



Professional Office Suite For Lease

474 Morris Avenue

SUMMIT, NJ

Available Space: +/- 3,900 SF

Lease Rate: Call for pricing

Location: Easy Access to Routes 24, 78 and JFK Parkway; train station: 1.9 miles (NYC Bound Train); The Mall at Short Hills: 2 miles; Newark Liberty International Airport: 13 miles; Manhattan: 20 Miles

Features:

- Parking: +/-20 parking spaces
- Zoning: B - professional office, child care centers and private clubs
- Several private offices, administrative office, conference rooms, meeting room, kitchenettes, breakrooms, three restrooms
- Multitude of windows with great natural lighting
- Handicap access - 1st floor
- High Visibility & Traffic Count
- Corner property Morris Avenue and Gates Avenue
- One mile to Downtown Summit - distinct retailers, specialty shops, personal services, casual and fine dining restaurants

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Exclusive Broker

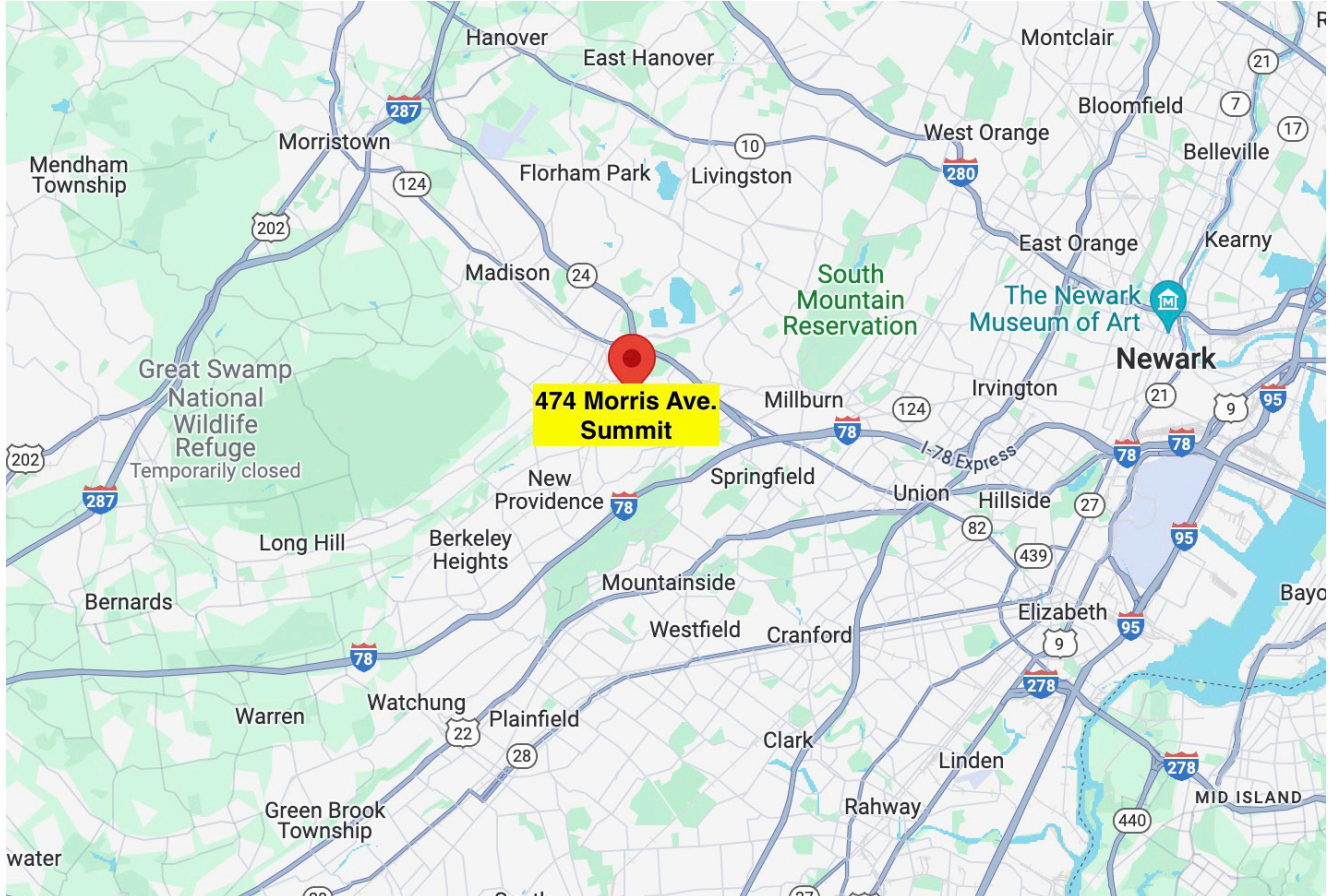
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474 Morris Avenue

