



**The
Blau
&
Berg
Company**

COMMERCIAL/INDUSTRIAL/OFFICE REAL ESTATE SERVICES

830 Morris Turnpike, 2nd Floor, Short Hills, NJ 07078
(973) 379-6644 • (908) 276-3355 • www.blauberg.com
Established in 1932 • Local Expertise | Global Reach

The Short Hills Executive Center 830 Morris Turnpike Short Hills, New Jersey

±1,204, 1,445 & 3,916 RSF Office Opportunity



Property Features

- Building Size: ±83,430 SF on 3.57 AC
- Stories: Four (4) Stories
- Elevators: Two (1 through 4)
- Parking Ratio: 4:1000

On-site amenities include:

- Abundant Covered Parking
- On-Site management
- New energy efficient HVAC Daikin system

Renovations include:

- New Kastle secured building featuring Bluetooth hands free door access 24/7
- Roof solar and future EV car charging

Off-site amenities include:

- Fitness center, child day care, restaurants, banks

Nearby to:

- Short Hills Mall
- Short Hills Hilton
- NJ Transit Rail direct to NYC
- Summit and Millburn Train Stations
- 0.7 miles from the Short Hills Train Station

For additional information or to arrange for an inspection, please contact the exclusive brokers:

Jason M. Crimmins, CCIM, SIOR
President
973-379-6644 Ext. 122
JMCrimmins@blauberg.com

Peter J. Murano, Jr., SIOR
Senior Executive Director
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Alessandro (Alex) Conte, CCIM, SIOR
Executive Vice President
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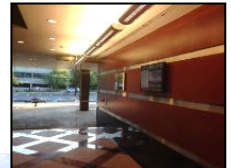
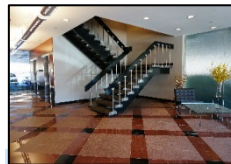
830 Morris Turnpike Short Hills, New Jersey

Class A Office Opportunity



Short Hills Executive Center is a Class A office property located at 830 Morris Turnpike in Short Hills, NJ.

- Situated in a serene setting featuring landscaped grounds and exterior courtyard.
- Newly renovated entrance and open exterior three-story atrium.
- An array of amenities in the surrounding area including Can-Do fitness center.
- Equipped with a generator ready pad.
- Abundant parking.
- Nearby restaurants including Huntley Tavern, banks and The Mall at Short Hills.
- Conveniently located just off Route 24/78 corridor and within close proximity to Routes 10, I-287, Garden State Parkway and NJTP.
- Close proximity to the Hilton, Marriott and Westin Morris Inn.
- Located just 8 miles from Morristown Municipal Airport, 12 miles from Newark Liberty International Airport and 19 miles to midtown Manhattan.





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Class A Office Opportunity



Newark Liberty
INTERNATIONAL AIRPORT

Accessibility

- 0.7 miles Walking Distance to Short Hills Train Station
- 1 mile to NJ Transit Short Hills
- 1.8 miles to NJ Transit Summit
- 2 miles to NJ Transit Millburn
- 2 miles to Short Hills Mall
- 5 miles to Garden State Parkway
- 8 miles to Morristown Airport
- 11 miles to Morristown
- 12 miles to Newark Liberty Int'l Airport
- 20 miles to Holland Tunnel
- 22 miles to Lincoln Tunnel
- 28 miles to George Washington Bridge



