

# PARK 10 AVE

MORRISTOWN

154,776 RSF HQ OPPORTUNITY

[10parkavenue.com](http://10parkavenue.com)

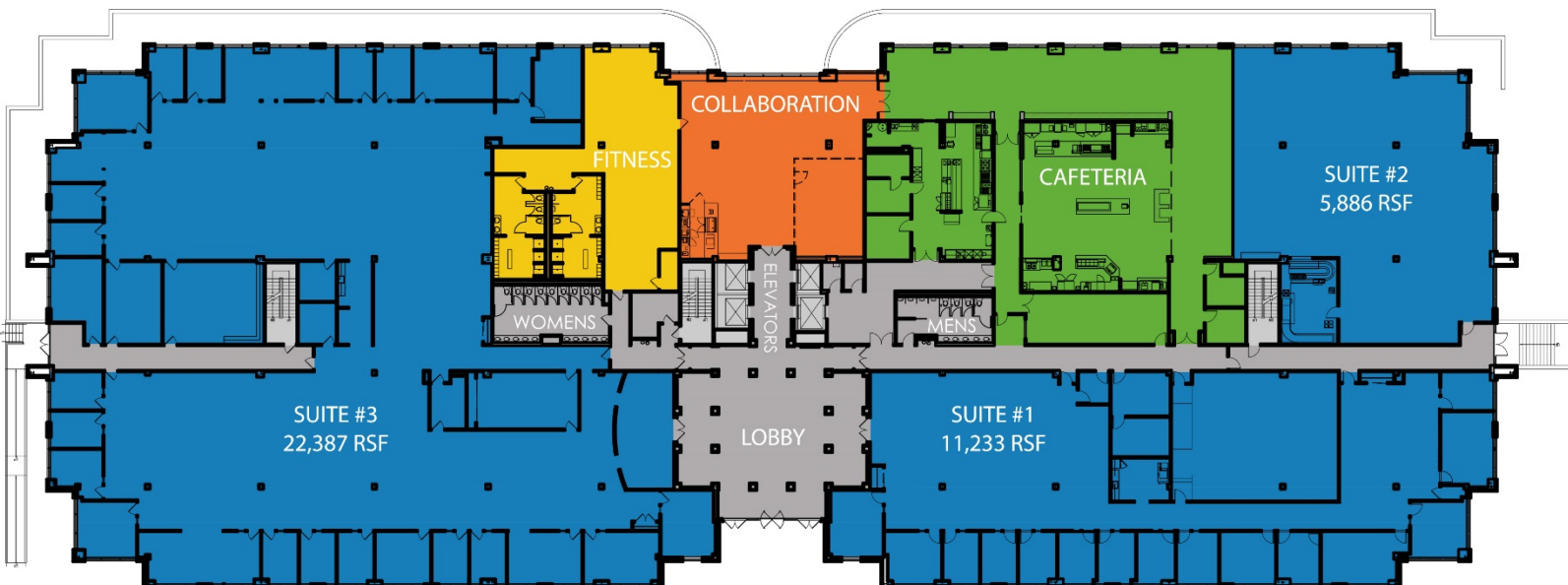


## PROPERTY FEATURES

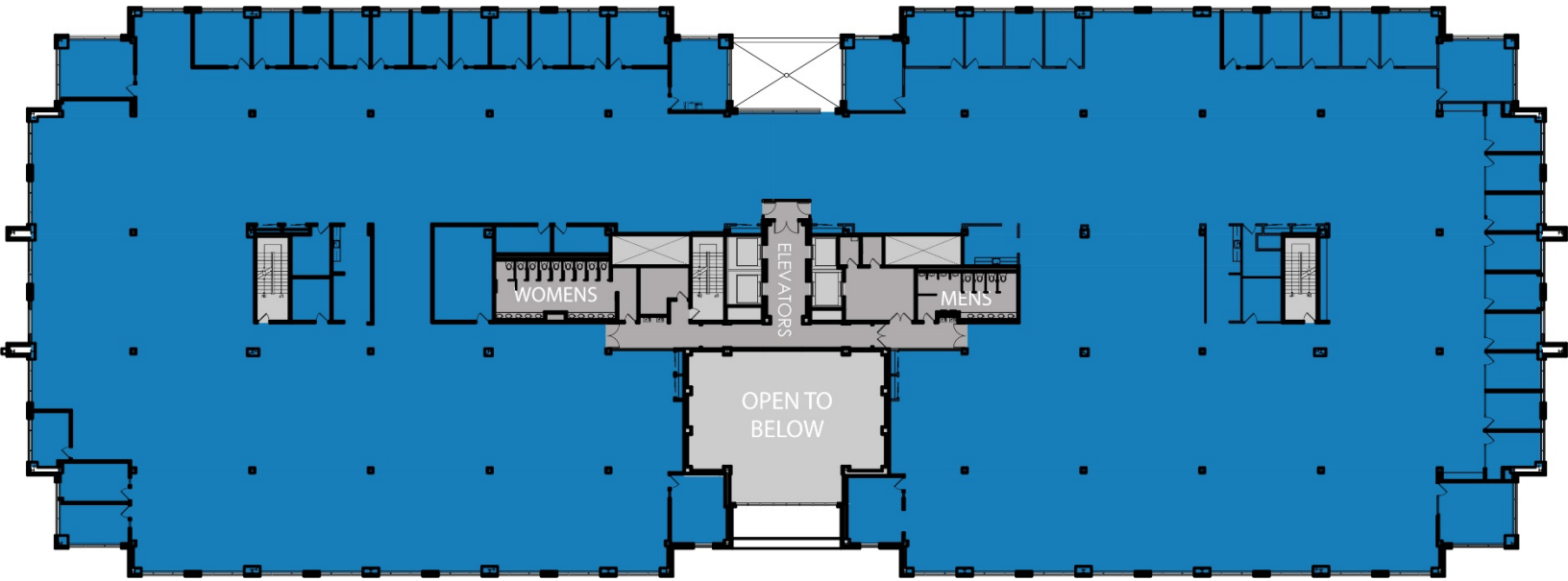
Stories:	3
Built:	June 2001 / renovated lobby in 2016
Available space:	154,776 RSF
Signage opportunity:	Direct visibility off of RT 24
Acres:	8.69
Parking:	477 surface plus 100 covered Expandable to 667 total
Amenities:	On-site staff (M-F), full service café, conference center, collaborative space, data center, fitness facilities with lockers and showers, outdoor seating
Backup generator	750 KW
Local ownership:	Wm. Blanchard Co. (Well capitalized local NJ construction company <a href="http://www.wmblanchard.com">www.wmblanchard.com</a> )



