



2,500 SF

Premier Medical Office
plus Full Basement
for Lease in Downtown
Morristown

**MEDICAL/RESTAURANT/FITNESS
RETAIL SPACE**

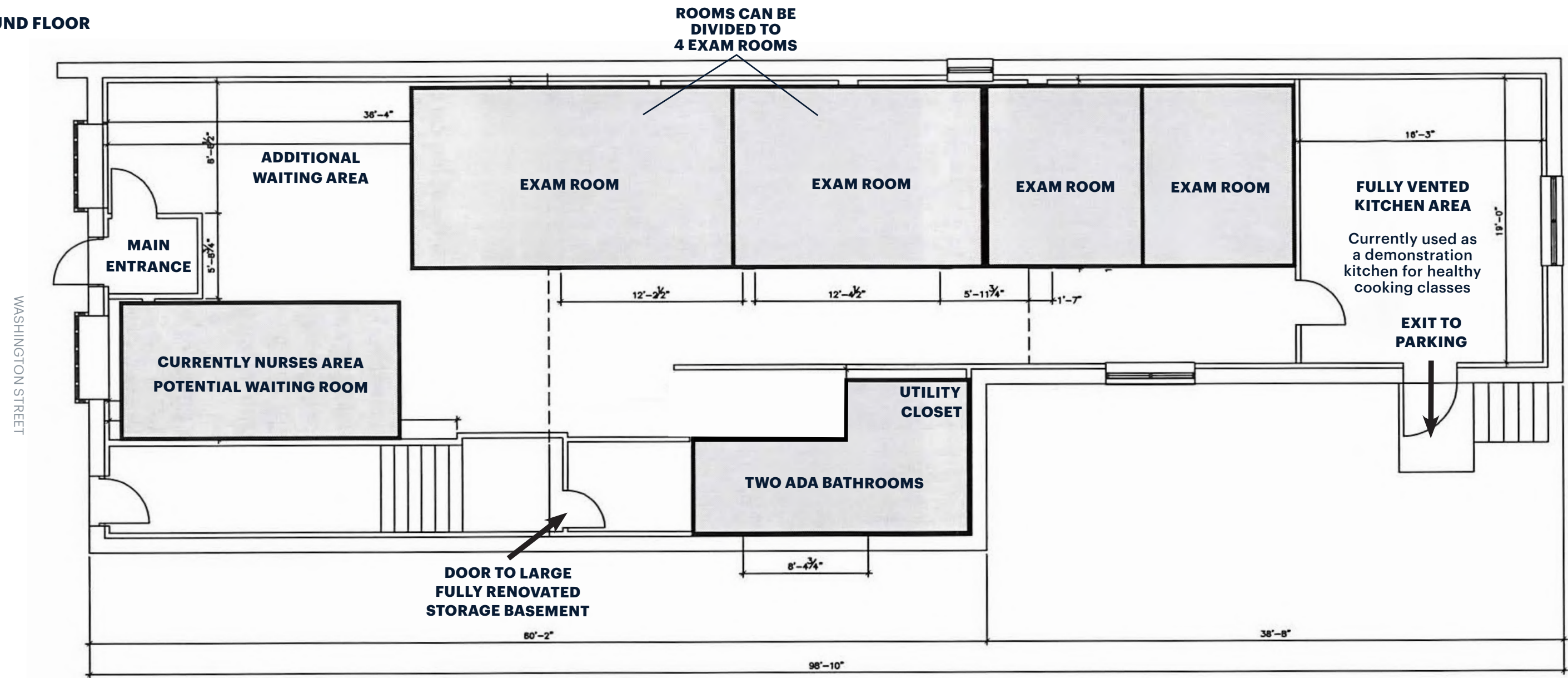
MORRISTOWN, NJ

85 WASHINGTON STREET
MORRIS COUNTY

RIPCO
REAL ESTATE

BUILDING DETAILS - 2,500 SF GROUND FLOOR MEDICAL SPACE WITH FULL BASEMENT

GROUND FLOOR



SIZE

Freestanding building with parking in rear 2,500 SF + Full basement

ASKING RENT

Upon Request

NNN

\$7.00 PSF (est.)

