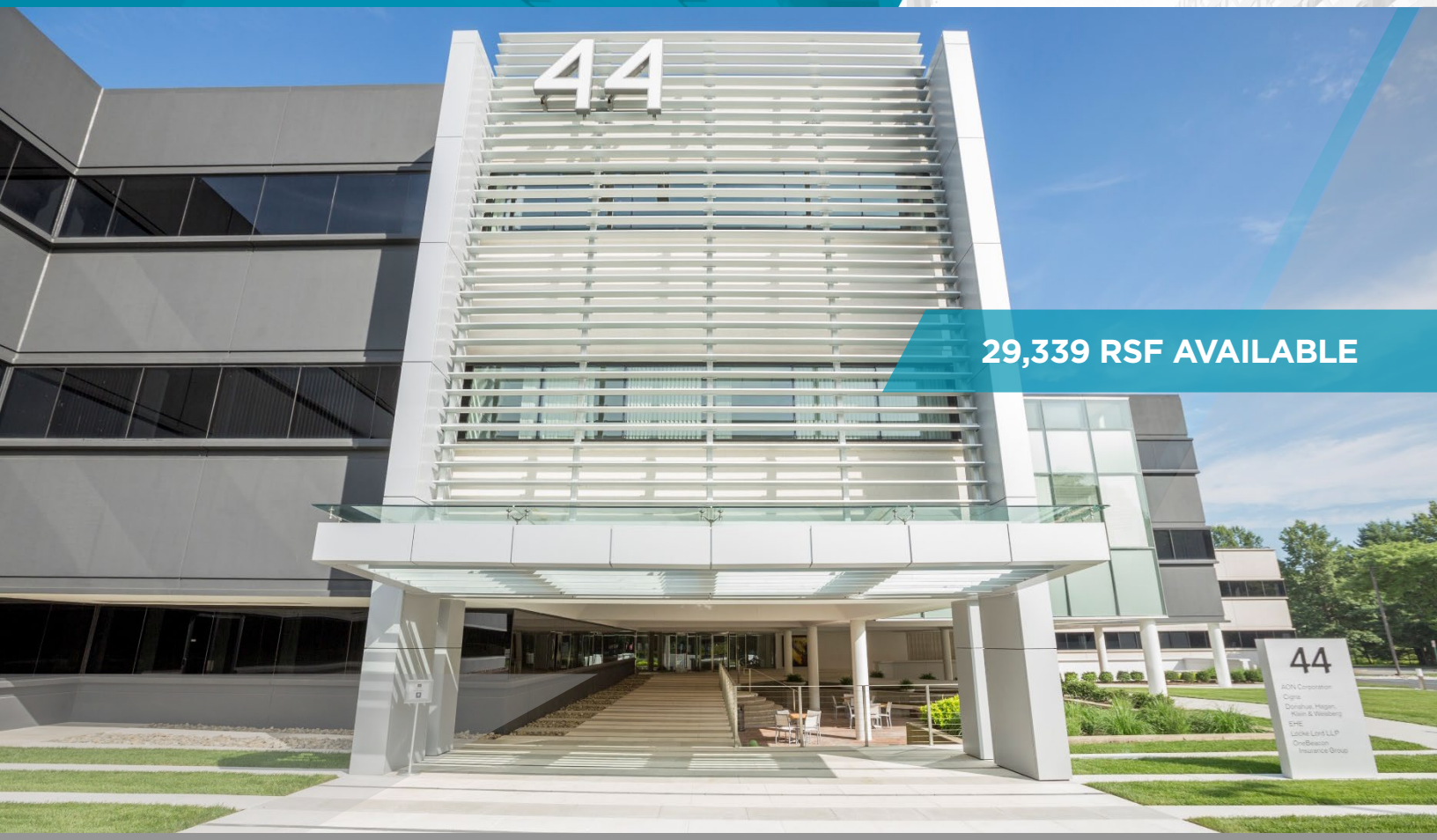
44 WHIPPANY

44 WHIPPANY ROAD
MORRISTOWN, NJ

CUSHMAN & WAKEFIELD



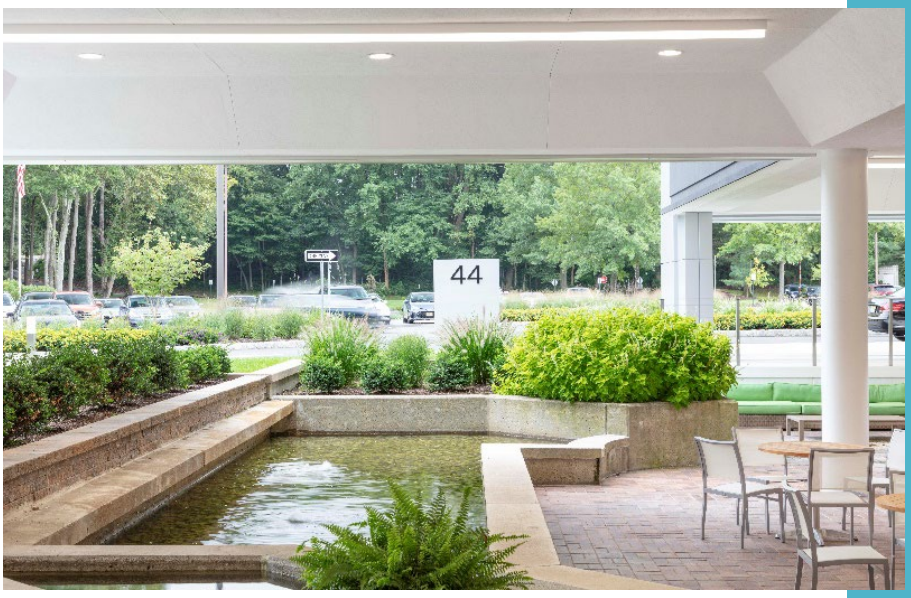
29,339 RSF AVAILABLE

1st Floor:	2,644 RSF / 5,014 RSF
2nd Floor:	12,000 - 21,681 RSF
Asking:	$31.50 PSF Gross + T.E.

COMPLETED CAPITAL IMPROVEMENTS

- Facade and signage improvements
- New glass canopy, new landscaping and dramatic lighting improvements to identify and brighten the covered entrance area
- New stone walkway and clear glass doors at front entry
- Floor-to-ceiling glass in select corner and terrace locations
- New 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 open lighted walkway and covered seating
- Bike share
- Direct access to Frelinghuysen Arboretum and Patriot's Path walking trails