Map



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Photos



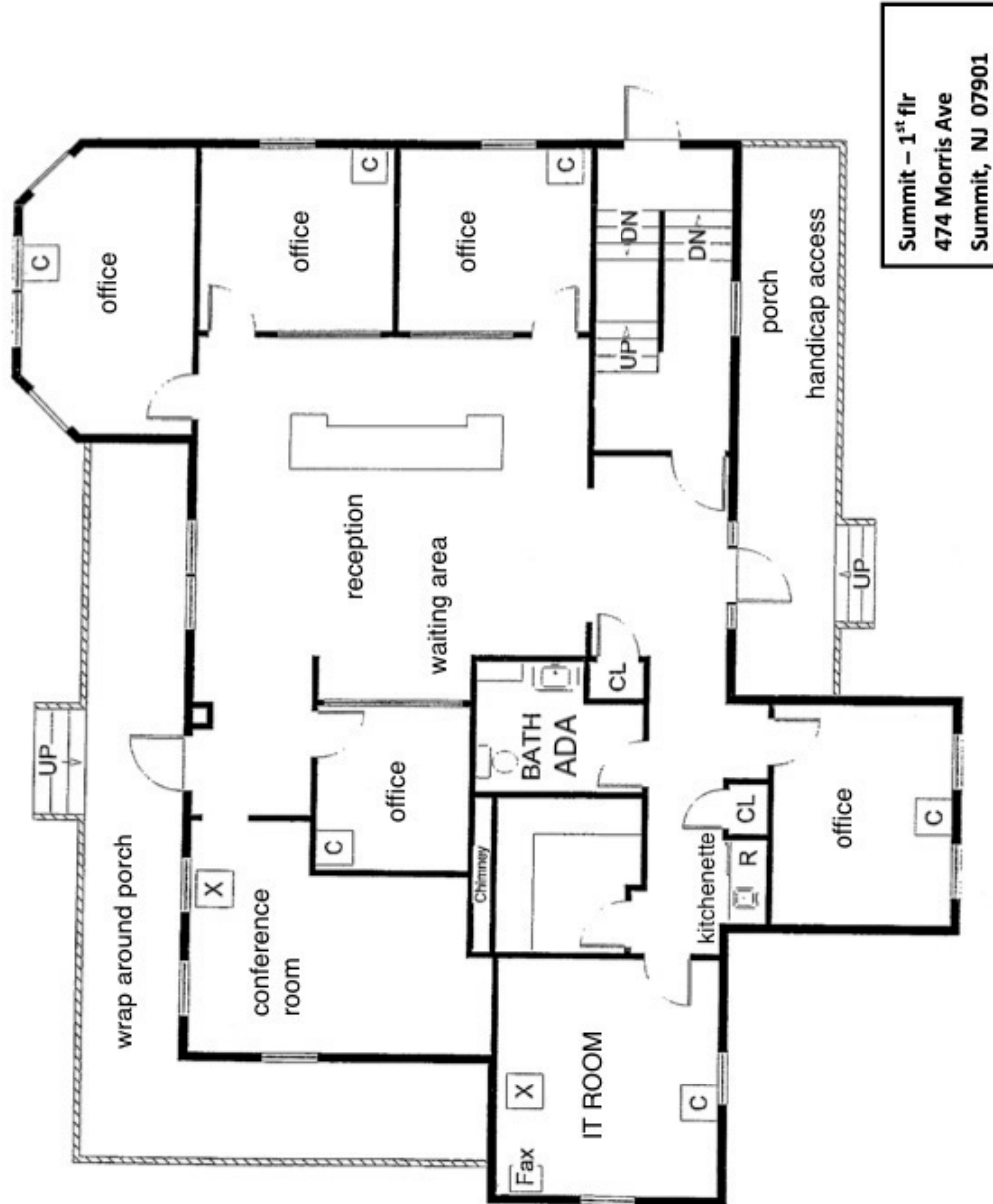
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474 Morris Avenue

