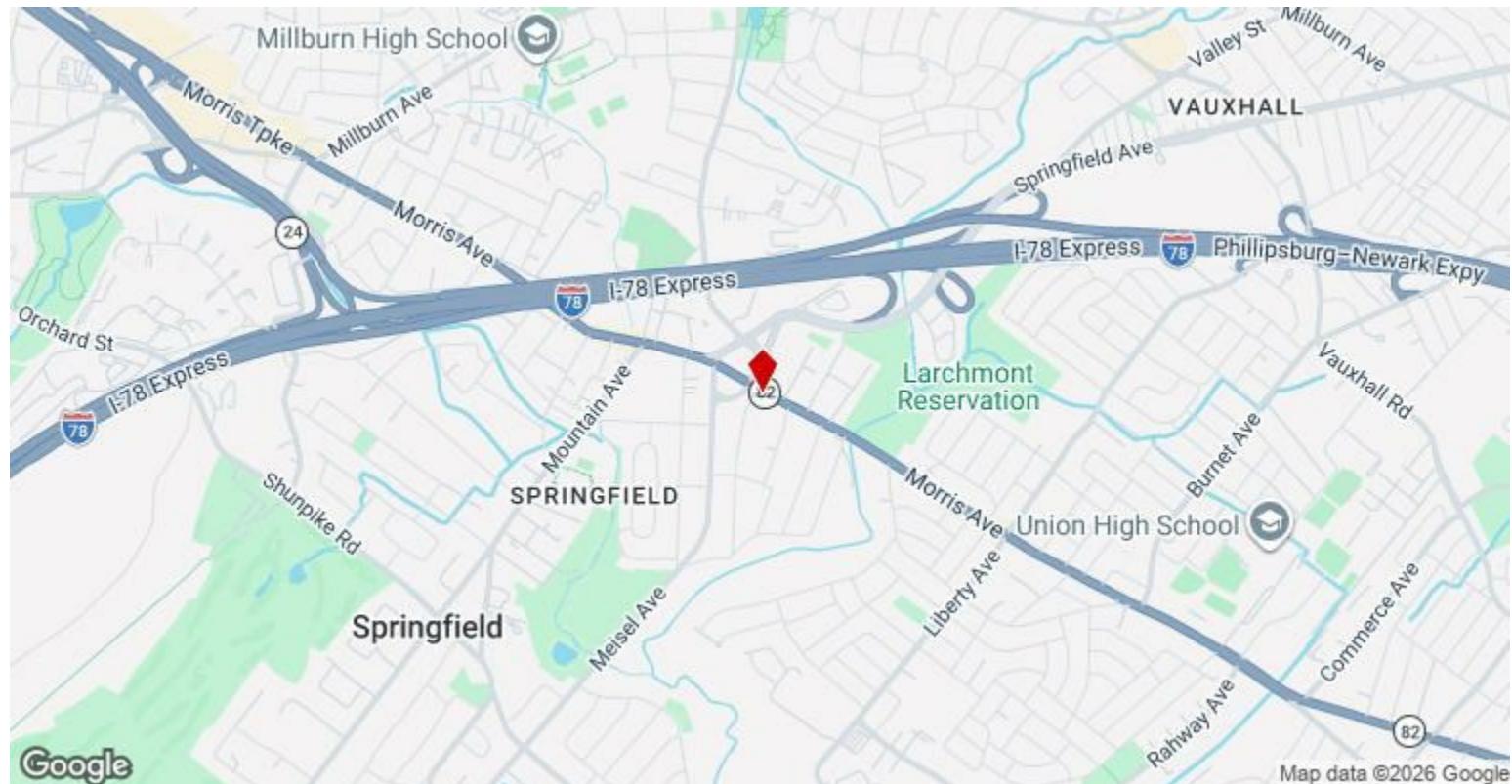
Space Available	616 SF
Rental Rate	\$23.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Flexible Layouts – From Single Offices to Full Corporate Suites

8

Major Tenant Information

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.	-	



99 Morris Ave, Springfield, NJ 07081

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 accessibility for employees and clients alike. Competitive lease rates with utilities included in CAM make this an outstanding value in the Springfield / Westfield market.

