



Station
AT MORRISTOWN
WEST BUILDING

THREE FLOORS AT ±40,000 SF EACH

LONG-TERM SUBLEASE OPPORTUNITY

119,294 SF TOTAL



CLICK TO
VIEW VIDEO

CBRE

THE OPPORTUNITY

Property Features

The first new office development in almost 40 years, M Station is a transformative Class A mixed-use development in the heart of Morristown, NJ, with sustainable architecture and designed for wellness.



HIGHLY EFFICIENT,
MODULAR FLOOR PLATES
WITH AN **OFFSET CORE**



STATE-OF-THE-ART
FILTRATION SYSTEMS



FULL-HEIGHT WINDOW
LINE PROVIDES THE
ENTIRE FLOOR PLAN
WITH **NATURAL LIGHT**



PUBLIC **GREEN SPACE**
INCLUDING A STUNNING
ARRIVAL COURTYARD AND
TWO OUTDOOR PLAZAS



COVERED ACCESS TO
ON-SITE PARKING, EV
CHARGING AND BIKE RACKS



ONE BLOCK FROM
MORRISTOWN'S TRAIN
STATION **TRANSIT HUB**

THE OPPORTUNITY

Property Features

THE OPPORTUNITY



39,735-119,294 SF available for sublease



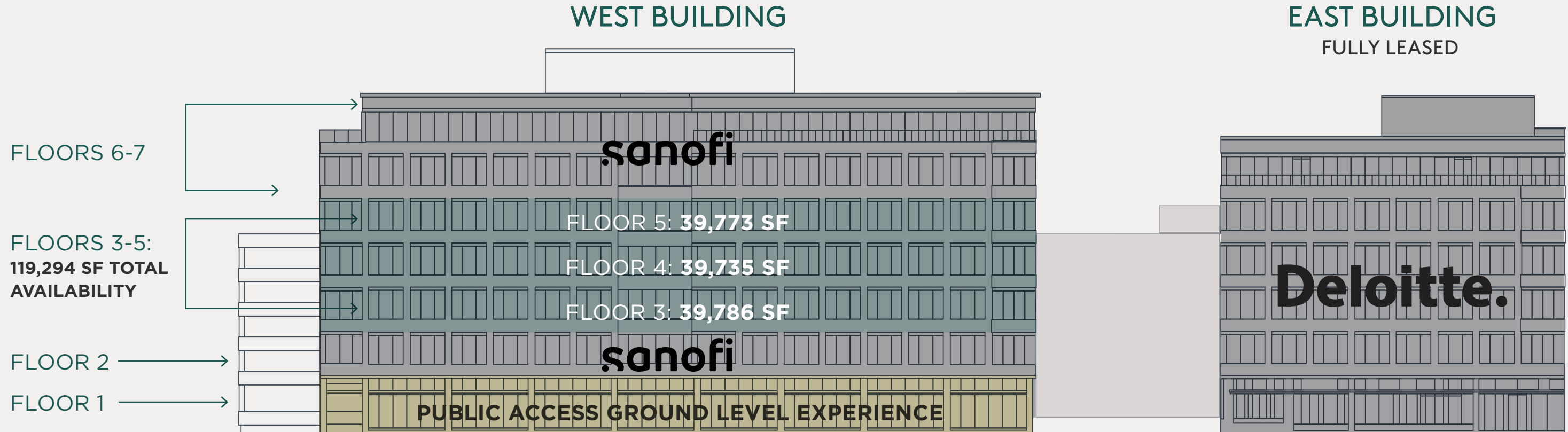
Flexible term with long-term potential



Direct access to Ground Floor Experience



Available Q2 2024



THE OPPORTUNITY

Site Plan



← MORRISTOWN GREEN 500 FT

TRAIN STATION 500 FT →



THE OPPORTUNITY

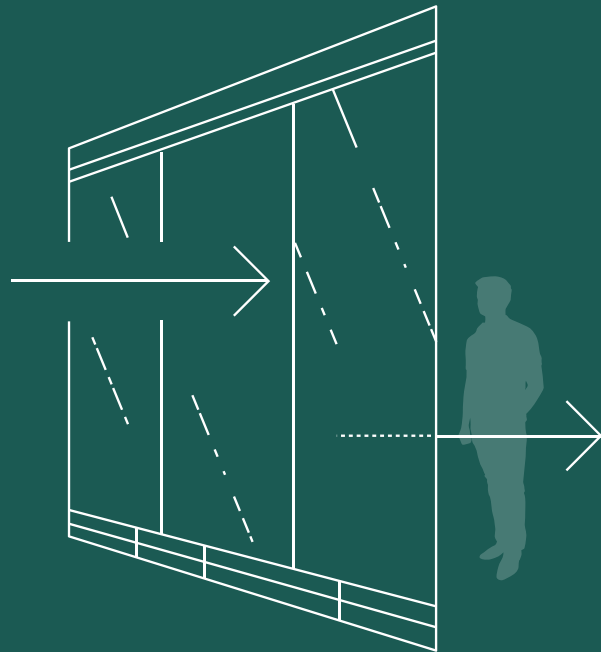
Typical Floorplan

SF Detail

Floor 3 | 39,786 SF

Floor 4 | 39,735 SF

Floor 5 | 39,772 SF



CLICK FOR
VIRTUAL TOUR



THE OPPORTUNITY

Outdoor Plaza

M Station features multiple green space amenities, including two outdoor plazas and the arrival courtyard (featured to the right).



WORKPLACE EXPERIENCE

Ground Floor Experience

M Station West will have direct access to a one-of-a-kind amenity experience, with the ground floor becoming **Morristown's next culinary destination and gathering space**. The unique, food-hall-type concept is being designed as the go-to destination not only for employees but residents, commuters and the community.



The **energetic, collaborative** environment will be ever evolving, introducing people to new brands, chefs and experiences.



Standing apart from a typical food hall, the creative programming and atmosphere will be **elevated** and **luxurious** while remaining **comfortable** and **approachable**.



Intentional programming will **activate the Morristown community** throughout the day, bringing in activity and creativity while sustainably and consistently giving back.

The Ultimate Recruitment Tool

THE GROUND FLOOR EXPERIENCE WILL BE A WELCOMING ESCAPE FOR EMPLOYEES WITHOUT HAVING TO LEAVE THE BUILDING. A HOME-AWAY-FROM-HOME AMID WORLD-CLASS DESIGN, FOOD, BEVERAGE AND HOSPITALITY.