Floor Plan - 1st Floor



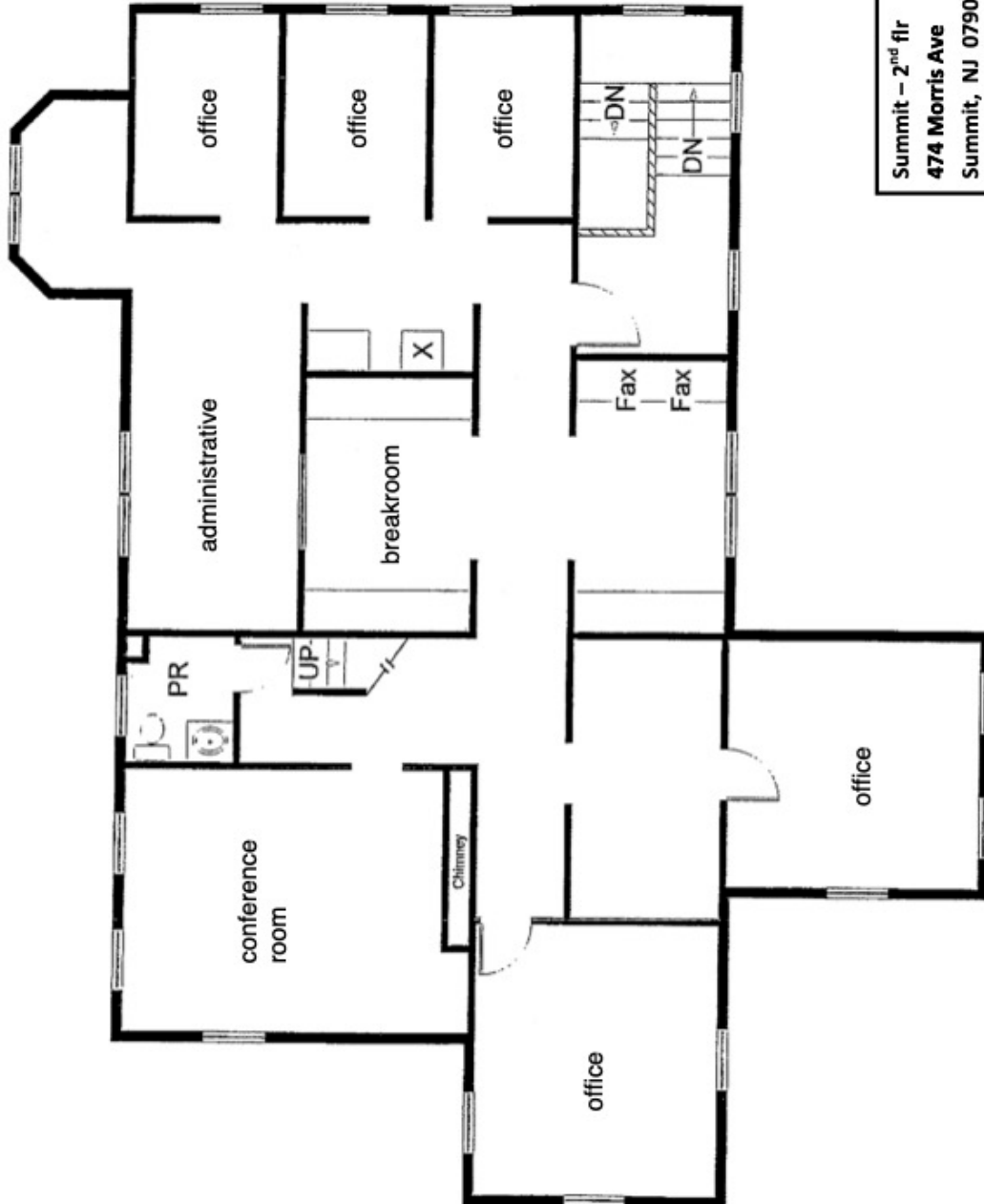
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Floor Plan - 2nd Floor



