

8,000 SF PENTHOUSE OFFICE SUITE

DOWNTOWN MORRISTOWN

200 South Street
Morristown, NJ (Morris County)

EXCLUSIVE FOR LEASE



PROPERTY HIGHLIGHTS

The Town of Morristown is offering to lease 8,000 SF penthouse office suite on the fourth floor of this iconic downtown office building. Divisible to Units of 3,763 SF and 4,237 SF

LOCAL HISTORY. Morristown's history has tremendous significance. **Gen. George Washington** marched the Continental Army to **Morristown** and set up winter headquarters here in 1777. His army had won battles over the British forces in Trenton and Princeton, and the hills that surrounded the camp (**Jockey Hollow**) gave Washington a vantage point to monitor British troops headquartered in New York City.

LOCATION. Interstate **287** runs to the east of the **Green** downtown, offering access to Interstates **80** and **78** and Route **24**. Route **202** aka **Mount Kemble Avenue**, runs from Basking Ridge/Bernardsville through town, then to the north as Speedwell Avenue. **New Jersey Transit** has regular train service to and from New York with the **Morristown Station** just **three blocks** from the Green, Morristown's hub of activity, and the **Town Hall**. The Green is the site of the Christmas Festival on the Green, the Mayor's Jazz Festival, and First Night Morris among other community activities.

ACTIVITIES. Morristown is alive with a vibrant mix of housing, **dining**, fitness/wellness studios, entertainment venues, **retail shops** and professional services. On-street and structured parking spaces number in the thousands. South Street, State Route 124, runs to the southeast, toward neighboring Madison. The downtown has many great restaurants and bars, as well as the **Mayo Performing Arts Center** and **Morristown Memorial Hospital**, one of the top hospital facilities in the region.

LEASE OFFERING

- **The Town of Morristown** is searching for one or two tenants to occupy the top floor of the Town Hall Building on South Street across from KING's Supermarket. Prospective tenants should visit the site and complete a registration form to receive a sample auction package. **The auction will be by sealed bid.** Auction anticipated for **late Spring 2019**.
- Your lease bid should reflect the following lease information:
- **Tenant Information:** Prospective tenant is to supply a financial and business overview of their proposed operations.
- **Lease Term:** Three (3) year minimum. 5 year maximum preferred
- **Rent:** Minimum starting rate of **\$23.00** per sq. ft. plus \$1.75 per sq. ft. tenant electric
- **Parking:** On-site parking at a rate of **2 spaces per 1,000 sq. ft. of leased** space is available at no additional cost.
- **The Town of Morristown reserves the right to reject any and all bids.**

For further information and a tour of the space contact the leasing agent listed below.



Exclusively listed by:

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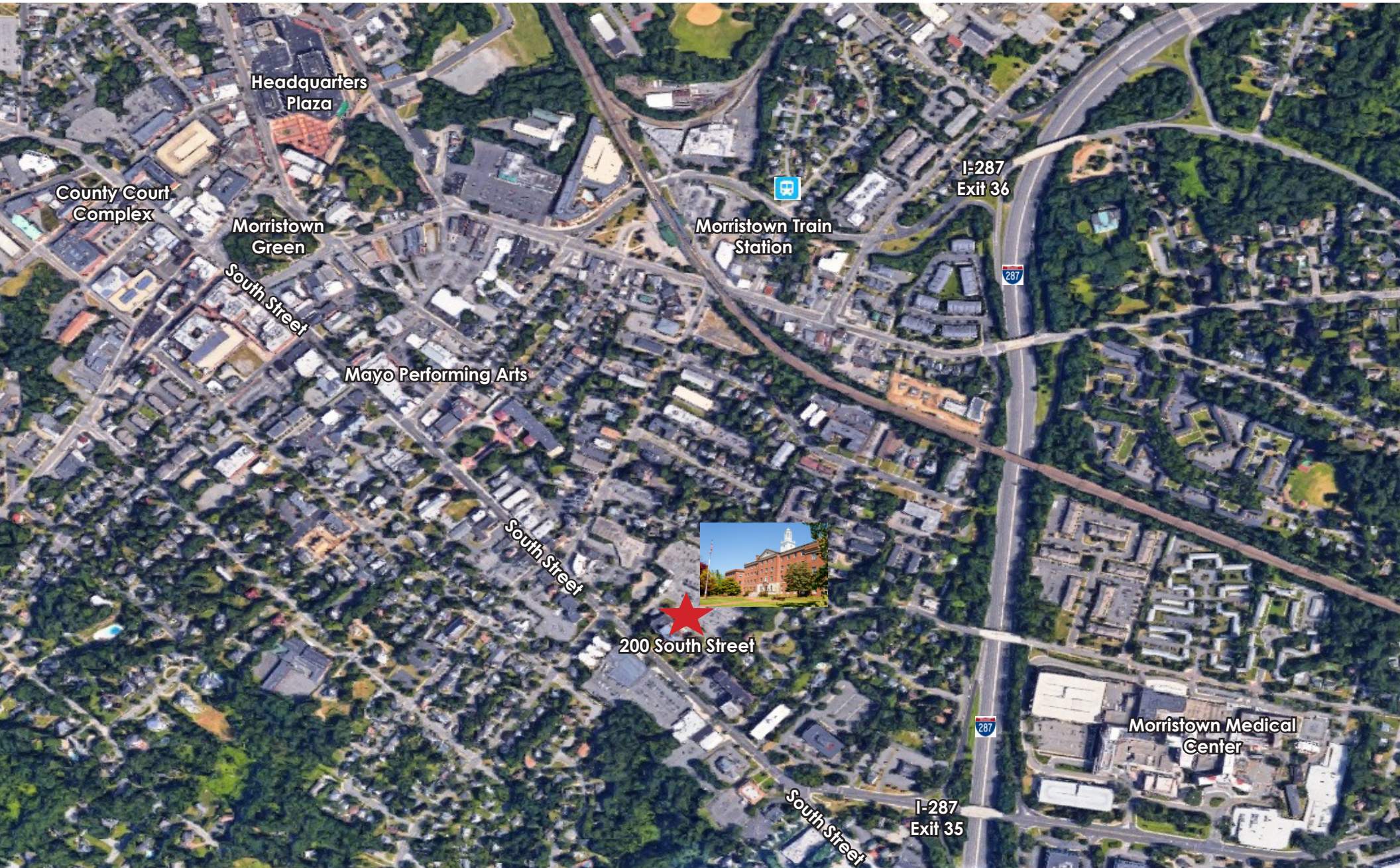
Since 1906

