

44
WHIPPANY

44 WHIPPANY ROAD
MORRISTOWN, NJ



MINUTES FROM DOWNTOWN MORRISTOWN

1st Floor: 6,000 RSF
2nd Floor: 10,000 - 52,681 RSF
Asking: \$29.50 PSF Gross + T.E.

PROPERTY FEATURES

- Facade and signage improvements
- New glass canopy, new landscaping and dramatic lighting improvements to identify and brighten the covered entrance area
- Updated stone walkway and clear glass doors at front entry
- Floor-to-ceiling glass in select corner and terrace locations
- Updated common area and lobby finishes
- Café and seating upgrades with a new well-appointed dining area in the atrium
- Original artwork
- Covered exterior seating and patio seating
- Refinished bathrooms
- Fitness center
- Parking lot and landscaping improvements
- 96 seat conference center

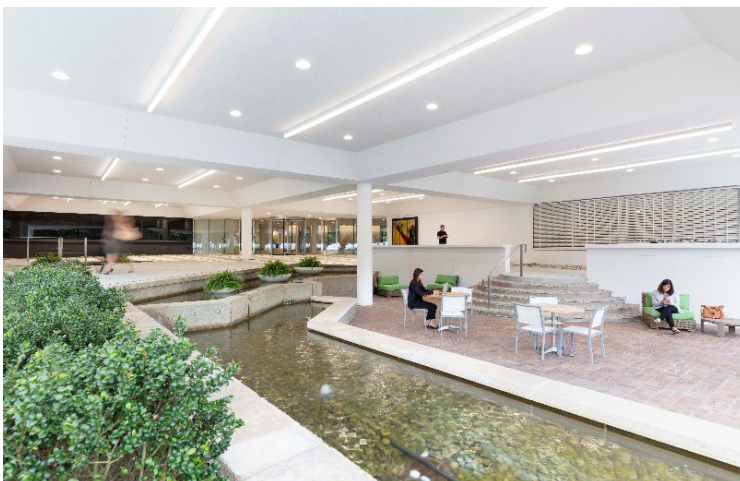


For more information, visit: www.44whippany.com

OUTDOOR AMENITIES



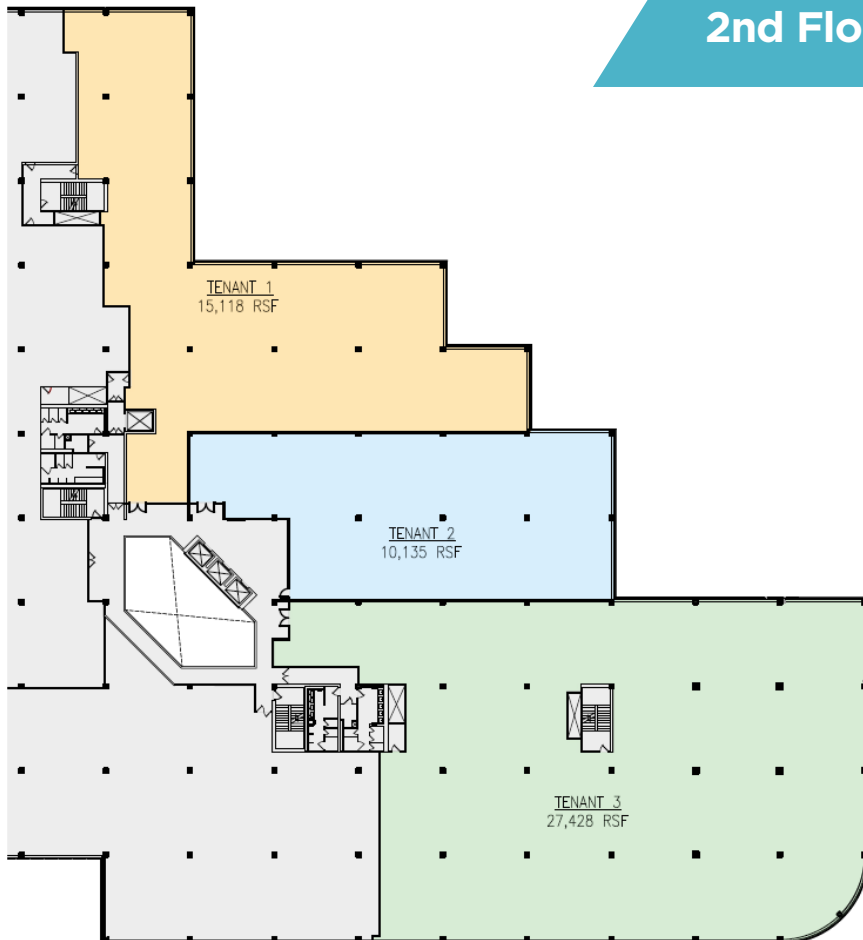
- Pond with benches and new patio with seating
- Sunken patio with open lighted walkway and covered seating
- Bike share
- Direct access to Frelinghuysen Arboretum and Patriot's Path walking trails