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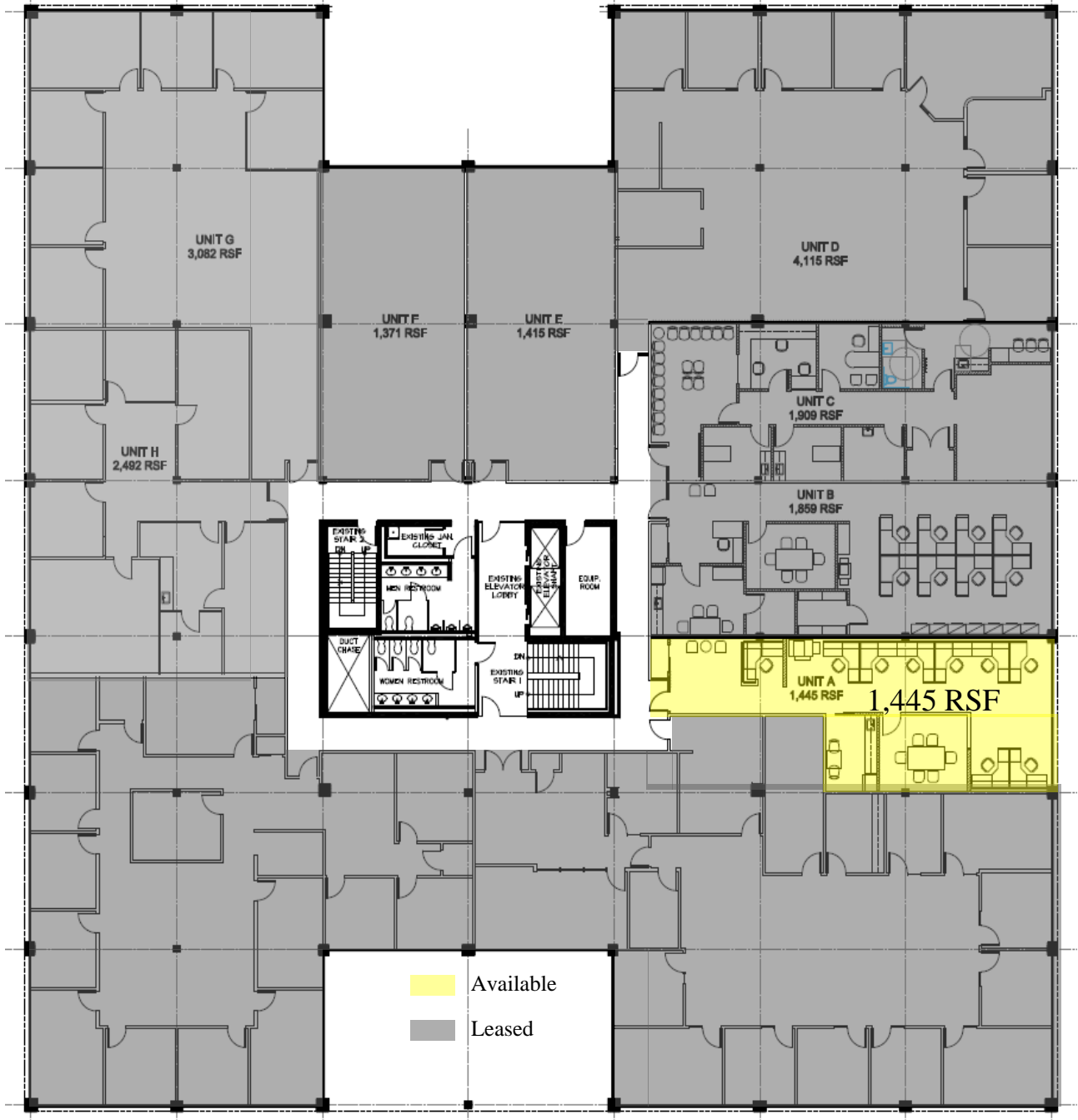
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830 Morris Turnpike
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1,445 RSF - Office Opportunity
Third Floor