Property Photos



**99 MORRIS AVE.
SPRINGFIELD, NJ**

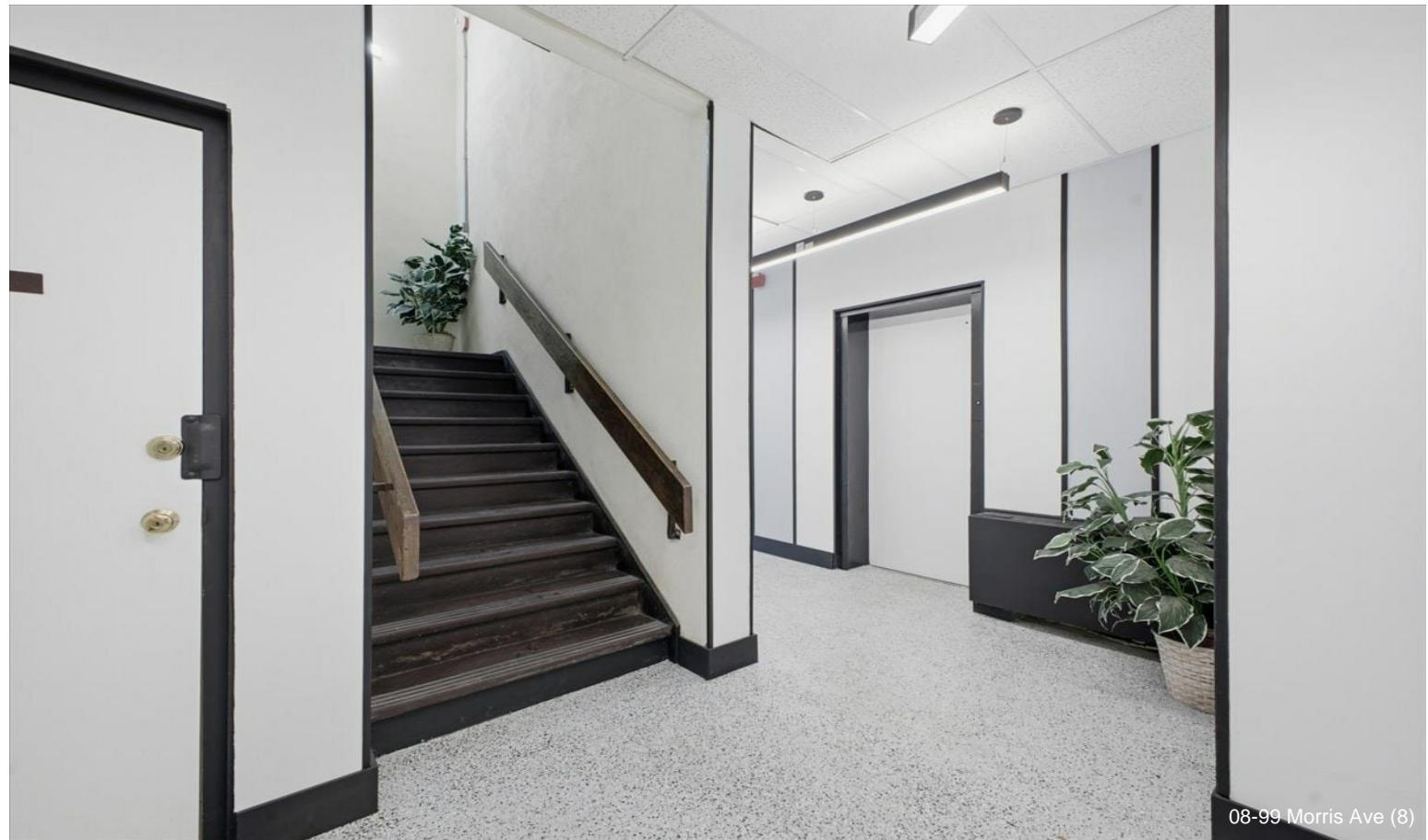
**OFFICES
FOR LEASE**

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