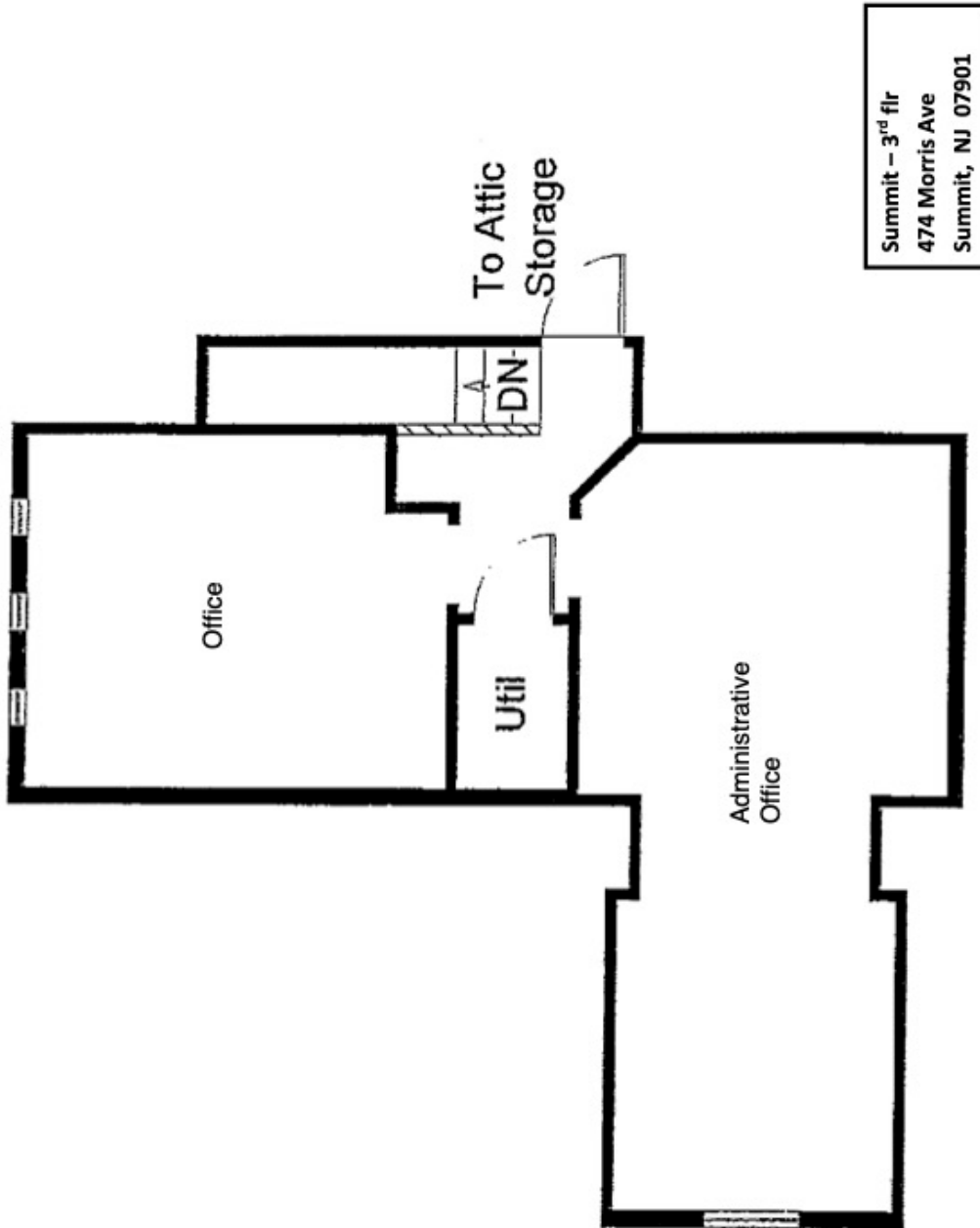
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Floor Plan - 3rd Floor



