

Cushman & Wakefield's Private Capital Group Presents For Sale:

906 Mount Kemble Avenue

MORRISTOWN (HARDING), NEW JERSEY

CONFIDENTIAL OFFERING MEMORANDUM



Renovated Route 202 Asset Ideal for Owner-Occupier or Investor



**CUSHMAN &
WAKEFIELD**

Executive Summary

As the exclusive agent, Cushman & Wakefield is pleased to offer a 100% fee interest in **906 Mount Kemble Avenue, Morristown, New Jersey 07960** for sale. This unique opportunity features a 7,156 SF primary office building and separate 605 SF retail building on a 0.689-acre site along Route 202. The Property offers approximately 200 feet of frontage on Route 202, providing excellent visibility and direct access.

The primary building was extensively renovated in 2020 and represents a turnkey investment or occupancy opportunity for a corporate headquarters, professional services firm, medical or healthcare user, design firm, or other potential occupant. The Property includes a back-up generator for the main building, 36 on-site parking spaces, two EV charging stations, and a parking ratio of approximately 4.64 spaces per 1,000 SF.

Both buildings are currently occupied by established tenants, with lease terms extending into early 2027, providing near-term rental income while offering an incoming owner flexibility for future occupancy or continued investment use. A buyer may elect to maintain the existing tenancy, subject to the respective lease terms, or pursue its own occupancy strategy as those terms allow. The separate 605 SF retail building is being offered in its current, as-is condition.