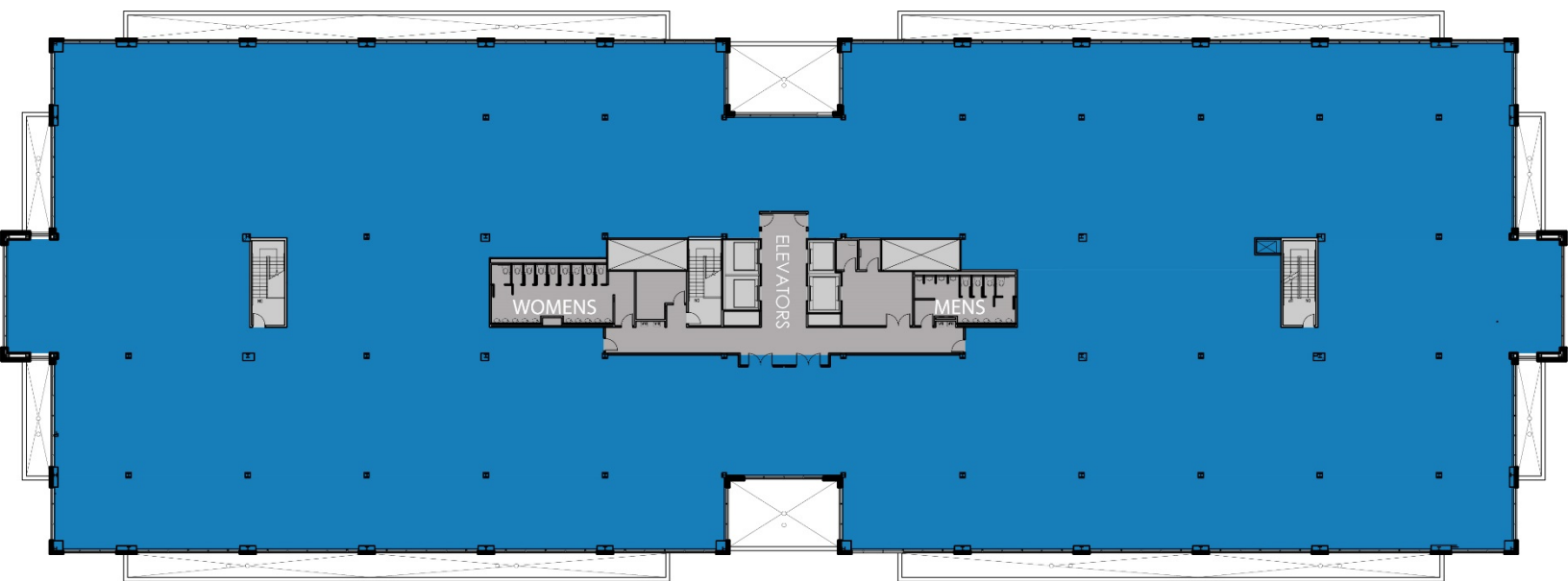
### FLOOR 1 | 39,506 RSF



FLOOR 2 | 59,254 RSF