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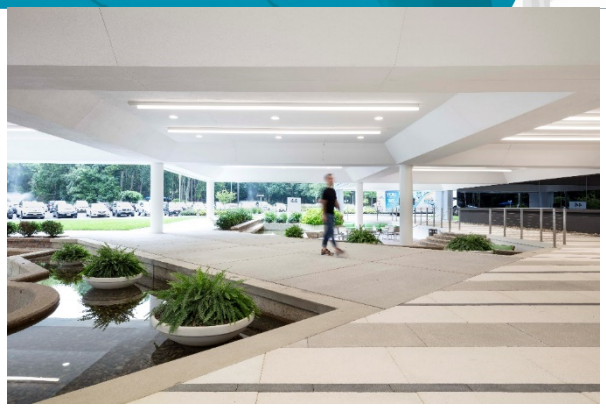
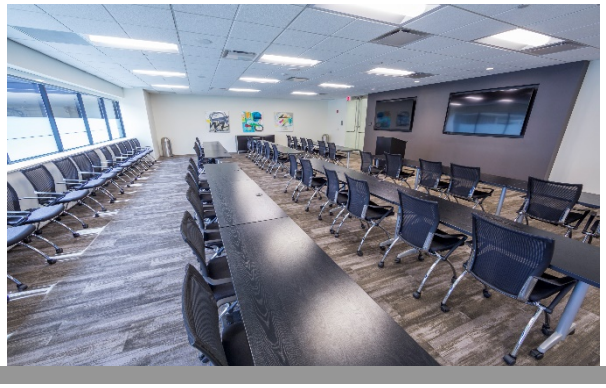
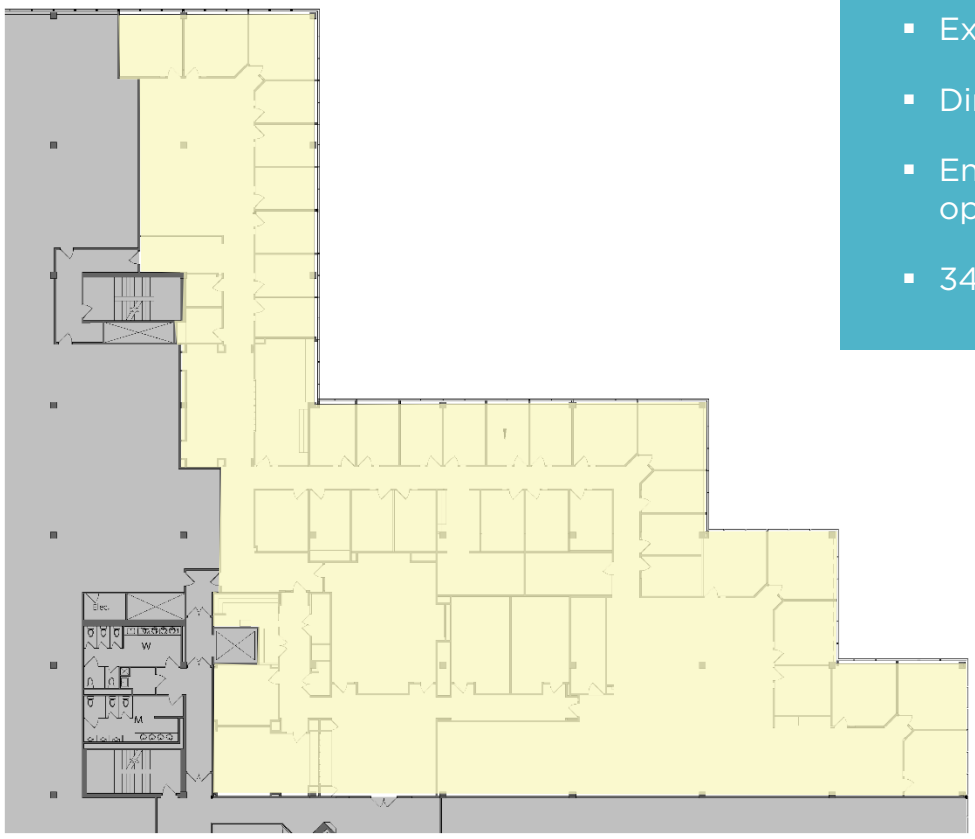


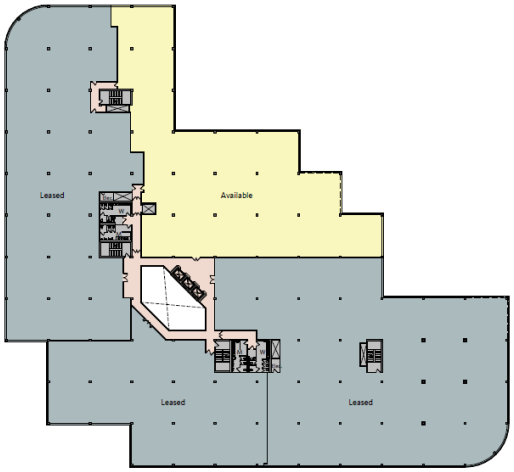


FLOOR PLAN



2nd Floor Unit – 12,000 - 21,681 SF

- Expansive window line
- Direct access stairwell
- Entrance to space directly opposite elevators
- 34 private offices