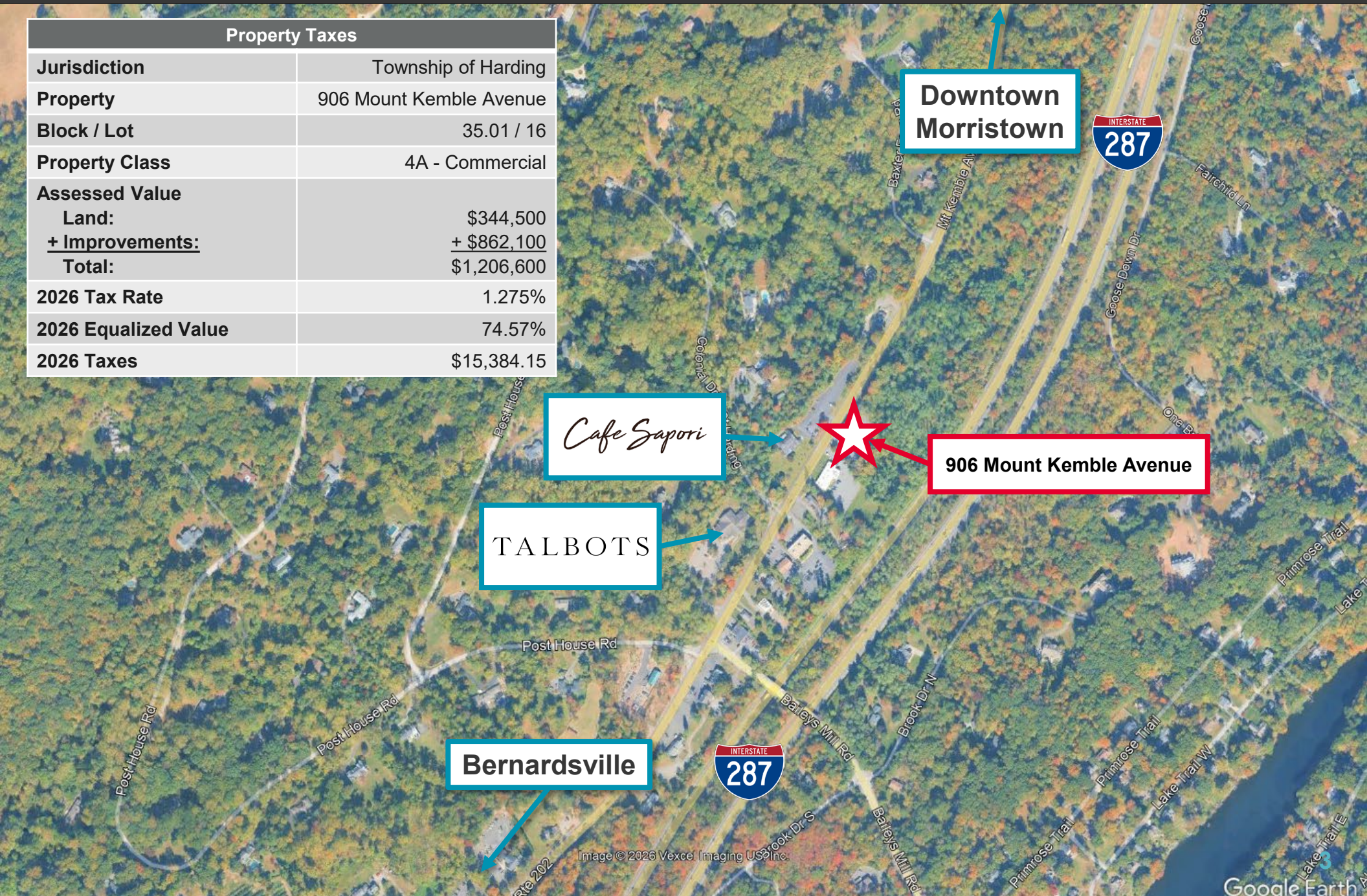
Property Overview

Full Address	906 Mount Kemble Avenue Morristown, New Jersey 07960
Square Footage	Barn (Ensera Design): 7,156 SF Wagonhouse (Dominick's): 605 SF
Site Size	0.689 Acres
Current Occupancy	Ensera Design (January 2027 Lease Expiration) Dominick's Pizza (Month-to-Month Term)
Current Total Assessed Value	\$1,206,600
2026 Total Taxes	\$15,384.15
Zone	B-2 Business
Flood Zone	X – Not In Hazard



Local Area Map / Property Tax Overview

Property Taxes	
Jurisdiction	Township of Harding
Property	906 Mount Kemble Avenue
Block / Lot	35.01 / 16
Property Class	4A - Commercial
Assessed Value	
Land:	\$344,500
+ Improvements:	+ \$862,100
Total:	\$1,206,600
2026 Tax Rate	1.275%
2026 Equalized Value	74.57%
2026 Taxes	\$15,384.15



Downtown
Morristown



906 Mount Kemble Avenue

TALBOTS

Bernardsville



2020 Renovation Overview

Architecturally Distinctive, Turnkey Workplace

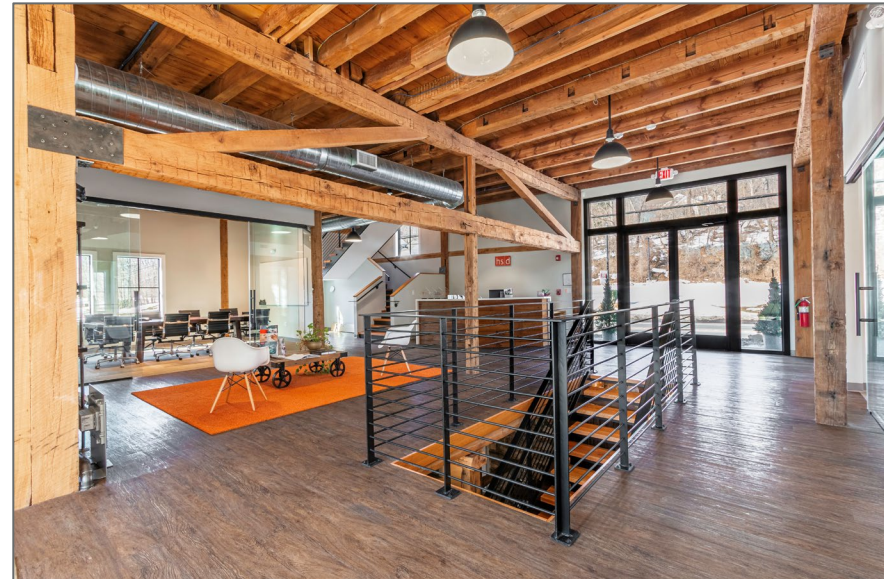
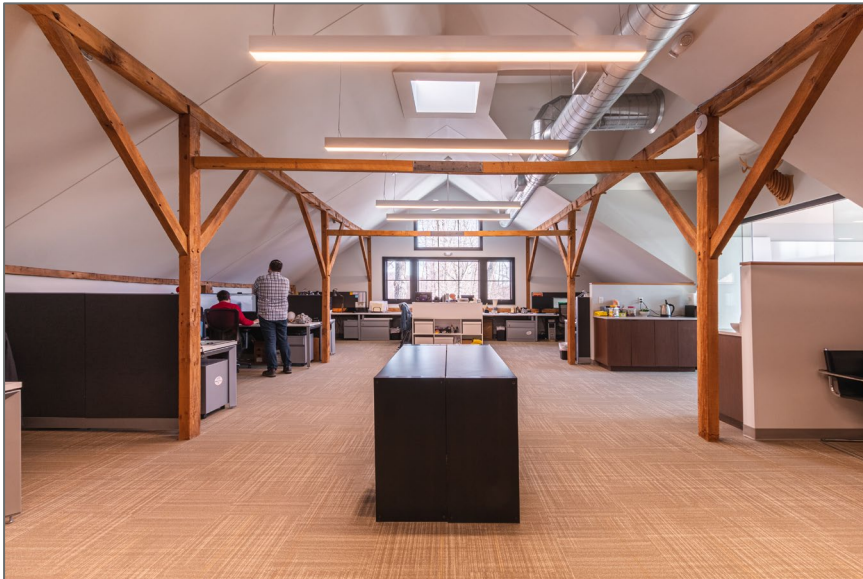
906 Mount Kemble Avenue underwent an extensive renovation in 2020 that thoughtfully blends the character of the building's original timber-frame construction with a sophisticated contemporary office buildout. Exposed heavy timber beams and wood ceilings are complemented by expansive glass, black steel detailing, exposed architectural ductwork and modern finishes, while glass-walled offices and conference rooms allow natural light to flow throughout the workplace.

