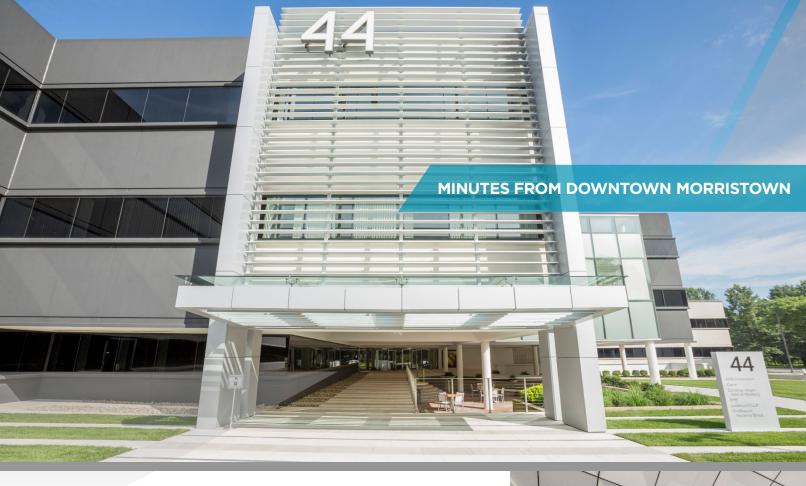
44 WHIPPANY ROAD MORRISTOWN, NJ





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





OUTDOOR AMENITIES







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





44 WHIPPANY ROAD MORRISTOWN, NJ



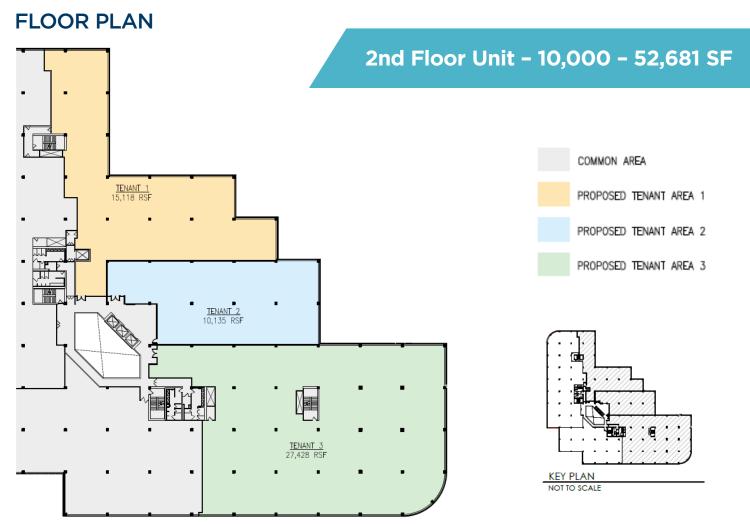






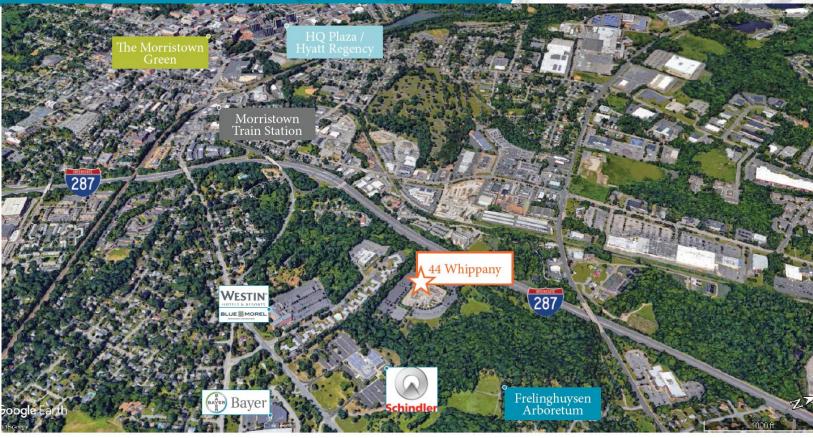






44 WHIPPANY ROAD MORRISTOWN, NJ





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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