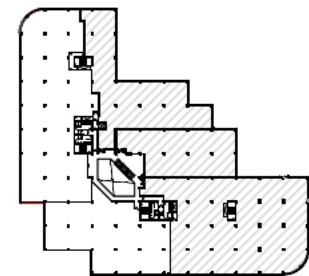


FLOOR PLAN

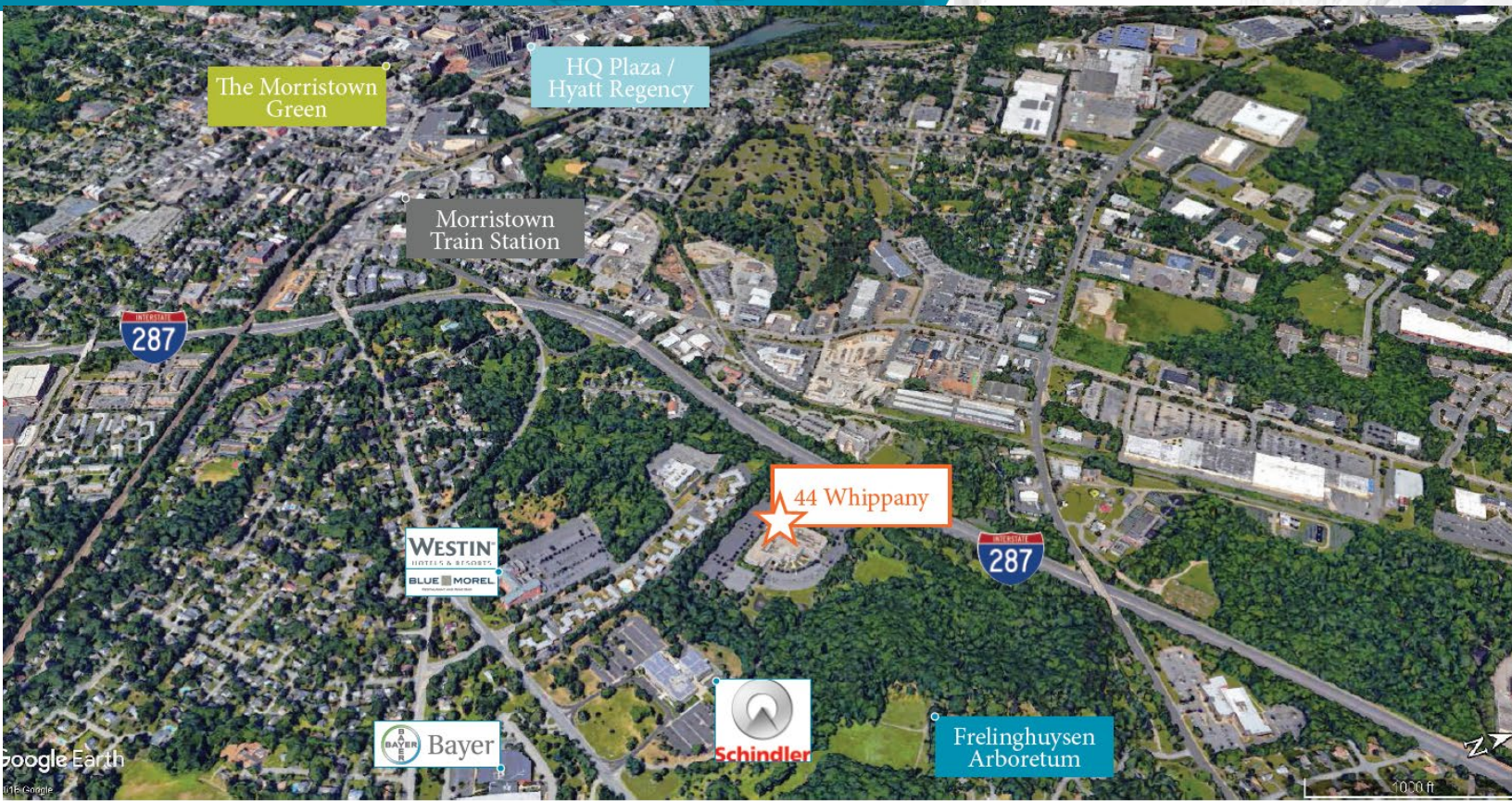
2nd Floor Unit - 10,000 - 52,681 SF



- COMMON AREA
- PROPOSED TENANT AREA 1
- PROPOSED TENANT AREA 2
- PROPOSED TENANT AREA 3



KEY PLAN
NOT TO SCALE



LOCATION HIGHLIGHTS

- Located in close proximity to Interstate 287 and Route 24
- Three (3) minutes to downtown Morristown and NJ Transit Midtown Direct Rail Station



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