FLOOR 3 | 56,016 RSF



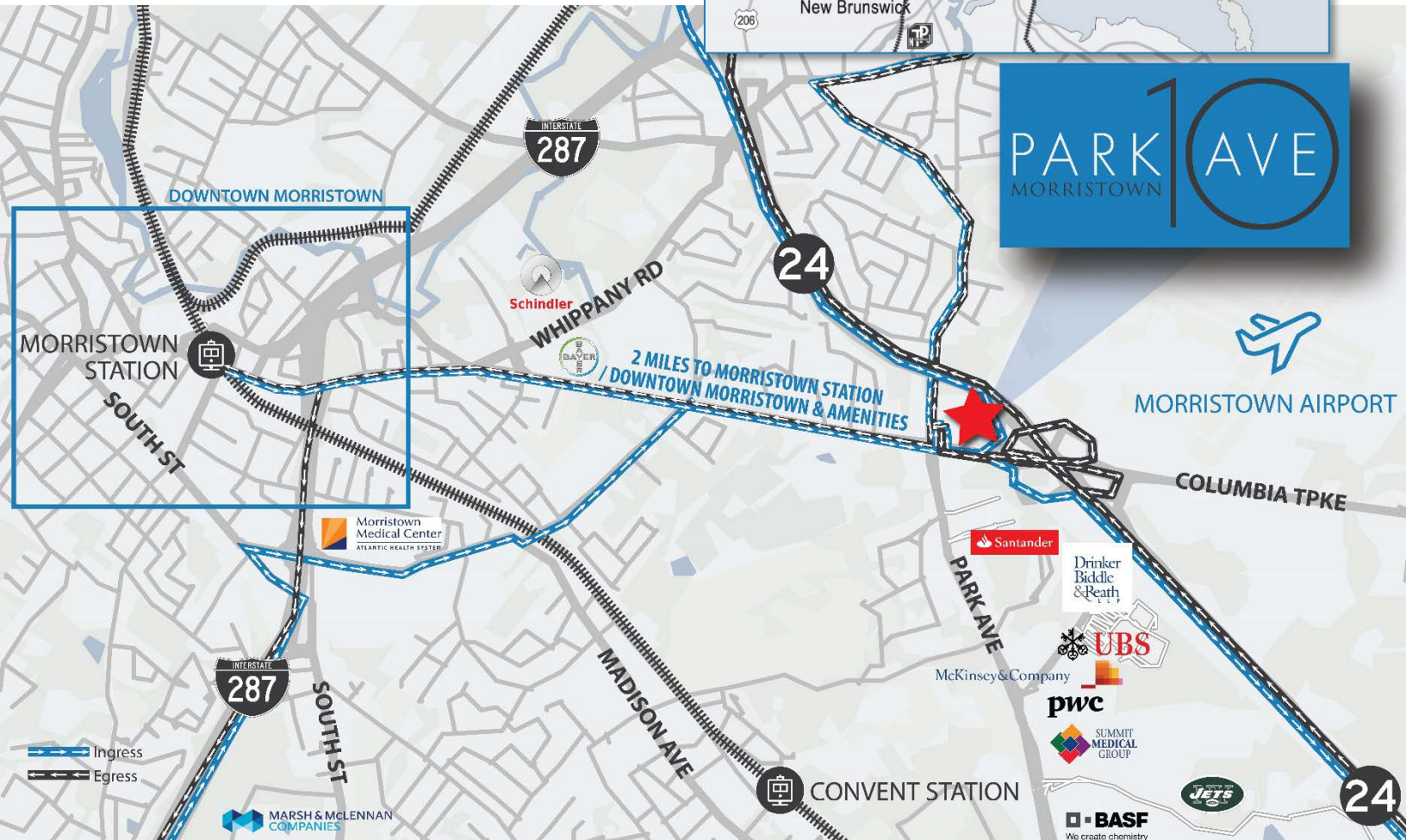
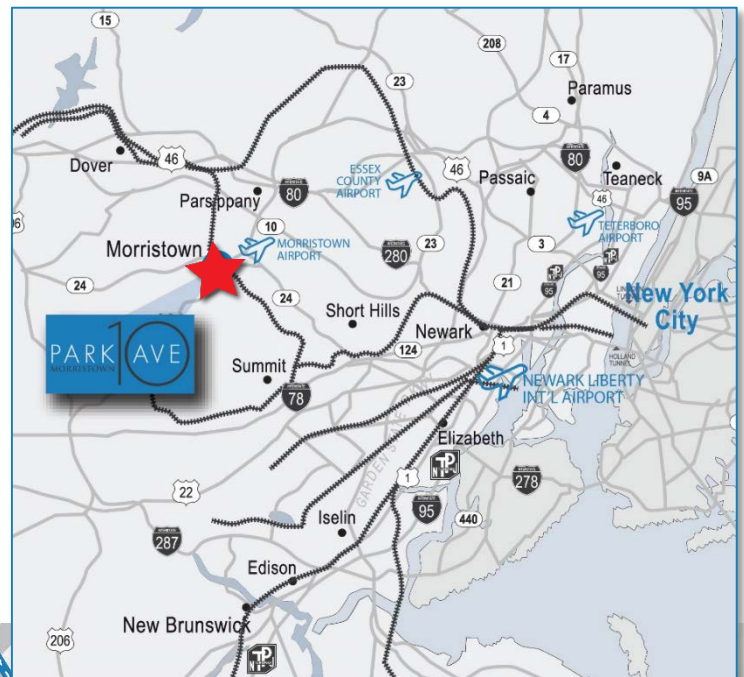