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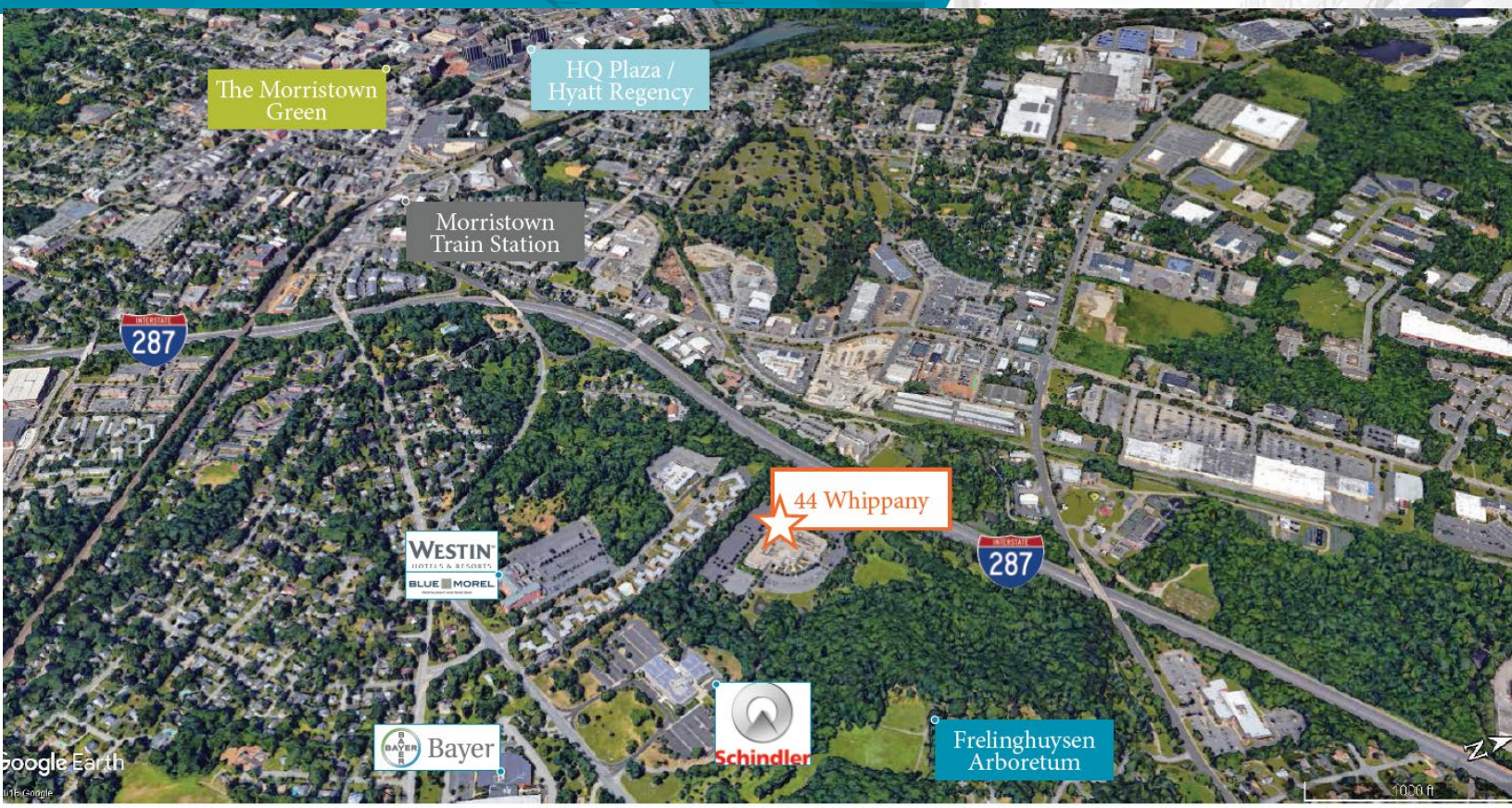

LOCATION HIGHLIGHTS

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

CUSHMAN & WAKEFIELD

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LIBERTY PROPERTIES

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