

MORRIS QUADRANGLE CORPORATE CAMPUS FLORHAM PARK

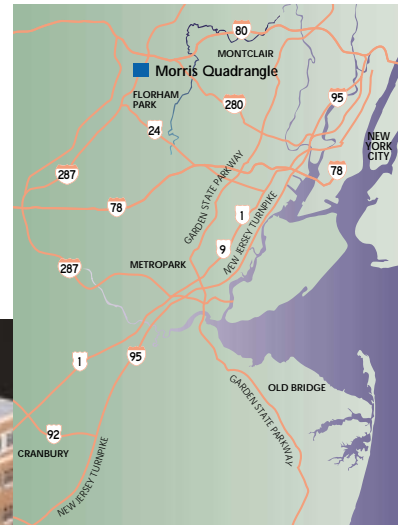
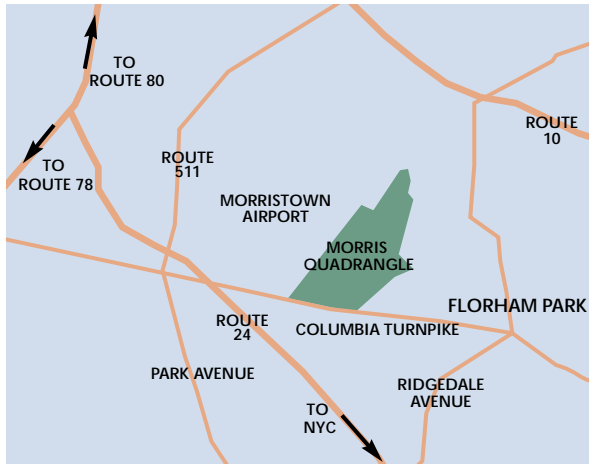
A L F I E R I

Morris Quadrangle Corporate Campus is comprised of 750,000 SF Class A office space on 180 acres and lies within a short distance of Routes 24, 287, 80 and 78 on Columbia Turnpike. The site is within a few minutes of the Morristown Airport. The property is ideally located for the entire Northeast Corridor and is within the thriving Morristown Corporate environment, where

national and international corporations such as Exxon/Mobil, Honeywell, Tyco and Bayer make their homes.

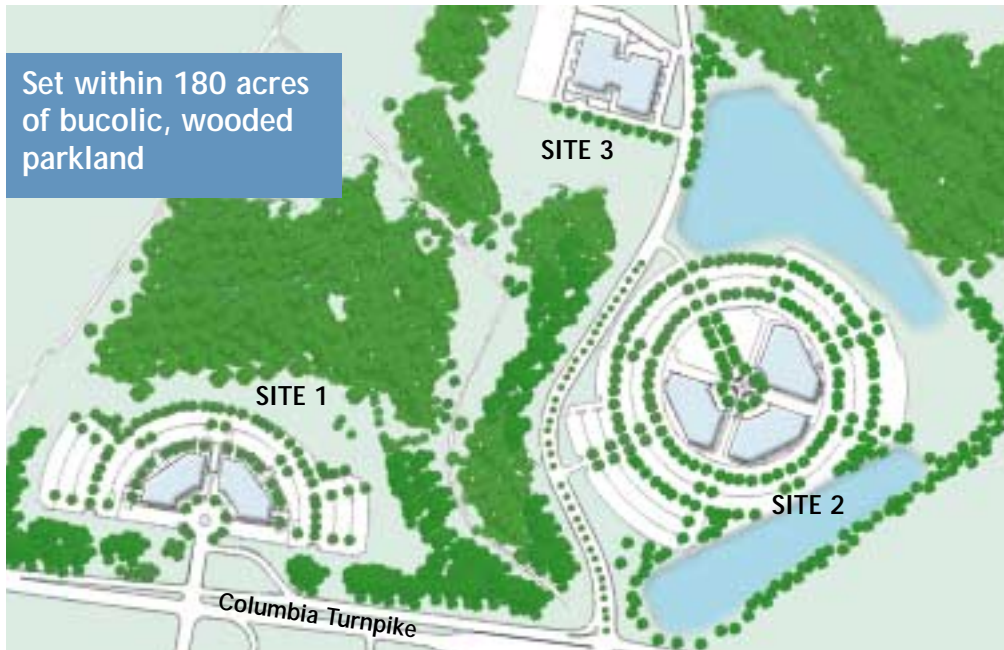
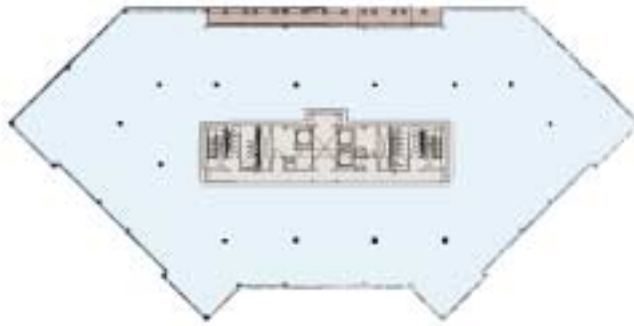
And Morris Quadrangle has many other excellent features.

See other side for details.



MORRIS QUADRANGLE CORPORATE CAMPUS
FLORHAM PARK, NEW JERSEY

Typical Third and
Fourth Floor Plan



MORRIS QUADRANGLE

DESCRIPTION

Integrated within an enriching environment of 180 acres of bucolic, wooded parkland. Exterior design features include quality detailing in brick and cast stone framed entrance with dramatic 2-story lobby finished in wood and granite.

LOCATION

Morris Quadrangle borders Columbia Turnpike and Morristown Airport. It is 30 minutes from Newark Airport and within 45 minutes of New York City. The entrance to the site is 200 yards from a four-way interchange of Route 24 and Columbia Turnpike.

ACREAGE

180 gently sloping acres

DEVELOPMENT (3 Sites)

750,000 SF Class A Office

Site 1: 175,000 SF,
3-story building

Site 2: 400,000 SF,
4-story building

Site 3: 175,000 SF,
5-story building

UTILITIES

Water, Sewer, Gas and Electric

CONTACT

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