# PARK 1 AVE MORRISTOWN

## LOCATION

Excellent access to RT 24, I-287, I-80, & RT 10  
with onsite police presence during rush hour

- 0.5 miles to Morristown Airport
- 2 miles to Downtown Morristown
- 2 miles to Convent Station
- 2 miles to Morristown Station
- 6 miles to The Malls at Short Hills
- 20 miles to Newark Liberty International Airport
- 28 miles to Manhattan



## LOCAL AMENITIES

- |   |   |  |   |
|---|---|--|---|
| <p><b>Restaurants</b></p> <ul style="list-style-type: none"> <li>Blue Morel Restaurant</li> <li>Sterling Tavern</li> <li>Famished Frog</li> <li>GK's Red Dog Tavern</li> <li>Iron Bar</li> <li>Jockey Hollow Bar &amp; Kitchen</li> </ul> | <p><b>Hotels</b></p> <ul style="list-style-type: none"> <li>Rod's Steak &amp; Seafood Grille</li> <li>Roots Steakhouse</li> <li>The Committed Pig</li> <li>The Office Tavern Grill</li> <li>Tito's Burritos</li> <li>Urban Table</li> </ul> | <p><b>Hotels</b></p> <ul style="list-style-type: none"> <li>Best Western Plus Morristown Inn</li> <li>HYATT House Morristown</li> <li>The Madison Hotel</li> <li>The Westin Governor Morris</li> </ul> | <p><b>Retail</b></p> <ul style="list-style-type: none"> <li>AMC Movie Theater</li> <li>Century 21</li> <li>Kings Super Market</li> <li>Rite Aid</li> <li>Walgreens</li> </ul> |
|---|---|--|---|



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