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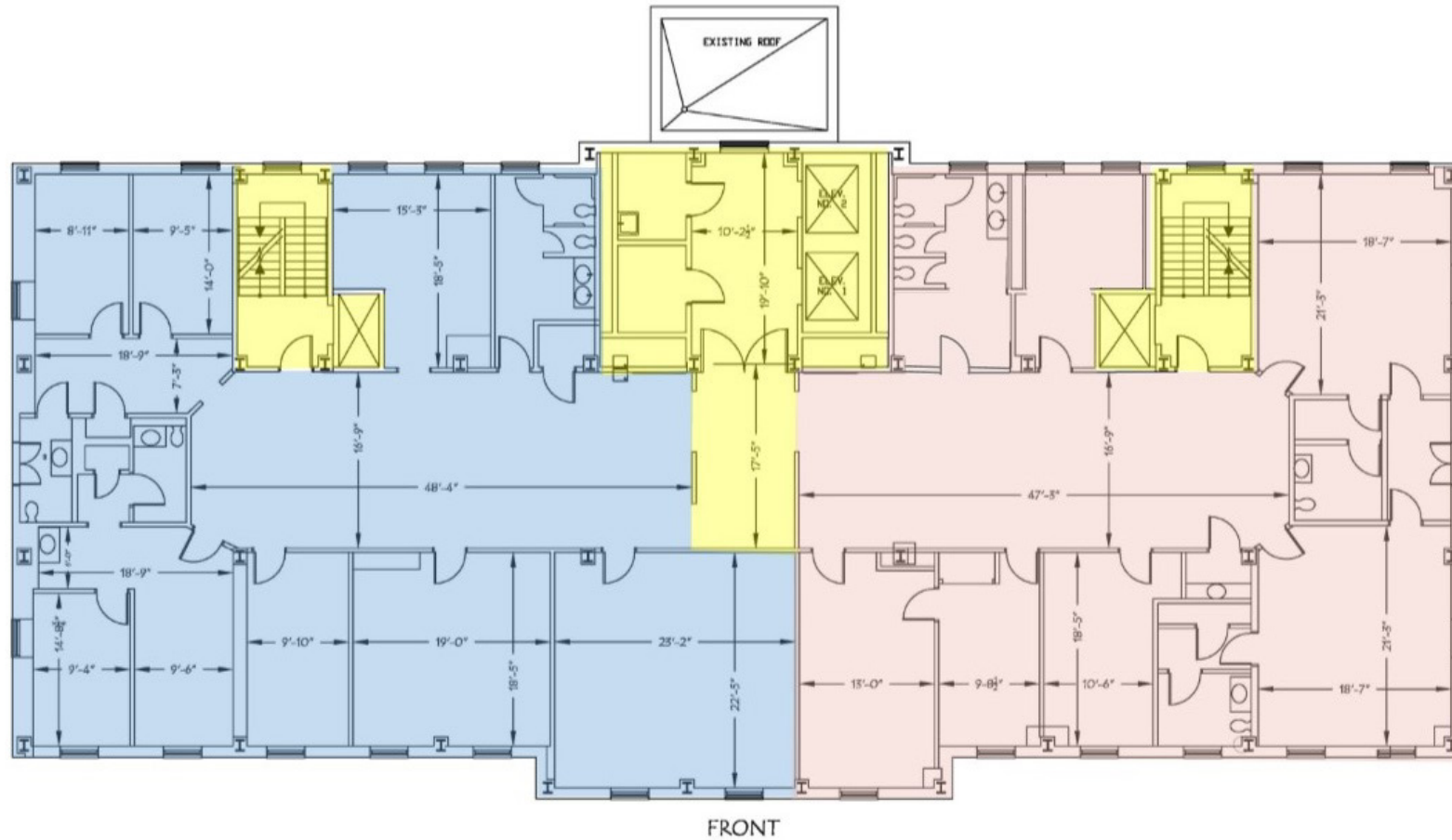


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- SUITE 400 - 4,237 SF
- SUITE 402 - 3,763 SF
- COMMON AREA