

# LOFTWORKS

4 EAST FREDERICK PLACE / CEDAR KNOLLS, NJ

LOFTWORKSNJ.COM



CREATIVITY AND COLLABORATION FINDS ITS HOME  
MINUTES FROM DOWNTOWN MORRISTOWN

**FOR LEASE**

**6,000 - 43,500 SF AVAILABLE**

JEFFREY L. HELLER, SIOR  
Principal, Executive Director  
+1 973 753 1100  
jeff.heller@avisonyoung.com

DREW PERSSON  
Principal  
+1 973 753 1107  
drew.persson@avisonyoung.com

**AVISON  
YOUNG**



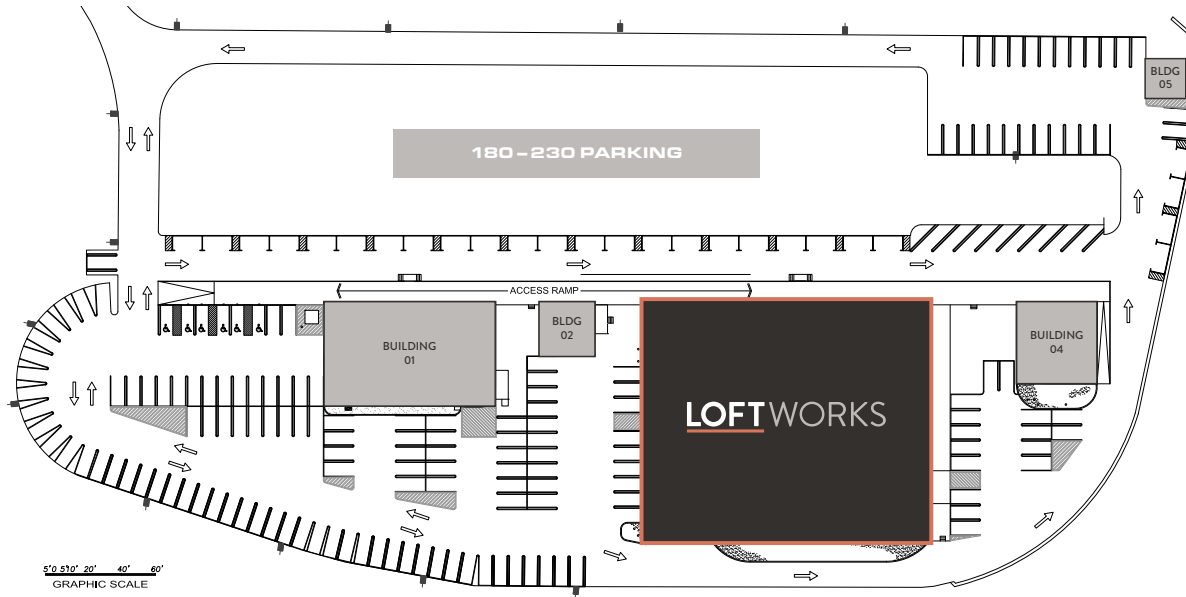
**LOFT**WORKS

# SOHO STYLE IN MORRIS COUNTY

Welcome to LOFTWORKS at 4 East Frederick Place, Cedar Knolls, where creativity finds its home minutes from downtown Morristown. This innovative office space redefines the work environment, seamlessly blending modern functionality with a distinct artistic and architectural flair.