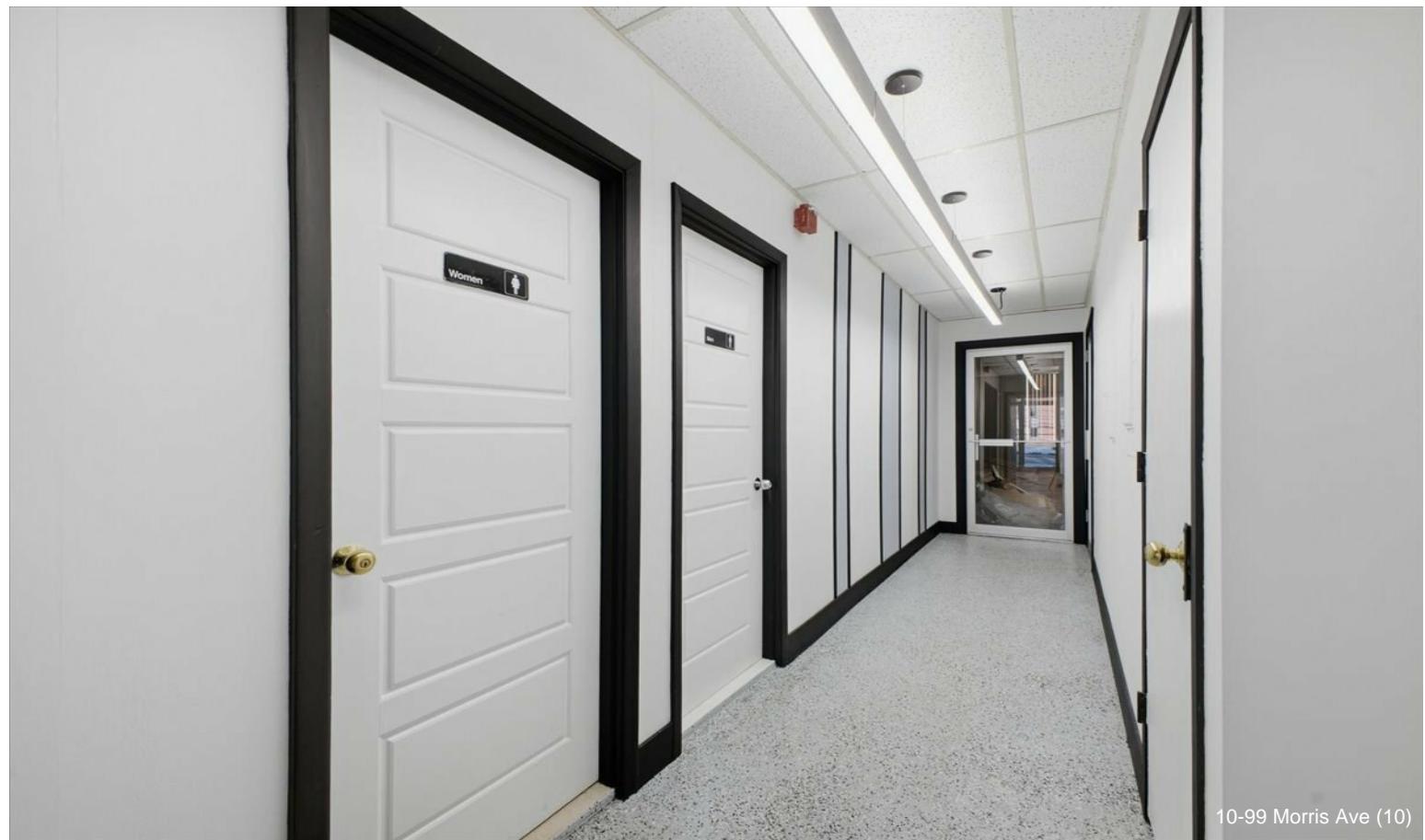
- SINGLE PRIVATE OFFICES
- FULL 18 ROOM CORPORATE SUITE
- MULTI ROOM OFFICES
- MULTIPLE SUITES TO PICK FROM
- 3 FLOORS
- ELEVATOR
- PRIVATE PARKING