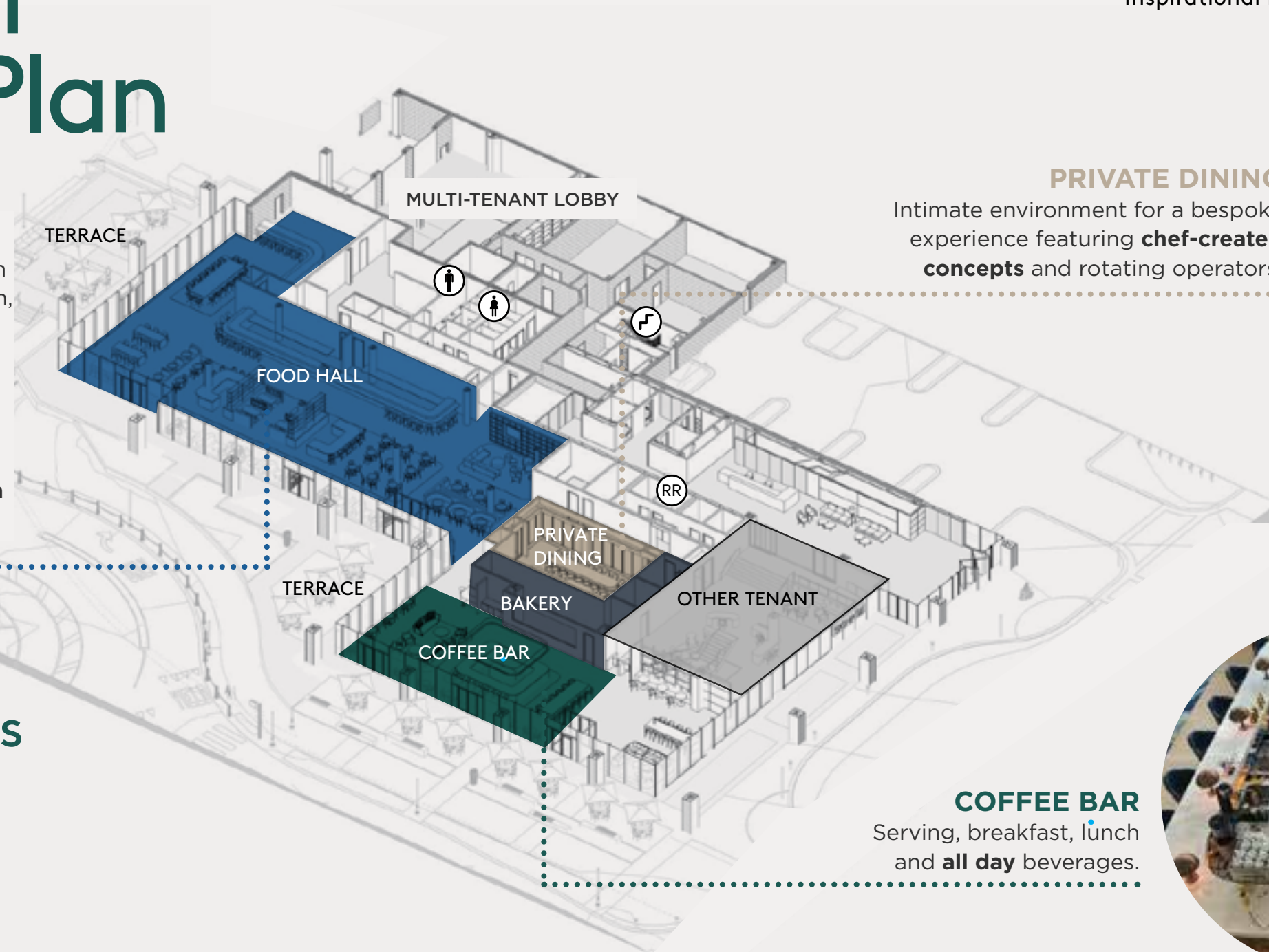


Ground Floor Experience Plan

*Inspirational Look And Feel

FOOD HALL

- **Curated range of cuisine**, with options such as Mediterranean, Italian, Mexican and sushi.
- Vendors ranging from independent local chefs to established brands, creating an environment with **local influence while still evoking a world-class experience.**



PRIVATE DINING

Intimate environment for a bespoke experience featuring **chef-created concepts** and rotating operators.



Where Employees, Guests And Patrons Can:

Experience what they want

Rest where they need

Meet when they like

Taste what interests them

COFFEE BAR

Serving, breakfast, lunch and **all day** beverages.



NEIGHBORHOOD

Area Amenities

Over 150+ Hotels, Dining, and Entertainment Venues nearby

150+
RESTAURANTS & BARS

61+
RETAILERS

1,200+
NEW RESIDENTIAL
UNITS

TOP 30
BEST PLACES TO LIVE
& WORK ACCORDING
TO LIVABILITY'S
TOP 100 BEST
PLACES TO LIVE.



10 MINS TO
MORRISTOWN
EXECUTIVE AIRPORT

30 MINS TO
NEWARK LIBERTY
INTERNATIONAL AIRPORT

20 MINS TO
The Mall at
**SHORT
HILLS**

SCOTTO PROPERTIES
OWNED RESTAURANTS



NEIGHBORHOOD

Area Amenities



M Station is perfectly positioned to tap into the world class Morris County labor pool and the breadth of amenities that make Morristown one of the most popular, vibrant, diverse and livable towns in Northern New Jersey. With walkable access to great restaurants, bars, housing, hotels, fitness centers, shopping, and the arts, this location is perfectly suited to attract and retain employees who want more than a traditional suburban office setting. This unique location will connect employees to an unrivaled energy and an active community alive with progressive leadership, diverse culture, year round events and deep American history.

NEIGHBORHOOD

Best In Class Labor

NEW JERSEY & GREATER MORRIS COUNTY AREA

New Jersey and Greater Morris County offer tenants access to a thriving location with a wealth of talent and evolving workforce.