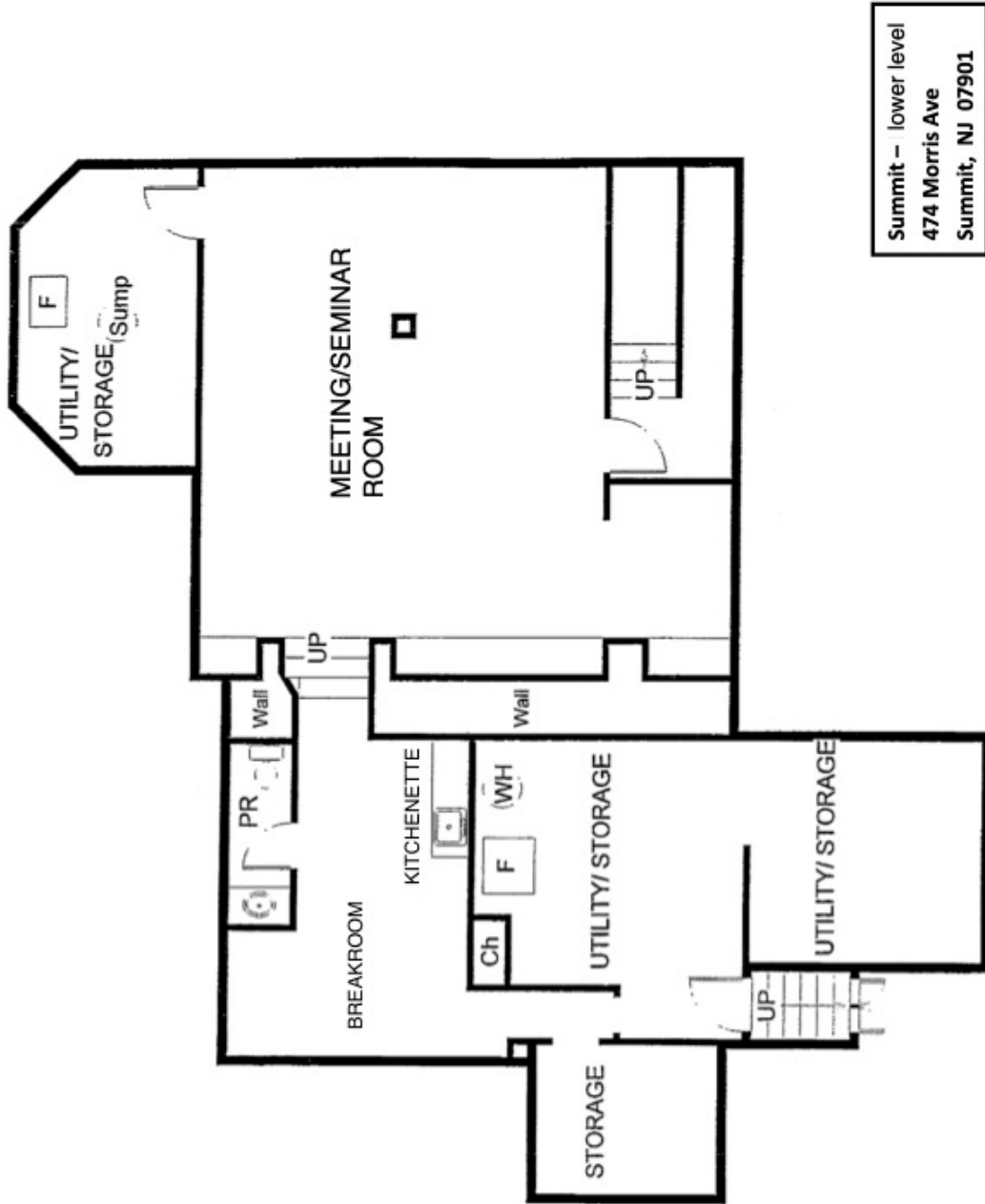
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Floor Plan - Lower Level



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Permitted Uses

A. **Purpose.** The intent of the B-1 Zone is to provide adaptive reuse of, and maintain, an existing building in a manner sensitive to neighboring residential development.

B. **Permitted Uses.**

PRINCIPAL USES:

1. Office buildings.
2. Child care centers.
3. Private clubs.

ACCESSORY USES:

1. Uses which are customarily incidental and accessory to the principal permitted use as regulated in Sections 35-9.8 and 35-9.9.