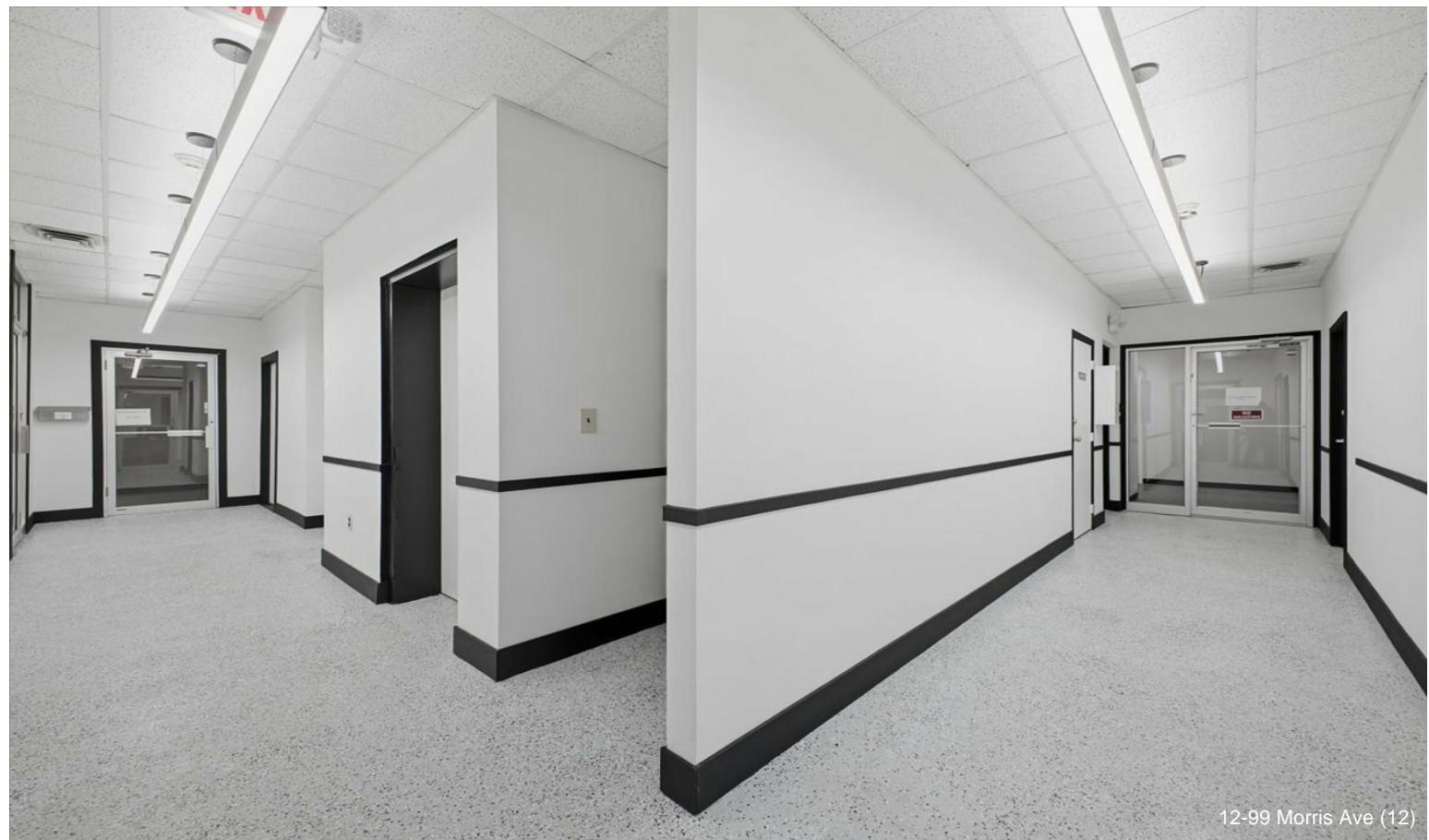
Property Photos



Property Photos

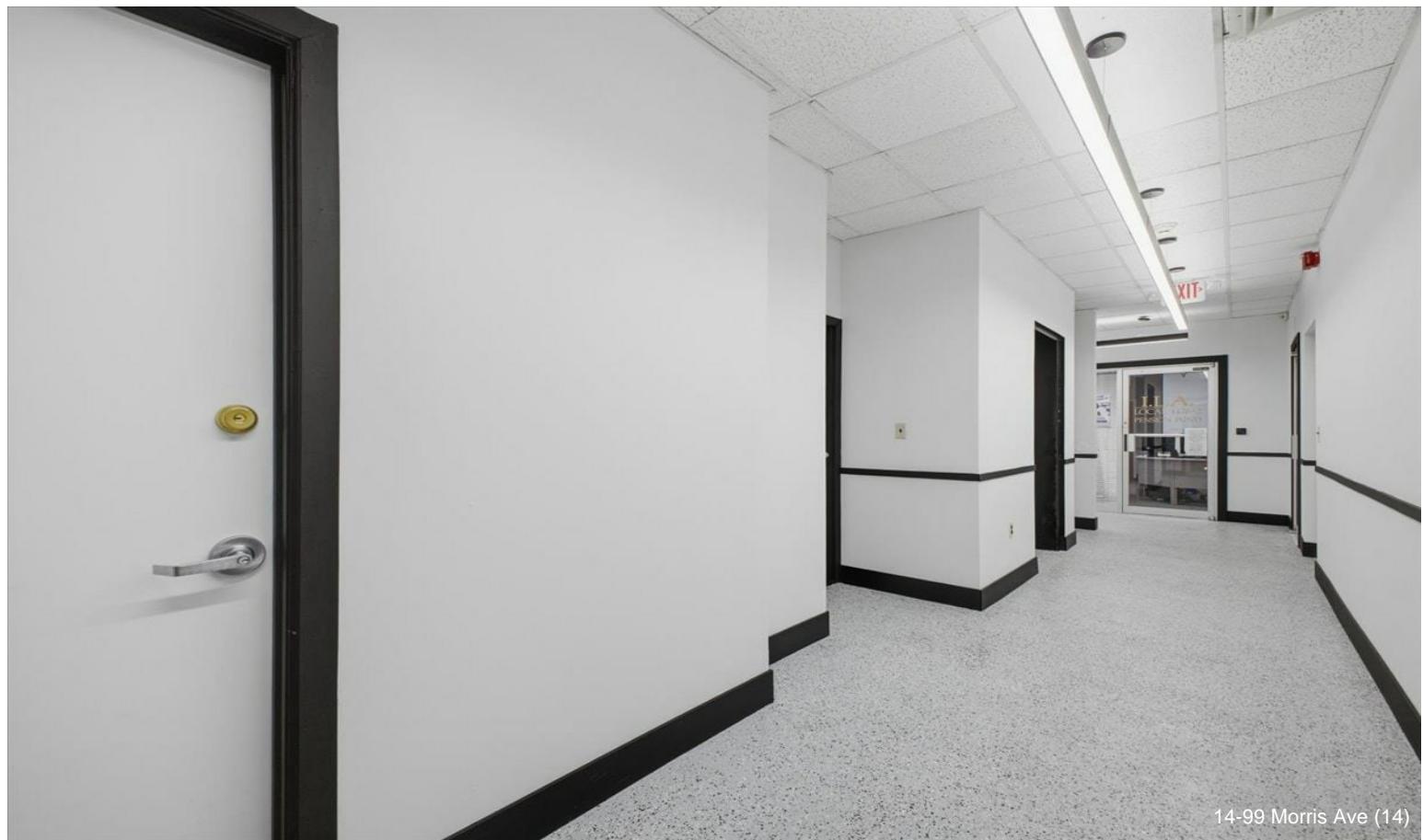


10-99 Morris Ave (10)