POSSESSION

January 2026

SPACE FEATURES

- 2,500 SF on the ground floor with full basement and large storage room
- Reception/waiting area
- Staff office
- Four exam rooms, two of the rooms can be divided for potential of 6 exam rooms
- Two ADA compliant restrooms
- Large kitchen area/staff breakroom

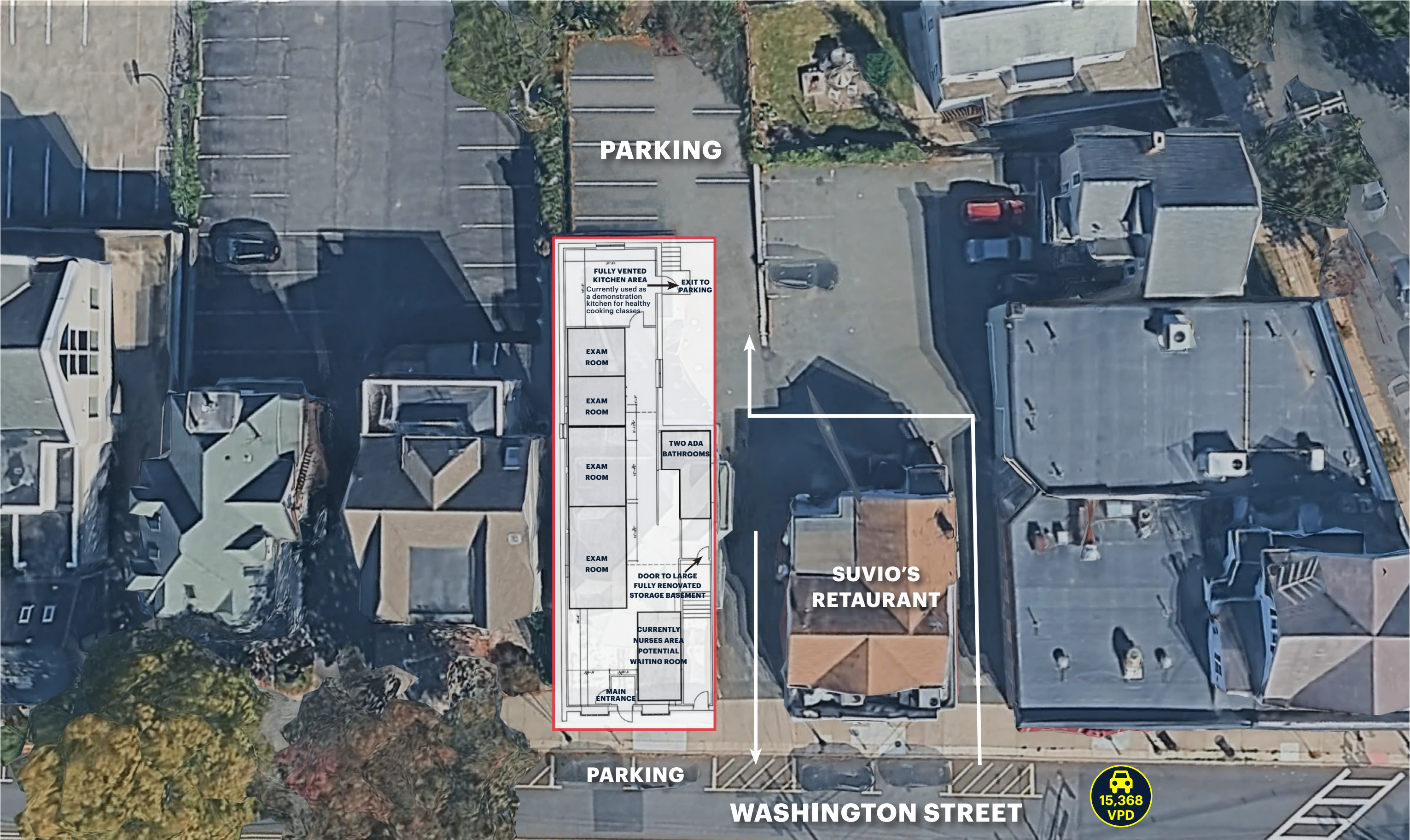
COMMENTS

- Fully-vented kitchen
- On-site parking and street parking
- 24-hour access