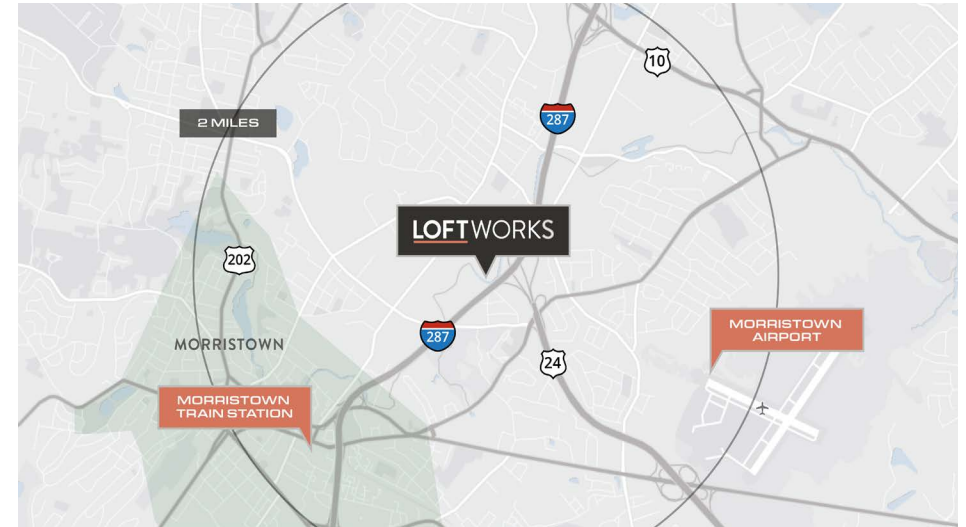




**6,000 - 43,500 SF AVAILABLE**

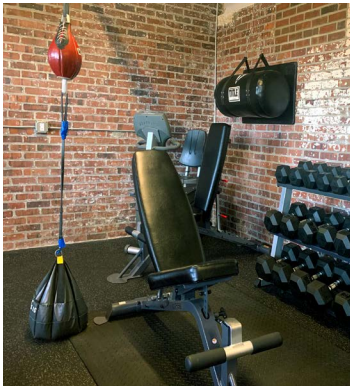
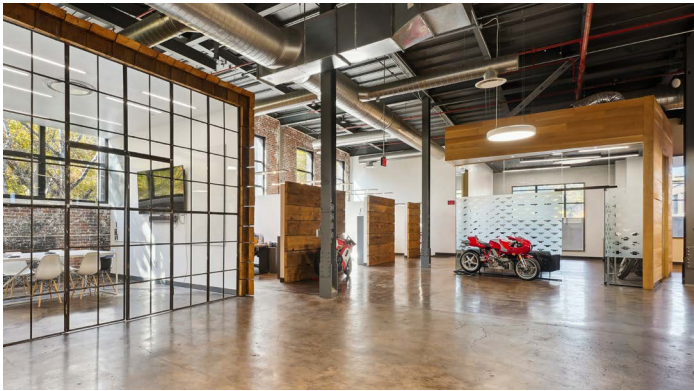
**180 - 230 PARKING**

Located only minutes from downtown Morristown, LOFTWORKS is not just an office space; it's a hub of innovation where work and creativity intersect. Embrace a work environment that goes beyond the usual office setting and dive into the lively atmosphere of LOFTWORKS.