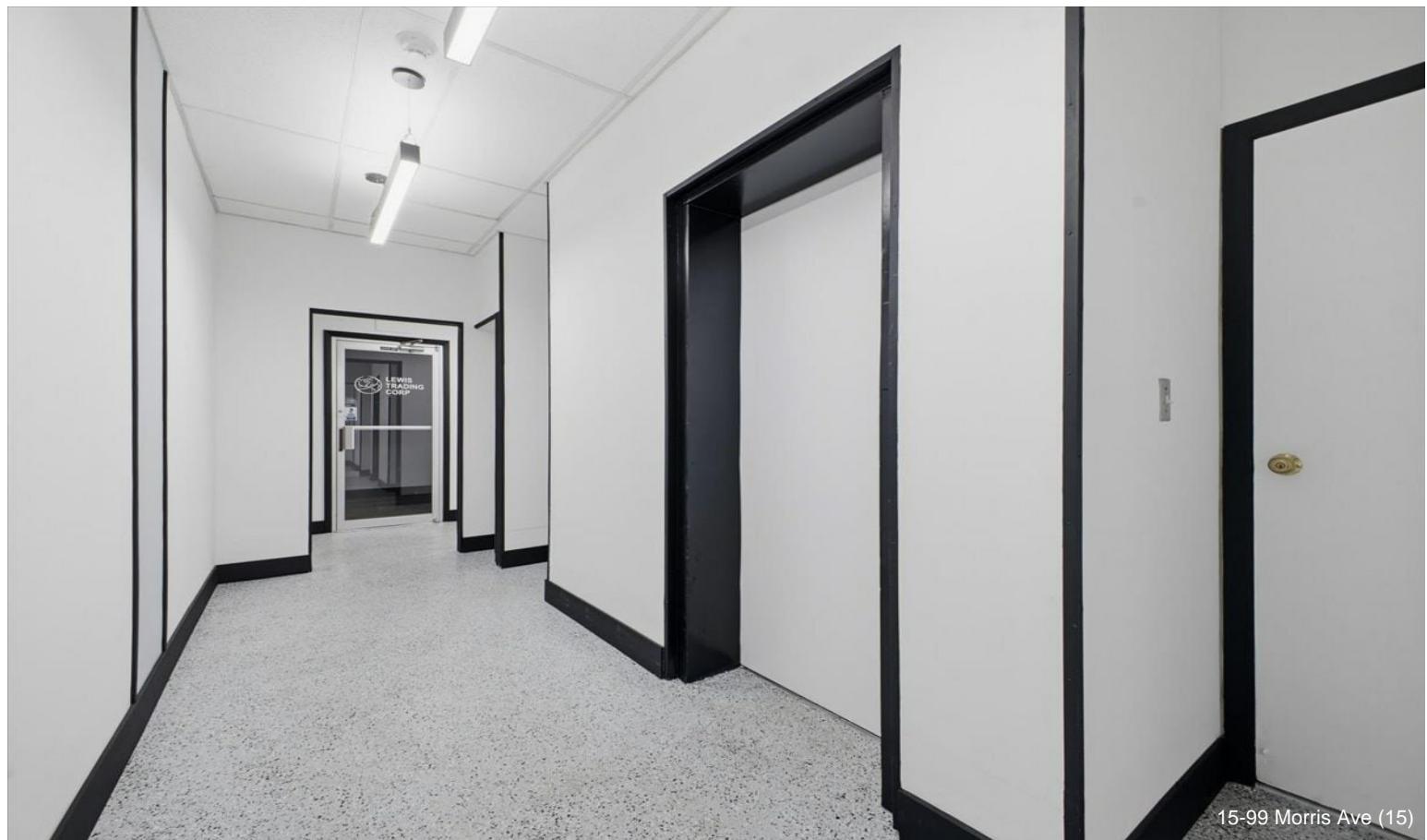


12-99 Morris Ave (12)

Property Photos

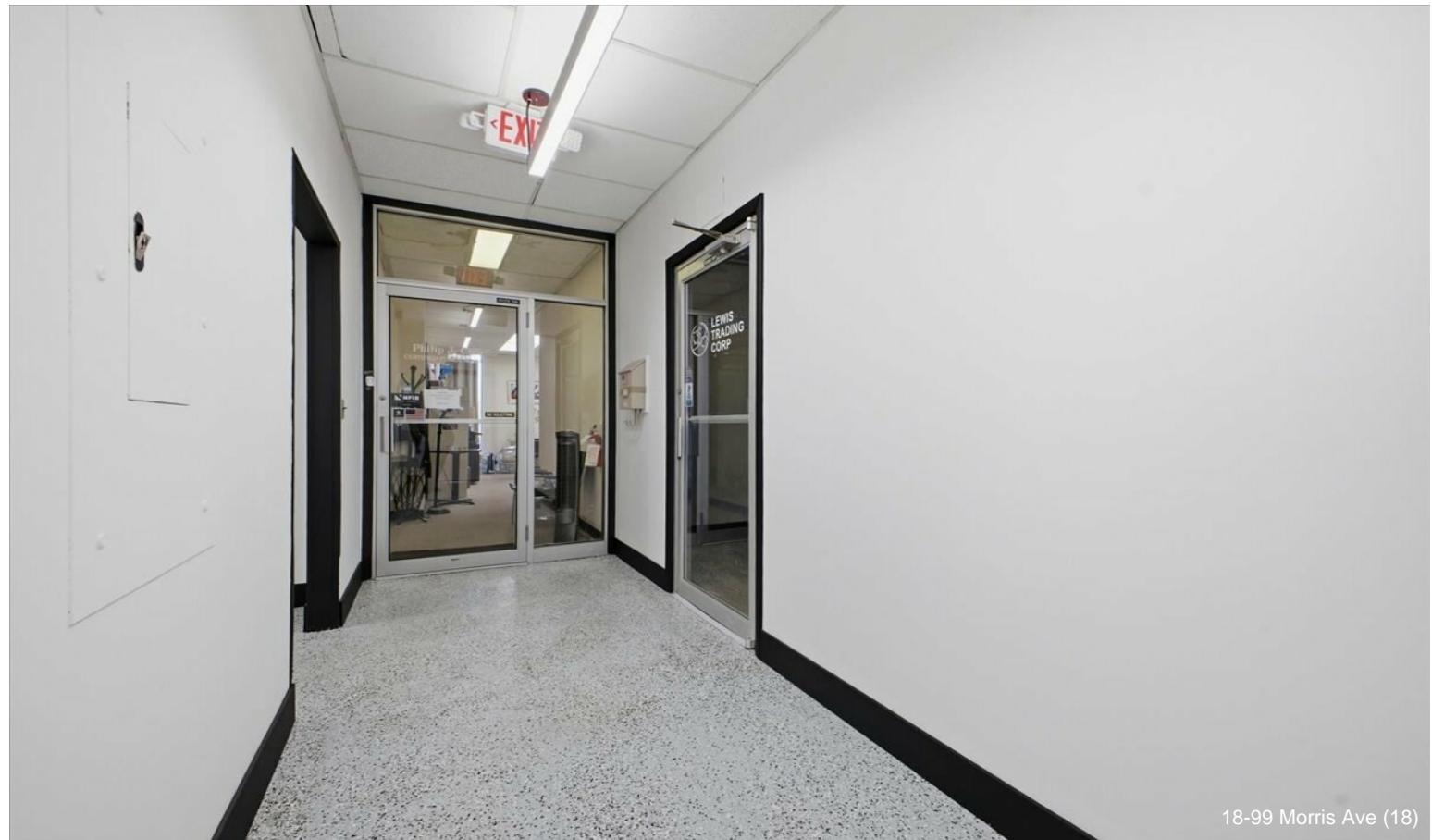


14-99 Morris Ave (14)