- Close proximity to Morristown Memorial Hospital
- Within walking distance to Downtown Morristown
- Close proximity to I-287
- Steps away from the courthouse and down the street from Morristown Green, which is surrounded by local retail and restaurants

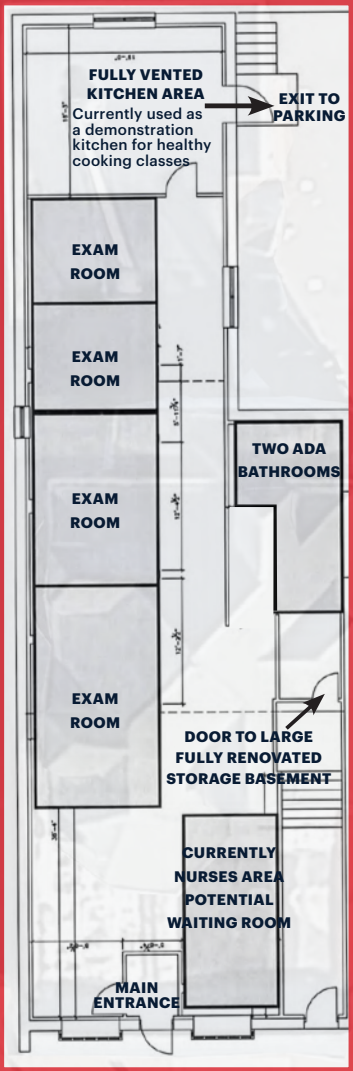
NEIGHBORS

Whole Foods, Suvio's Italian Restaurant, Portofino's Restaurant, Barre3, Morristown High School with 1,856 students is located directly behind the building