The upper level features an abundance of windows, cathedral ceilings, an open collaborative layout, coffee station and spacious conference room. The lower level provides a more distinctive gathering environment with restored original stone walls, polished concrete floors and a full kitchen anchored by an expansive custom island, creating a natural space for employee lunches, informal meetings and company events. Additional amenities include a dedicated air-conditioned server room, four restrooms, including one with a shower, and an outdoor patio for employees and informal meetings.

The result is a turnkey corporate environment that combines modern workplace functionality with architectural character rarely found in conventional suburban office inventory.



Interior Photos



Exterior Photos



Current Approximate Site Plan



Local Market Overview

Located along **Mount Kemble Avenue / Route 202**, 906 Mount Kemble Avenue benefits from a desirable Morris County setting immediately south of Morristown. The location combines the character and prestige associated with the greater Morristown area with convenient access to the region's established corporate, professional and executive base.

Route 202 serves as an important north-south corridor through Harding Township and provides connectivity to Morristown and the broader Morris County roadway network. The surrounding area is characterized by a mix of executive housing, professional businesses, institutional uses and preserved open space, creating an attractive environment for a corporate headquarters or professional office user.

The Property's location allows an owner-user to establish a distinctive headquarters environment outside of a conventional office park while remaining closely connected to Morristown's extensive collection of restaurants, retail amenities, professional services and transportation infrastructure.

Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population (2025)	914	12,500	64,132
Households	332	4,529	24,345
Average Household Size	2.7	2.7	2.5
Median Age	50.6	46.4	42.4
Average Household Income	\$194,500	\$205,370	\$191,324
Average Home Value	\$1,044,220	\$880,820	\$820,245
Bachelor's Degree or Higher	68%	70%	67%



Morristown Green



Morristown Airport



Morristown Medical Center

Disclaimer

This Offering Memorandum was prepared by Cushman & Wakefield ("Broker") solely for the use of prospective buyers (each a "Buyer") of the real property commonly known as 906 Mount Kemble Avenue, Morristown, New Jersey 07960 (the "Property"). Neither Broker nor the owner of the Property ("Owner") makes any representation or warranty, express or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective Buyers of the Property are advised (i) that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or any financial statement therein was prepared and (ii) that no projections were made herein. Other than historical revenue and operating expense figures for the Property, Owner has not provided, and shall not provide, Broker or any prospective Buyer with any income and expense figures, budgets or projections regarding the Property. Prospective Buyers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. Owner expressly reserves the right, in its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserves the right, in its sole and absolute discretion, to terminate discussions with any potential Buyer at any time with or without notice. Owner shall have no legal commitment or obligation to any party reviewing the Offering Memorandum or making an offer to purchase the Property unless and until a written real estate purchase and sale agreement is executed by Owner and Buyer.

The Offering Memorandum is confidential. As a condition to receiving this Offering Memorandum, Buyer has executed the Confidentiality Agreement attached hereto.



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