Thriving Location



10TH

BEST COUNTY TO LIVE IN THE US



550+

CORPORATE HEADQUARTERS



10x

POPULATION GROWTH THAN THE METRO AREA

Wealth of Talent



204,000

WITH BACHELORS DEGREES



77,800

WITH ADVANCED DEGREES



160,000+

STUDENTS ENROLLED IN HIGHER EDUCATION WITHIN 25 MILES

Evolving Workforce



65%

MORE CONCENTRATED IN THE PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES INDUSTRIES THAN THE U.S.



6TH

NEW JERSEY RANKED FOR LIFE SCIENCES JOBS



7TH

NEW JERSEY RANKED FOR TECH JOBS

NEIGHBORHOOD

Accessibility

Morristown offers terrific access to public transportation, major highways, and major airports.

Location	Time	Distance
Morristown Train Station	<1 min	500 ft
Route 202	1 min	0.3 mi
Route 287	3 min	1.3 mi
Route 80	9 min	6.4 mi
Morristown Airport	13 min	4.1 mi
Newark Airport	26 min	21.7 mi

Midtown Direct Service to Penn Station
from Morristown Train Station
1 HOUR



NEIGHBORHOOD

Parking Map

Various parking garage options offer tenants ease of commute to M Station.



Workplace Evolution

M Station offers the perfect opportunity for forward-thinking organizations looking to leverage a reduction in footprint to re-invest in their workplaces.

These new workplace realities have created a unique opportunity that many companies are capitalizing on to both reduce overall expenses and create a better environment for employee engagement and productivity.

DOWNSIZING

- Decrease expense
- Eliminate underutilized spaces
- Increase density and create vibrancy/interaction

REINVESTING

Savings become an annuity, enabling reinvestment in the workplace to support employee productivity in today's hybrid environment:

- Space that supports collaboration and relationship-building, including on-site food and beverage, shared meeting space, and fitness facilities
- Upgrade office location to an urban-centric experience with access to public transit
- Re-allocation of heads-down vs. team-oriented spaces
- Focus on hospitality-inspired amenities, technology, and services to engage employees
- Sustainable and wellness building features that support ESG goals

NEIGHBORHOOD LEED

WHAT IS IT?

Leadership in Energy and Environmental Design is the world's most widely used green building rating system. LEED certification provides a framework for healthy, highly efficient, and cost-saving green buildings, which offer environmental, social and governance benefits. LEED certification is a globally recognized symbol of sustainability achievement, and it is backed by an entire industry of committed organizations and individuals paving the way for market transformation.

M STATION LEED RATINGS

- M Station is pursuing a **Gold** rating **LEED for Building Design and Construction (LEED BD+C), Core and Shell Development**. This designation is for projects where the developer controls the design and construction of the entire mechanical, electrical, plumbing and fire protection system but not the design and construction of the tenant fit-out.
- **LEED for Interior Design and Construction (LEED ID+C)**: The LEED rating of the interior fit-out is ultimately up to the tenant, but at M Station, you are joining a partner committed to building a sustainable environment – Sanofi is pursuing LEED Platinum for their own space.

BENEFITS OF LEED CERTIFIED BUILDING HIGHLIGHTS

- **Environmental benefits:** LEED buildings have reduced energy use and carbon emissions, as well as less waste.
- **Lower utility costs:** LEED buildings use, on average, 25% less energy than conventional buildings. The average Energy Star score of a LEED-certified building is 89.
- **Improved employee retention:** LEED-certified buildings can help companies attract talented employees. Plus, with strategies focused on thermal comfort and access to daylight, views and good indoor air quality, worker satisfaction in LEED-certified offices tends to be high, decreasing employee turnover. This is especially true among younger workers, who place a high value on working for employers that are green-minded and “walk the walk.”
- **Ability to meet ESG goals:** LEED helps investors meet their ESG goals by providing them with a robust and globally recognized green building framework to measure and manage their real estate performance.

Contact Us

Jon Williams

Senior Vice President
+1 973 437 2028
jon.williams@cbre.com

Conor Dolan

First Vice President
+1 201 712 5673
conor.dolan@cbre.com



CLICK TO LEARN MORE ABOUT



CBRE

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