CONDITIONAL USES:

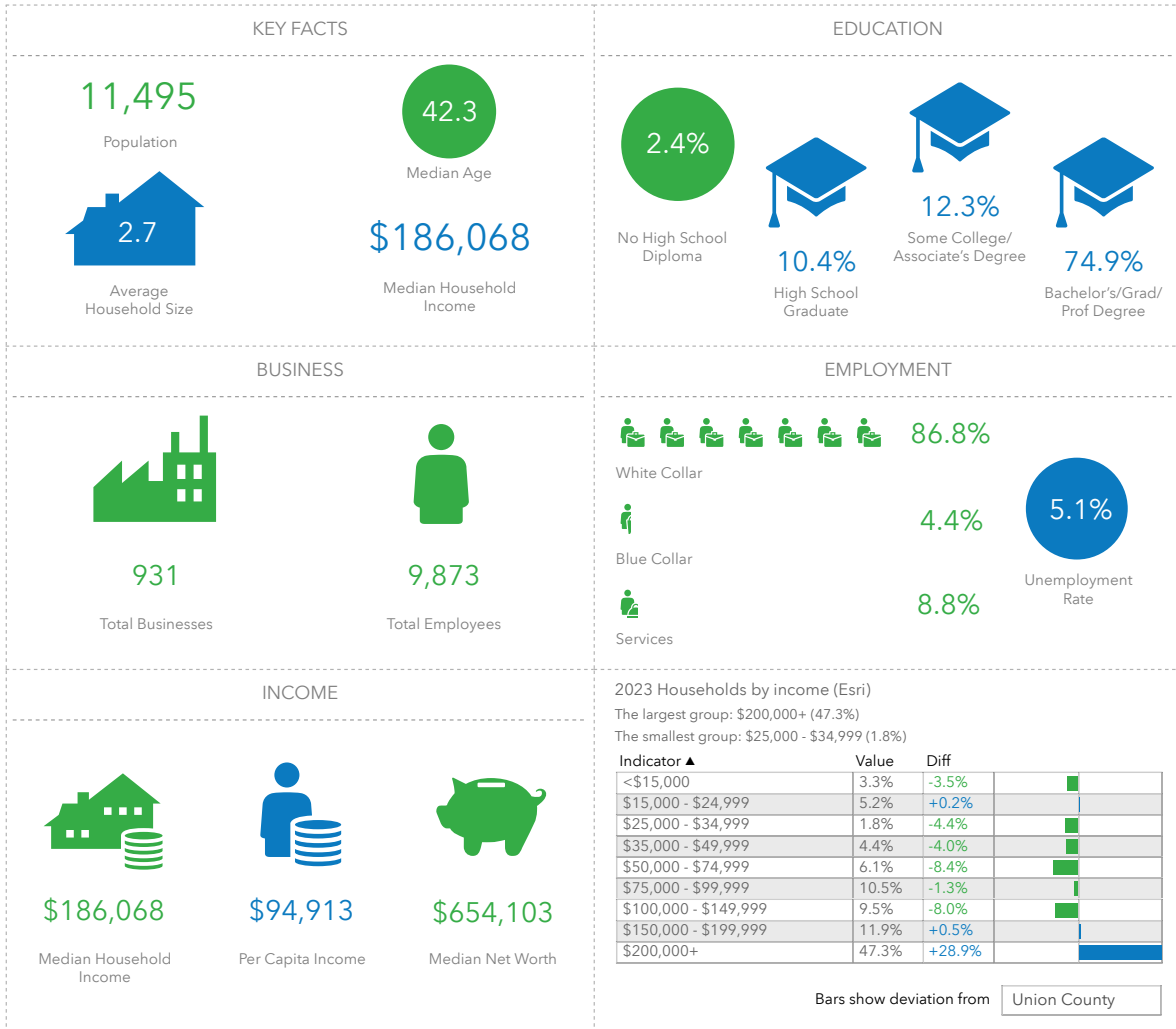
1. None.

C. **Supplementary Requirements.**

1. Common driveways are permitted to access both office development in the B-1 Zone and residential development in the adjacent TH-2 Zone.
2. All proposed work shall be in accordance with the design requirements set forth in the Development Regulations Ordinance and consistent with the Development Design Guidelines in the Appendix of this Chapter which are illustrative of the design requirements.