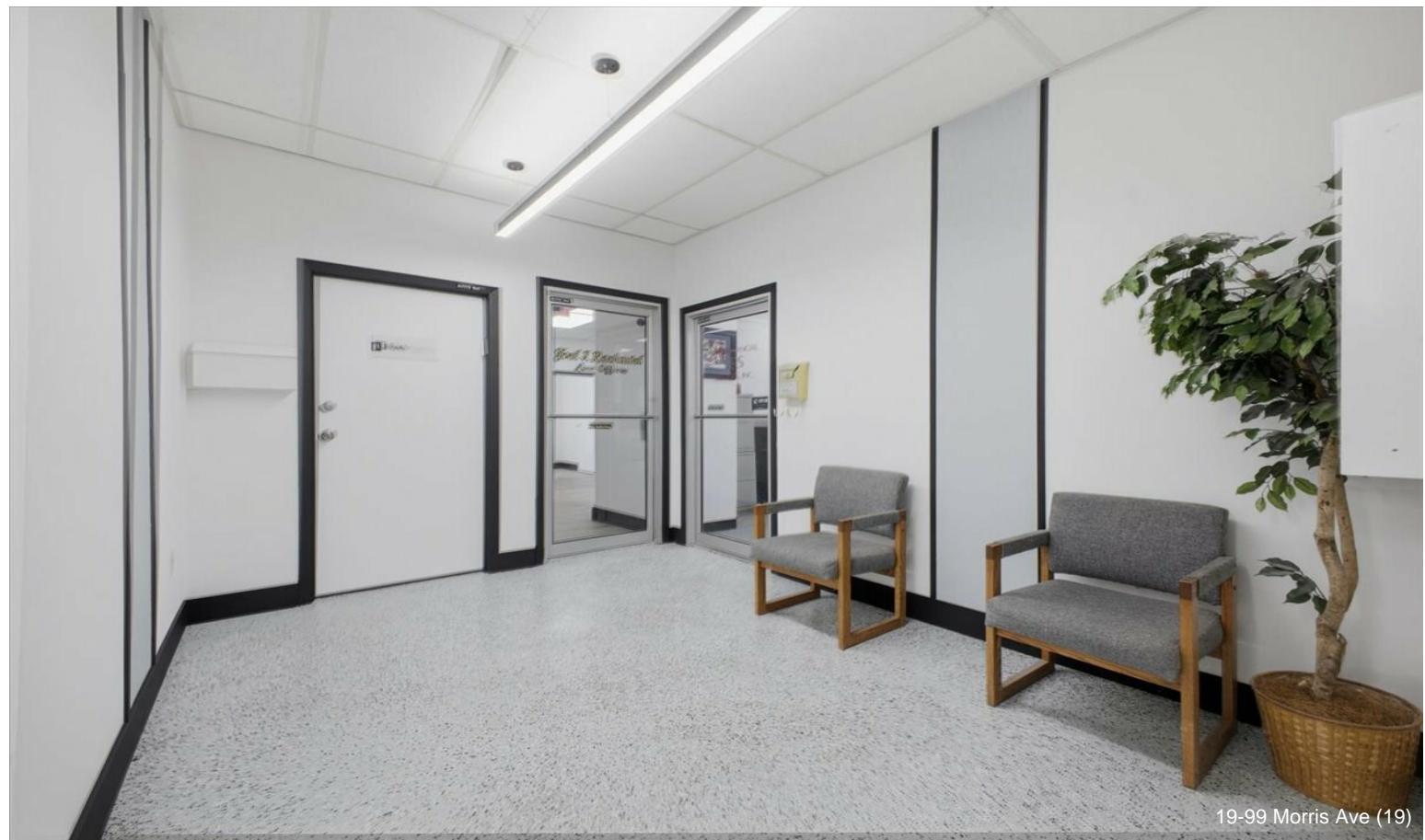


15-99 Morris Ave (15)