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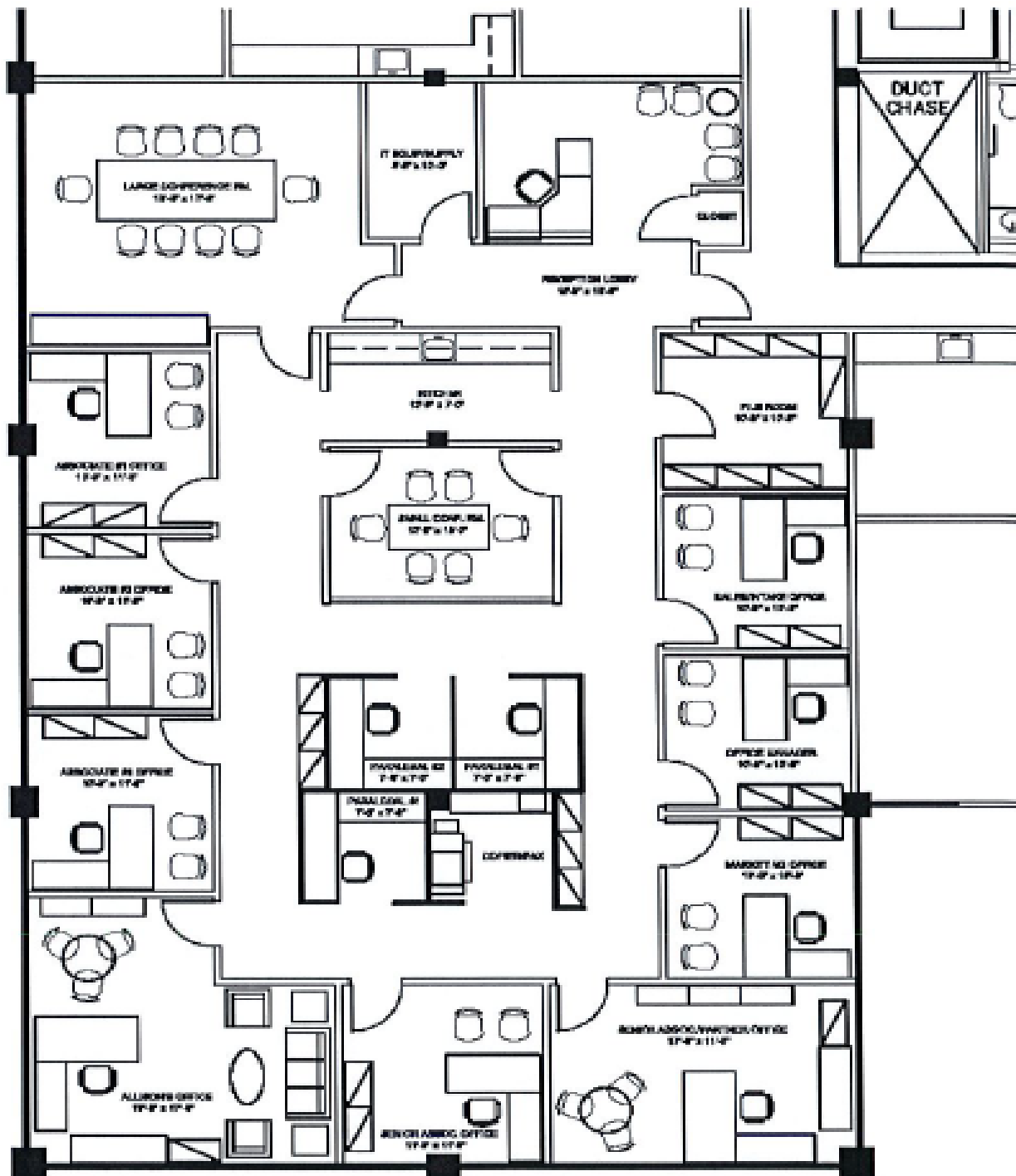
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±3,916 RSF | Office Opportunity
Second Floor



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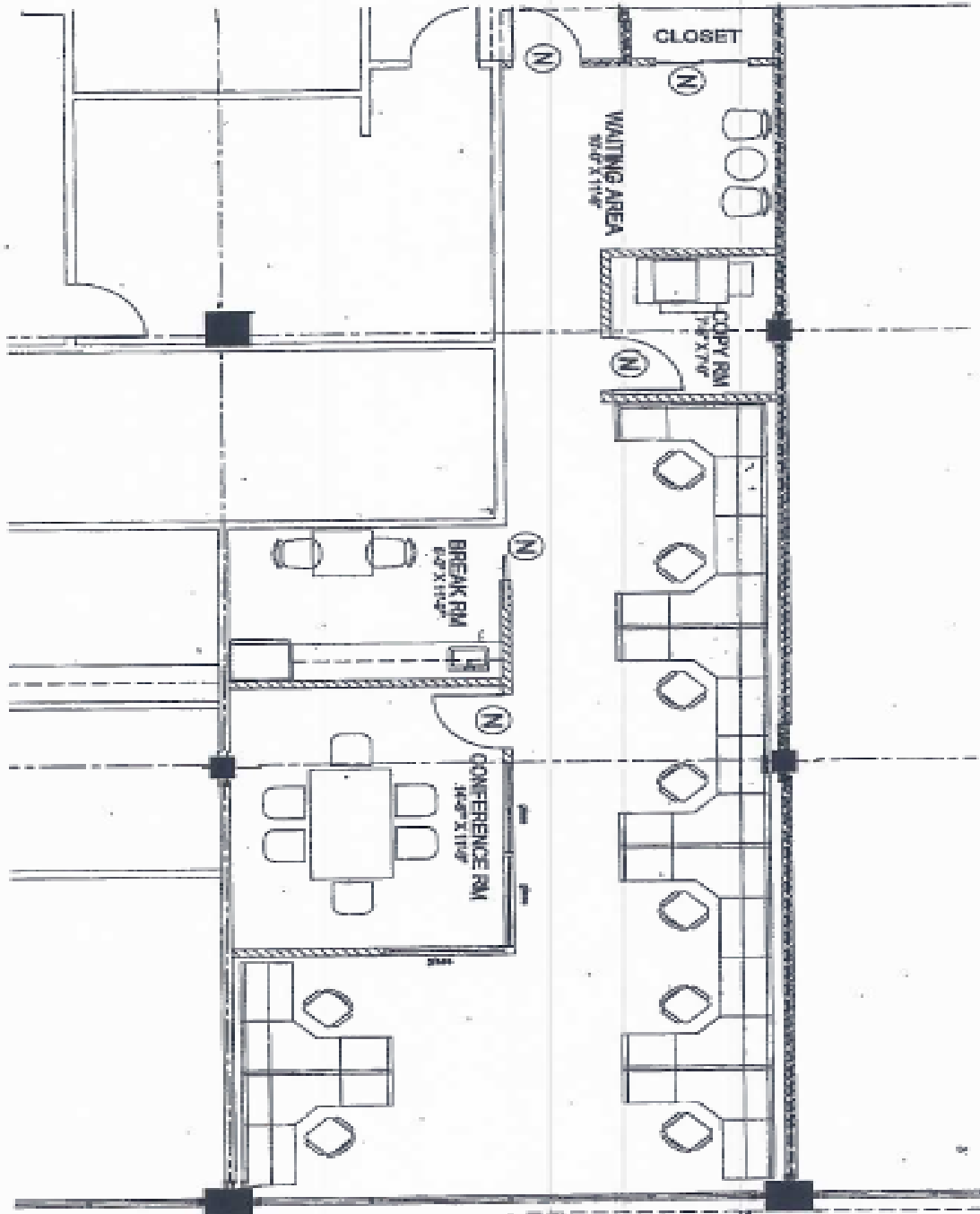