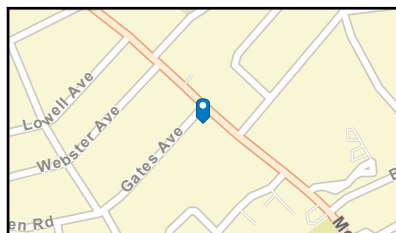
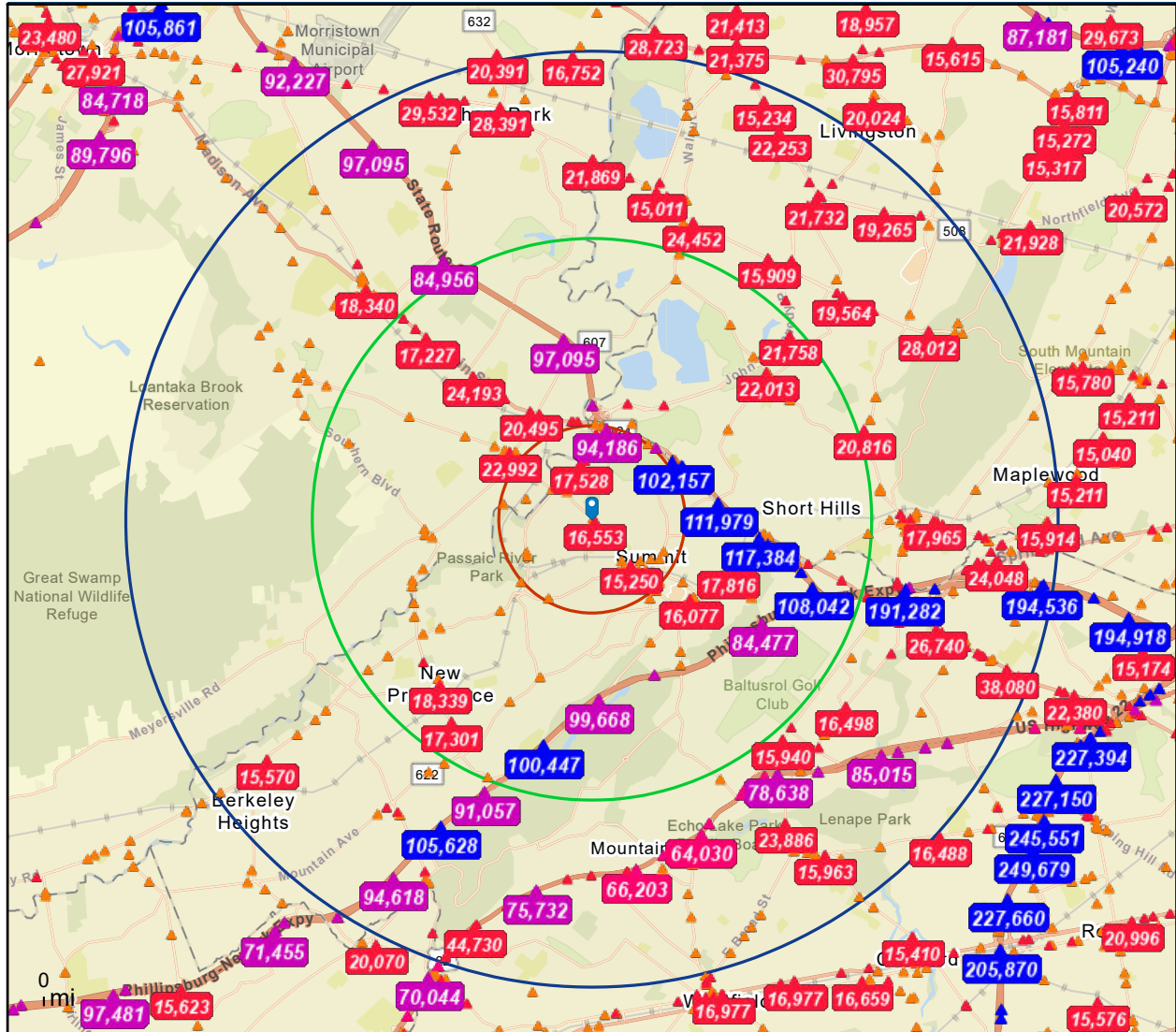
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Key Facts

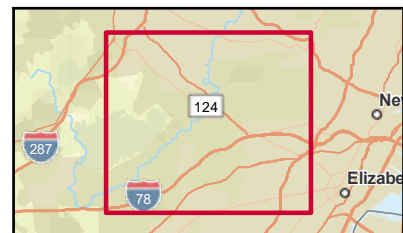


474 Morris Avenue

Traffic Count



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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