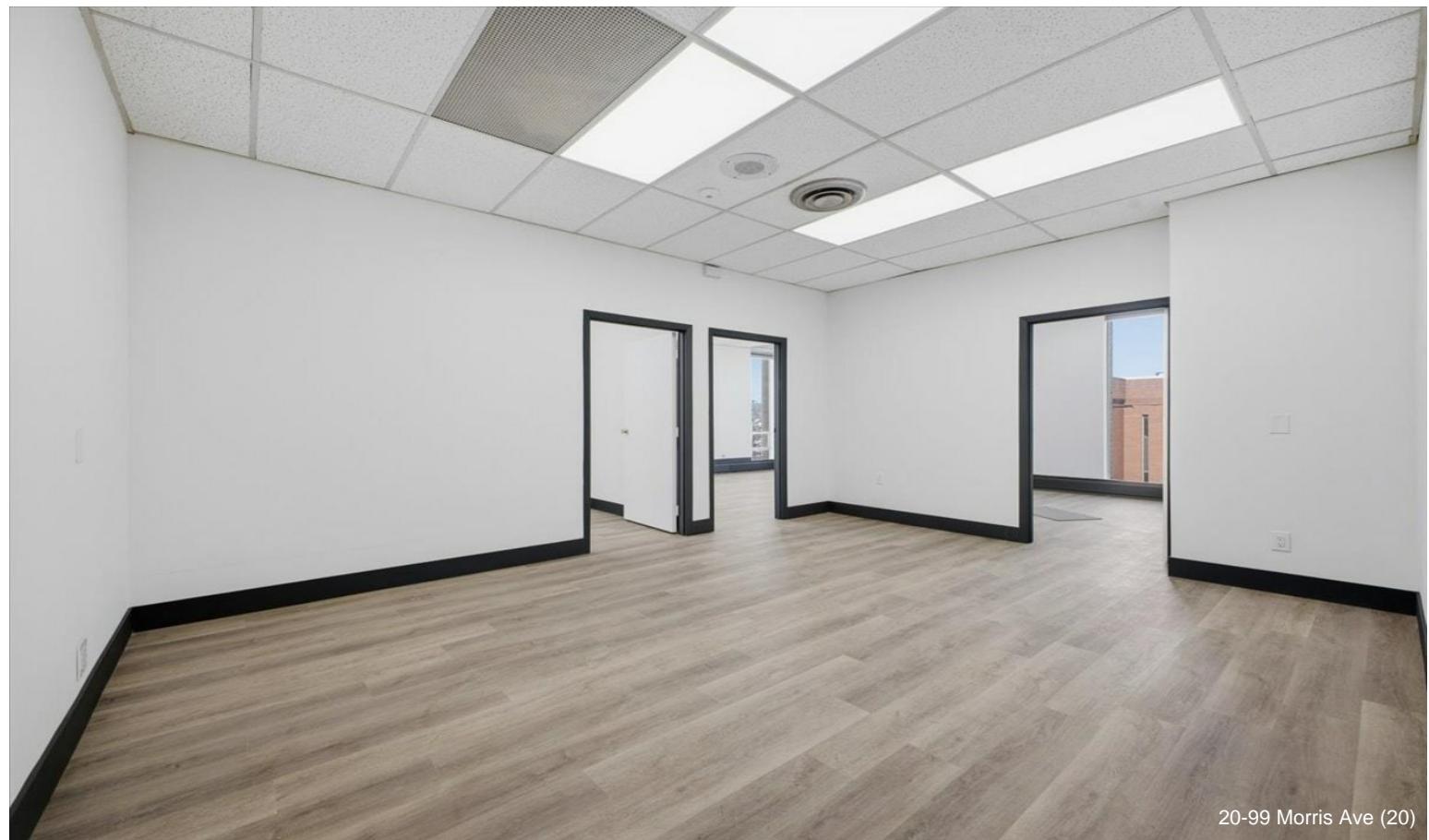
Property Photos



Property Photos



19-99 Morris Ave (19)



20-99 Morris Ave (20)

Property Photos



25-99 Morris Ave (25)



26-99 Morris Ave (26)

Property Photos

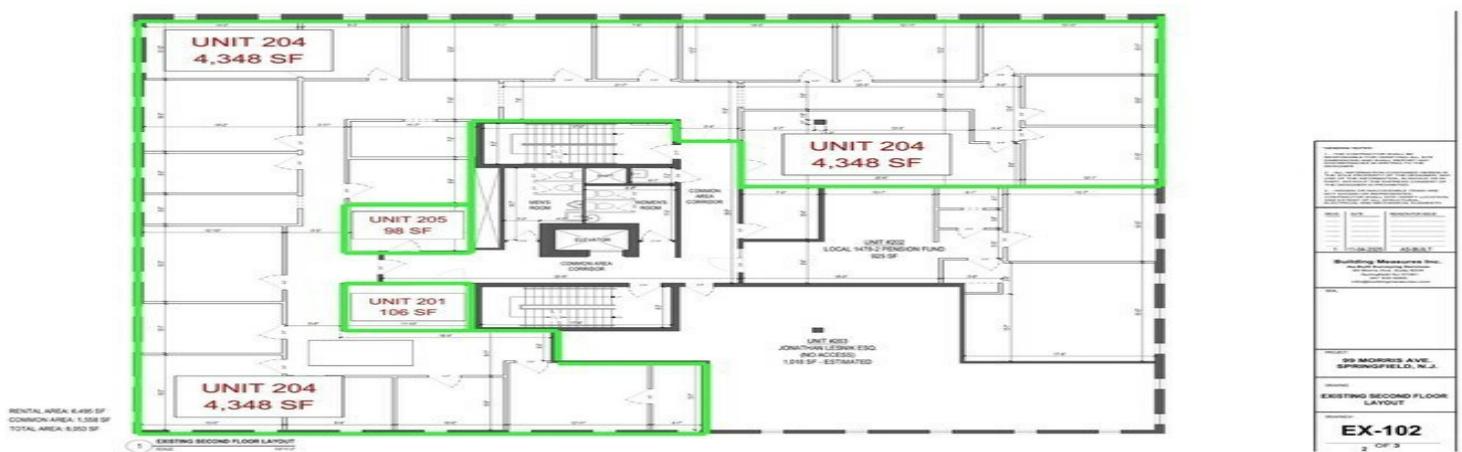


27-99 Morris Ave (27)