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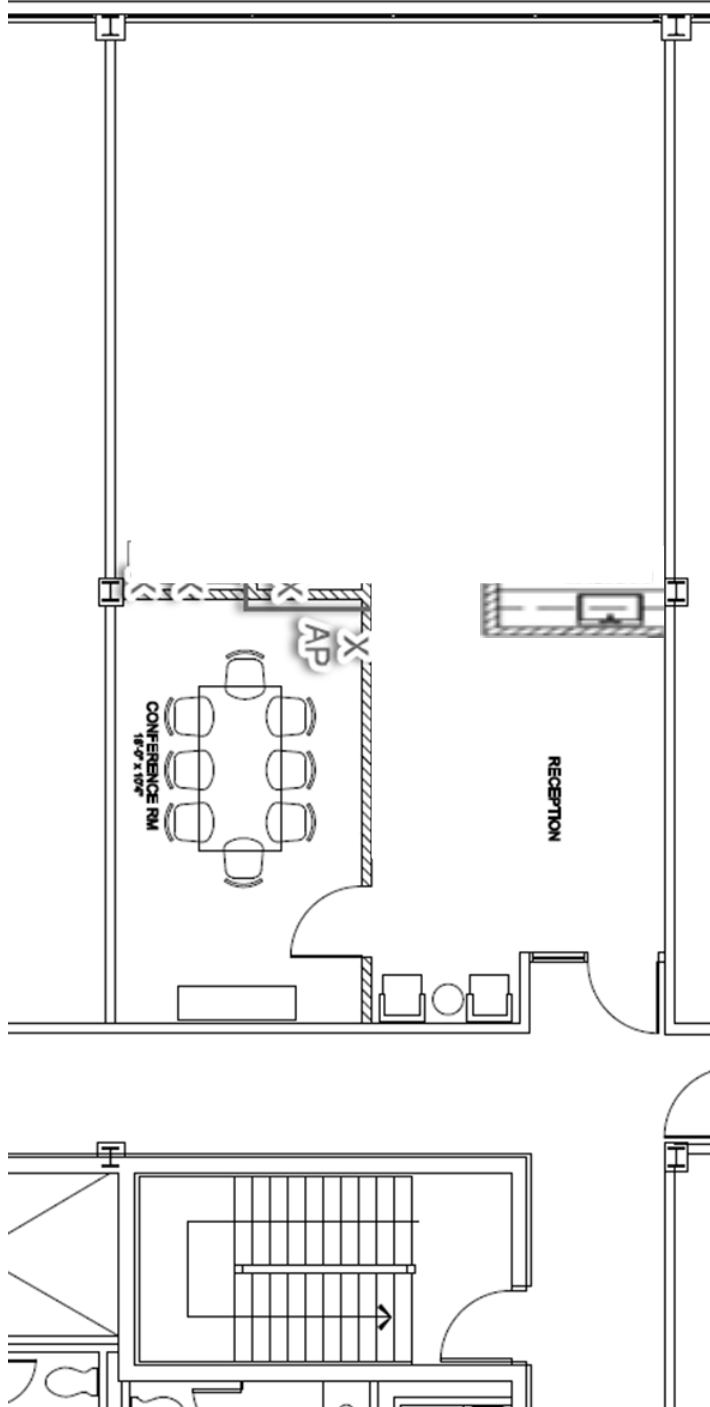


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Fourth Floor



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