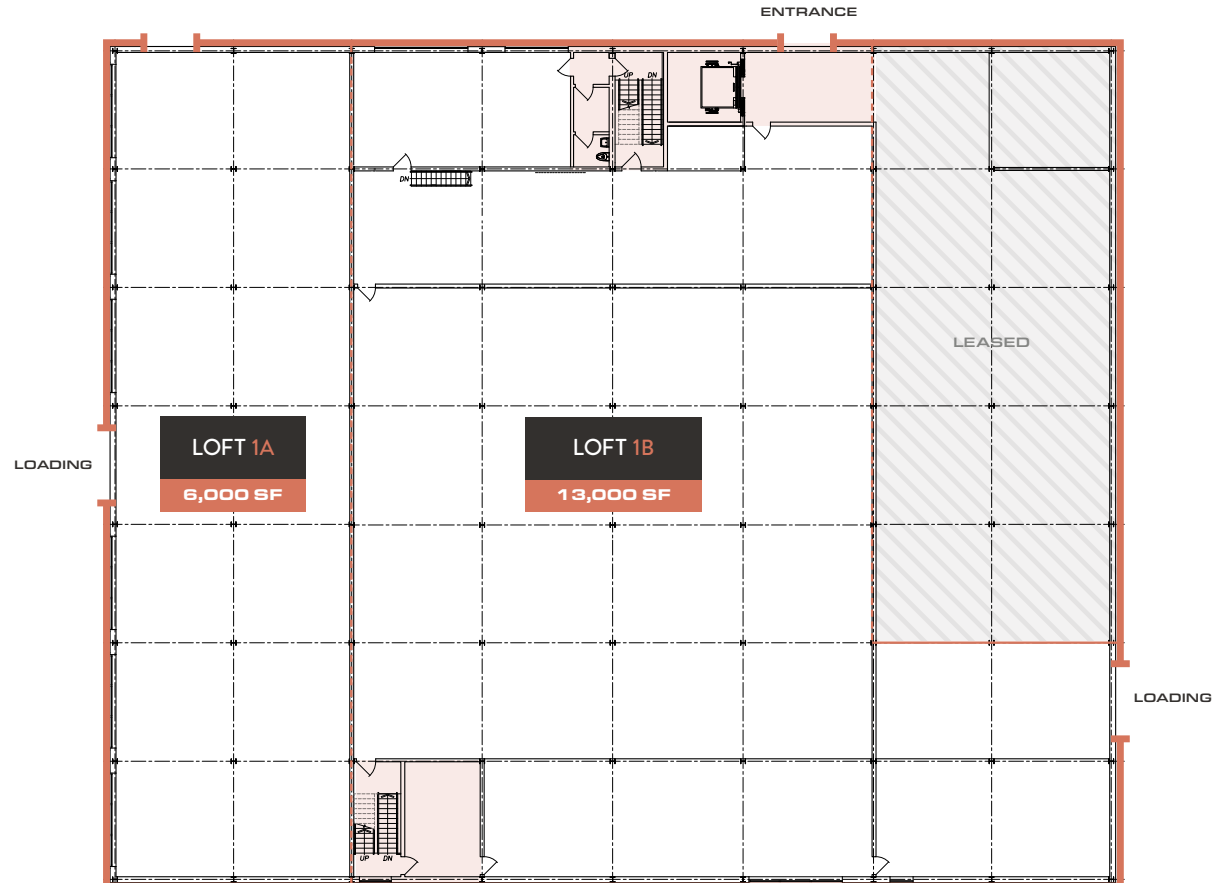


# FIRST FLOOR

The design-forward interiors feature a mix of sleek, contemporary and eclectic touches that stimulate the senses. Imagine brainstorming sessions in nooks adorned with vibrant artwork, or collaborative meetings in a conference room that exudes both sophistication and innovation. The carefully curated space offers opportunities for spontaneous interactions.

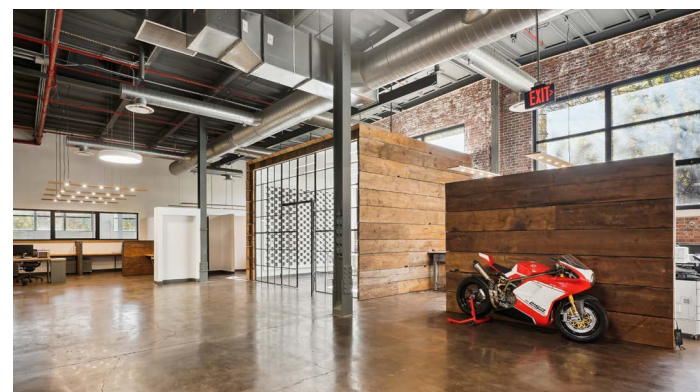


- +20-foot floor to ceiling height
- First floor access to fitness center



- Owned and renovated by design-build firm
- Architectural design and build-to-suit options are available
- +20-foot open ceilings for exposed structural details
- New mechanical and electrical systems
- Minutes from downtown Morristown
- Adjacent to Patriot's Path for bike riders and runners
- On-site fitness center
- Convenient access to I-287 and Route 24

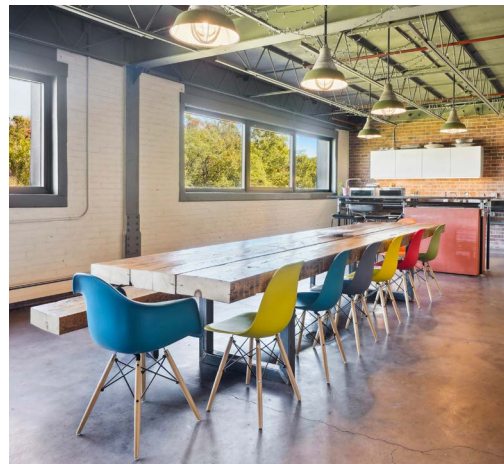
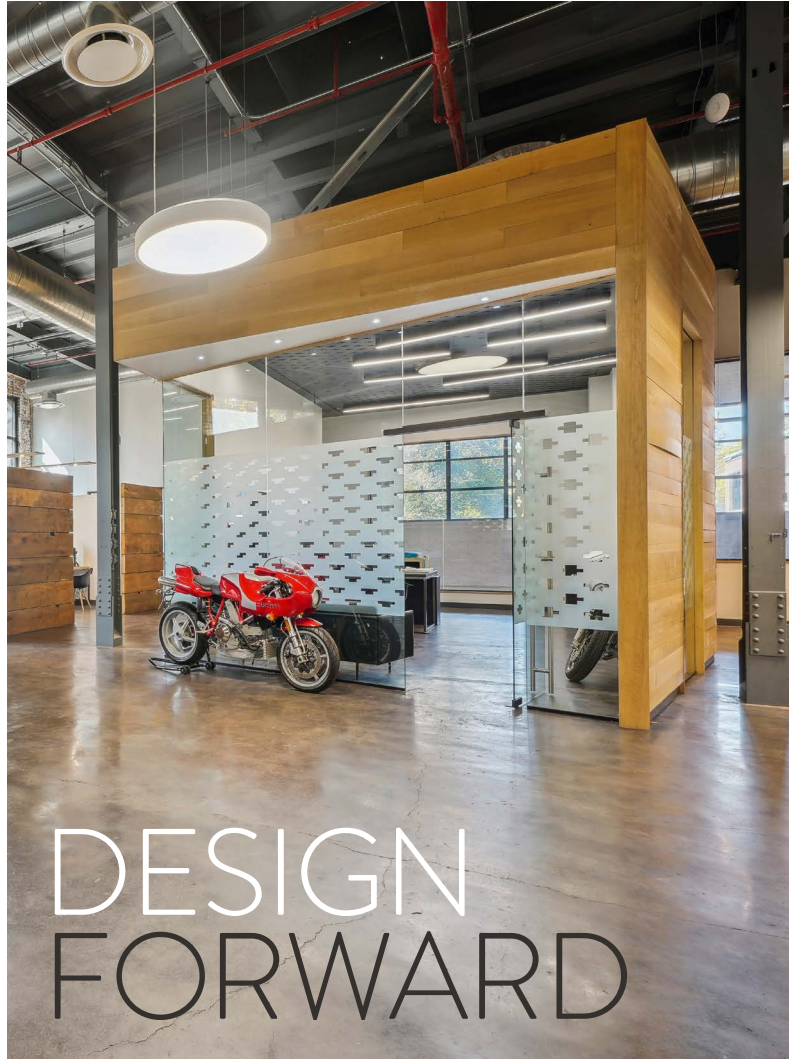
## SECOND FLOOR



- Expansive spaces with exposed structural details
- Light filled perimeter offices











Step into a world of inspiration as you enter the spacious and thoughtfully designed workspace. Bathed in natural light from expansive windows, the loft-style ambiance fosters a collaborative and energizing atmosphere.



# LOFTWORKS

4 EAST FREDERICK PLACE / CEDAR KNOLLS, NJ

LOFTWORKSNJ.COM



**FOR LEASE**

**6,000 – 43,500 SF AVAILABLE**

JEFFREY L. HELLER, SIOR  
Principal, Executive Director  
+1 973 753 1100  
jeff.heller@avisonyoung.com

DREW PERSSON  
Principal  
+1 973 753 1107  
drew.persson@avisonyoung.com

VIRTUAL  
TOUR



**AVISON  
YOUNG**