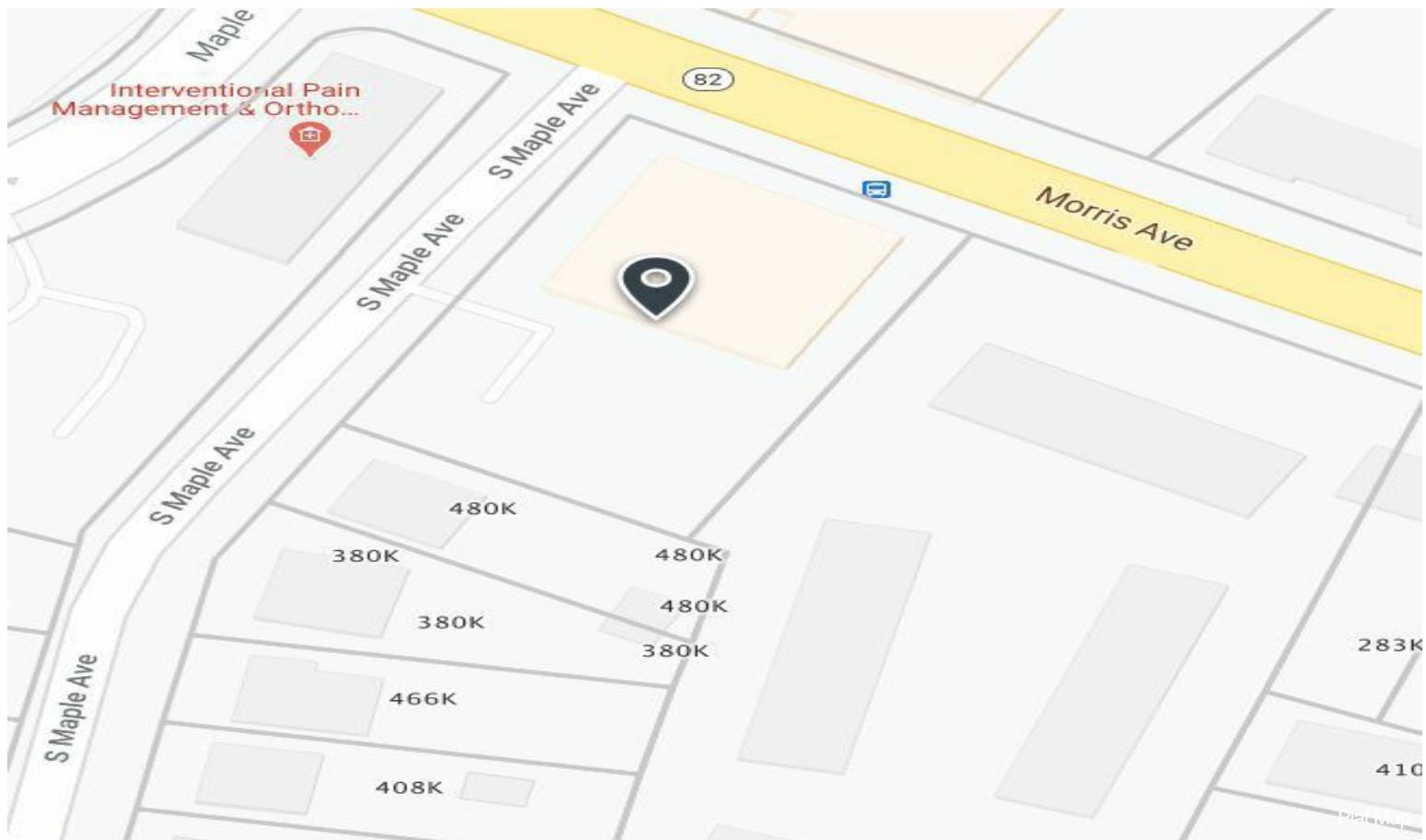
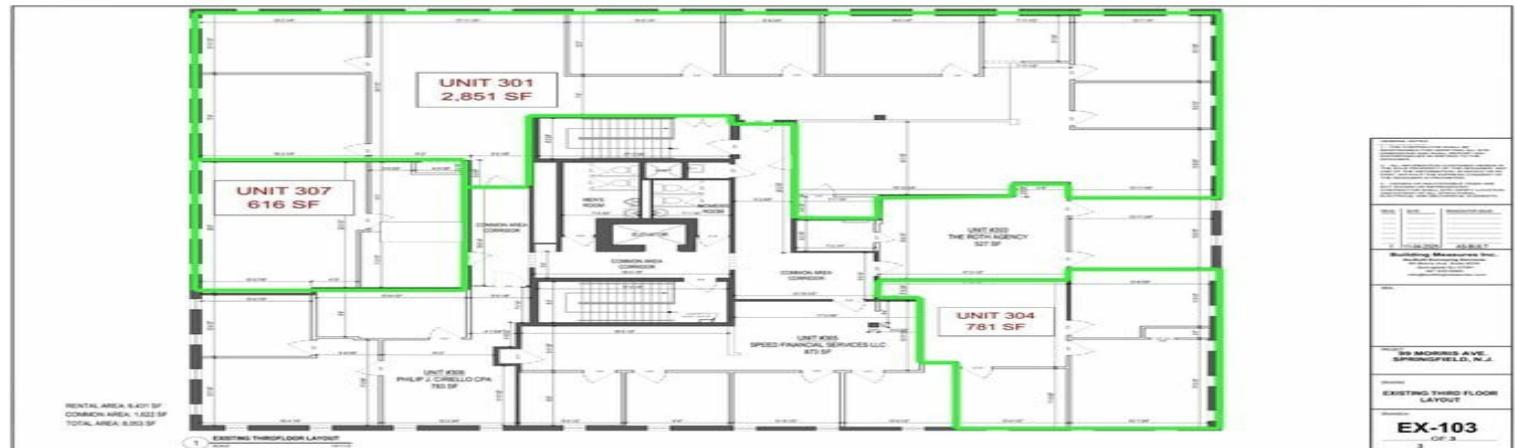


30-99 Morris Ave (30)

Property Photos



Property Photos



Property Photos