ZOOM AERIAL



PARKING



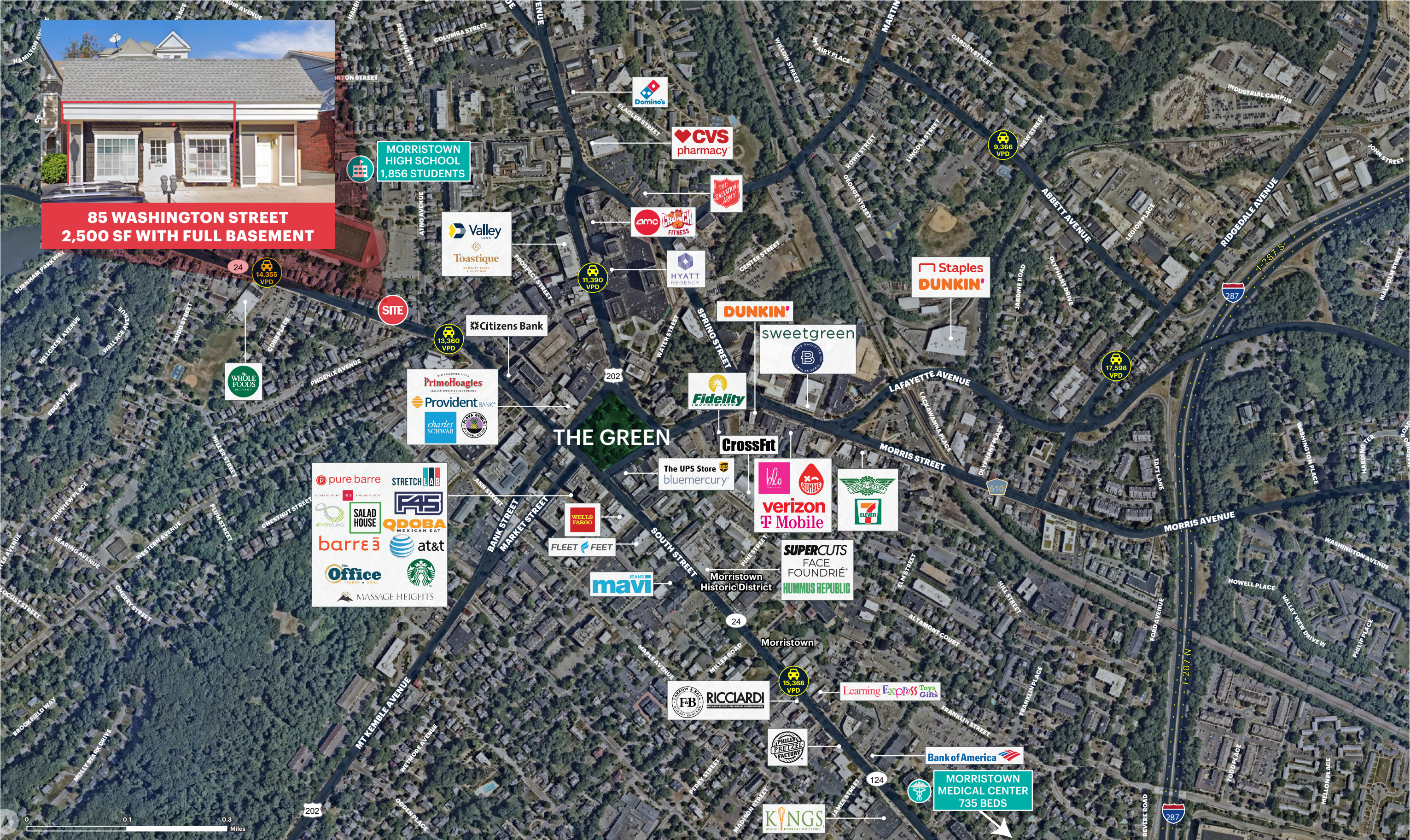
PARKING

SUVIO'S RESTAURANT

WASHINGTON STREET



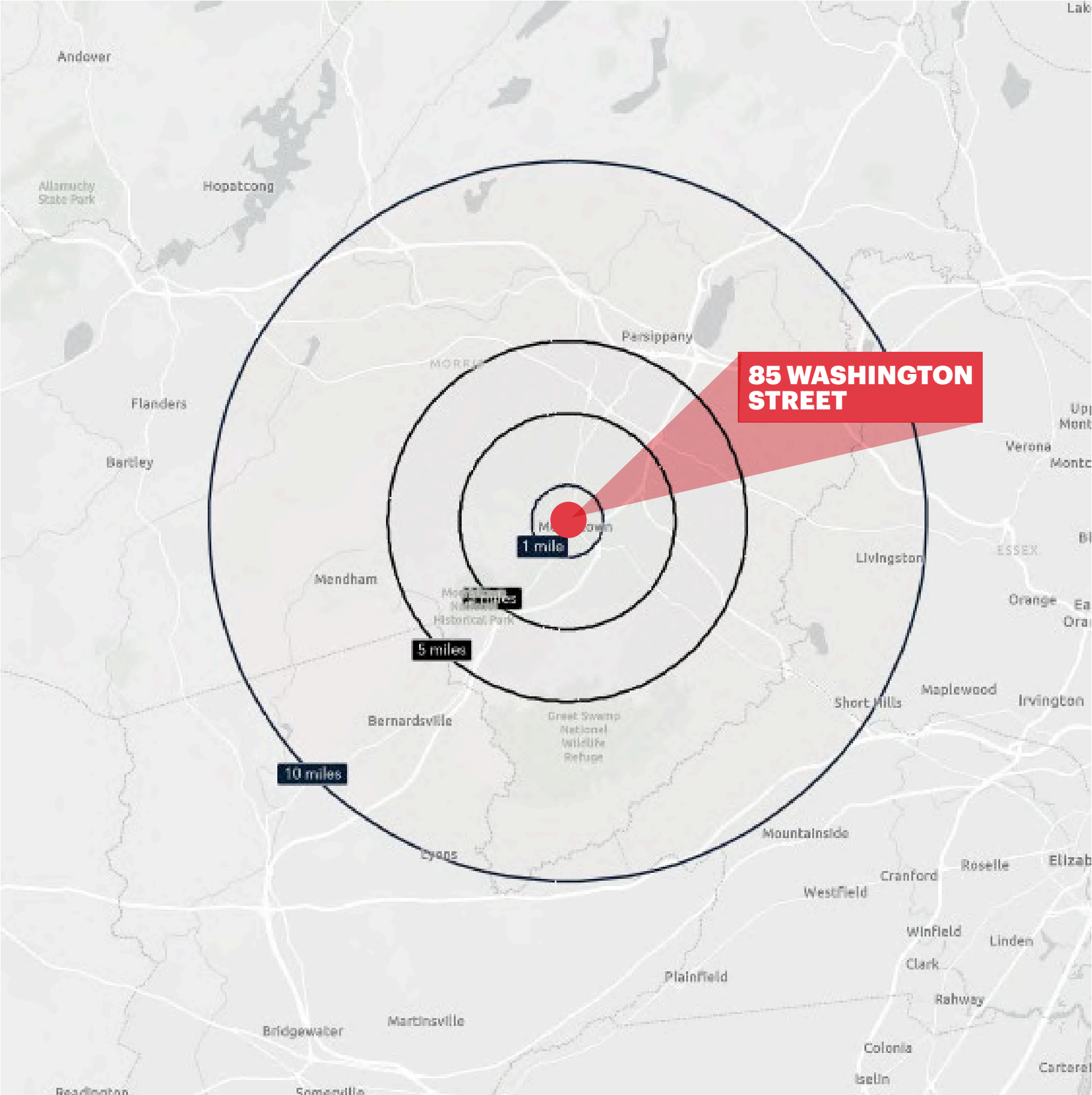
WASHINGTON STREET RETAIL & DOWNTOWN MORRISTOWN/THE GREEN



MARKET AERIAL



DEMOGRAPHICS



1 MILE RADIUS

POPULATION	TOTAL BUSINESSES
19,762	1,396
HOUSEHOLDS	TOTAL EMPLOYEES
8,201	13,303
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
35.6	\$175,270
COLLEGE GRADUATES (Bachelor's +)	
8,626 - 61.3%	

3 MILE RADIUS

POPULATION	TOTAL BUSINESSES
57,890	3,590
HOUSEHOLDS	TOTAL EMPLOYEES
23,273	55,562
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
40.3	\$212,370
COLLEGE GRADUATES (Bachelor's +)	
27,680 - 65.5%	

5 MILE RADIUS

POPULATION	TOTAL BUSINESSES
121,258	6,560
HOUSEHOLDS	TOTAL EMPLOYEES
46,090	114,557
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
41.3	\$221,409
COLLEGE GRADUATES (Bachelor's +)	
57,006 - 66.3%	

10 MILE RADIUS

POPULATION	TOTAL BUSINESSES
480,434	23,049
HOUSEHOLDS	TOTAL EMPLOYEES
176,106	363,404
MEDIAN AGE	AVERAGE HOUSEHOLD INCOME
42.6	\$229,615
COLLEGE GRADUATES (Bachelor's +)	
218,892 - 64.1%	

*2025 estimates

CONTACT EXCLUSIVE AGENT

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Please visit us at ripconj.com for more information

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies.