



[Execute CA & Download OM](#)



# For Sale



**CEDAR KNOLLS**  
CORPORATE CENTER

240 Cedar Knolls Road  
Cedar Knolls, NJ

Morris County

±117,492 SF

91% Occupancy

\$1.25M in Recent  
Capital Improvements



## Premium Office Acquisition Opportunity

**Cedar Knolls Corporate Center** is a unique core plus acquisition opportunity two miles from downtown Morristown

**91% leased by 21 tenants** with staggered lease expirations. The State of New Jersey (Moody's: A1) is the only tenant occupying more than 10% of SF.

**Class B rental rate with Class A amenity package.** Newly renovated with amenities including a full-service cafeteria, fitness center, a conference center and modern lobby.

**In-place rents are 27% below market**, representing a significant upside opportunity as Cedar Knolls is at the crossroads of two of New Jersey's strongest office submarkets, Morristown and Short Hills.

**Opportunity to increase medical tenancy** as the Property is within two miles of top-ranked Atlantic Health System's Morristown Medical Center.



**FITNESS CENTER**



**ON-SITE CAFETERIA**



**NEWLY RENOVATED LOBBY**



**CONFERENCE CENTER**



**MODERN OFFICE SPACE**



## CONTACT

**JACKLENE CHESLER**

Vice Chair  
973 299 3083  
jacklene.chesler@colliers.com

**PATRICK NORRIS**

Vice President  
973 299 3010  
patrick.norris@colliers.com

**JAKE MOSS**

Associate  
732 734 0688  
jake.moss@colliers.com

**PHILIPPE JOMPHE**

Director  
973 299 3078  
philippe.jomphe@colliers.com

**MATTHEW COHEN**

Director  
732 734 0188  
matthew.cohen@colliers.com

