



Property Features

- 1,525 SF second-floor suite available
- Executive boutique office building
- ±0.42-acre parcel
- Zoned B-3 (Downtown Business District)
- Prime downtown Chatham location
- Steps from Main Street shops, dining, and services
- Approximately 2-3 minute walk to Chatham NJ Transit train station (direct NYC access)
- Convenient access to Routes 24, 124 & 78
- Strong demographics and affluent surrounding community
- Call for pricing

FOR MORE INFORMATION

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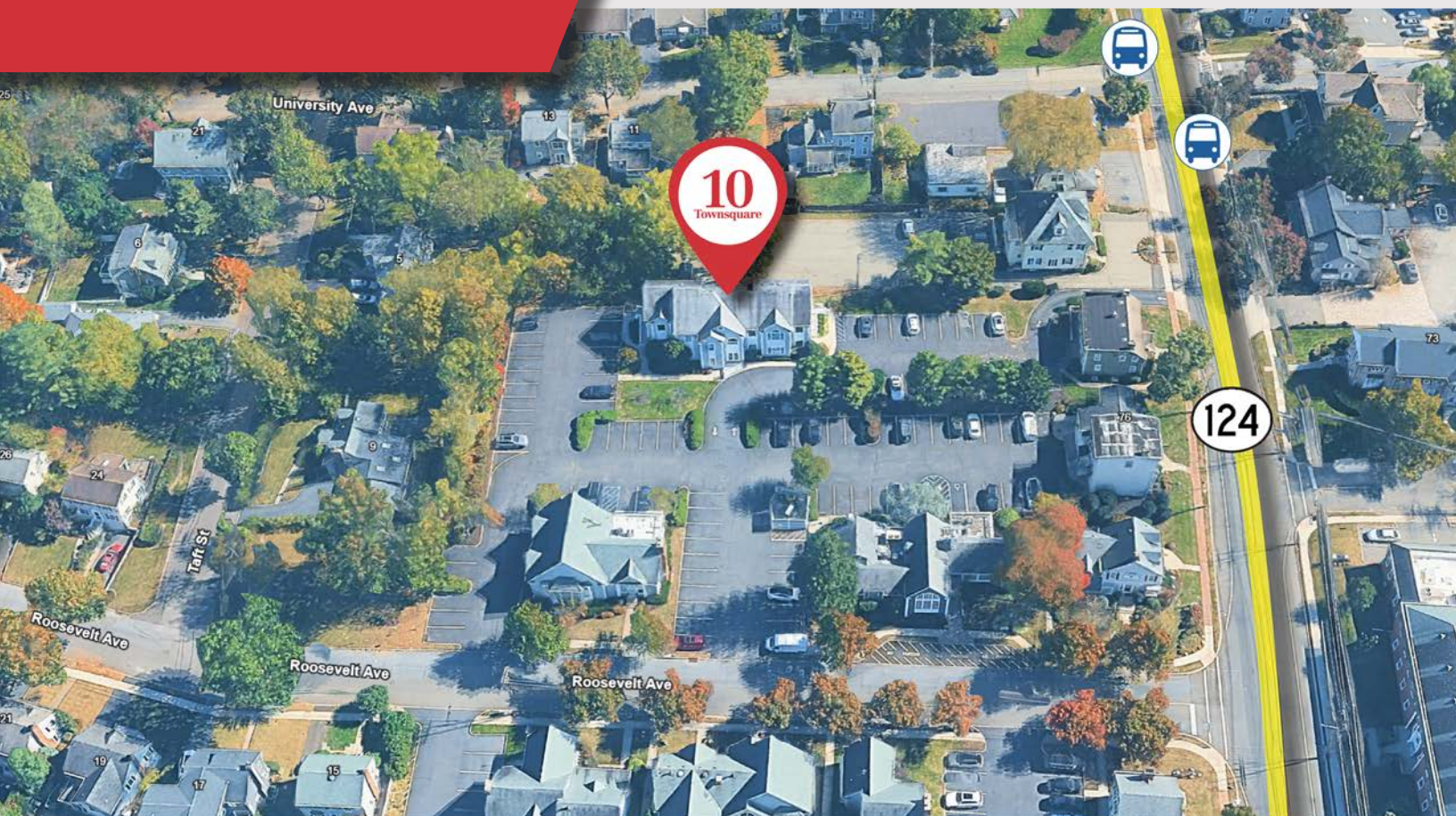


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Property Description

Located on a ±0.42-acre parcel at the corner of Main Street and Roosevelt Avenue, the property is a well-maintained, two-story, 5,520 SF, Class B office building constructed in 2000. The property offers a professional setting in the heart of Chatham's vibrant downtown district.

Suite 200, totaling 2,760 SF on the second floor, is currently available for lease. The suite provides an ideal opportunity for professional or boutique office users seeking a prestigious address with exceptional walkability and community presence.

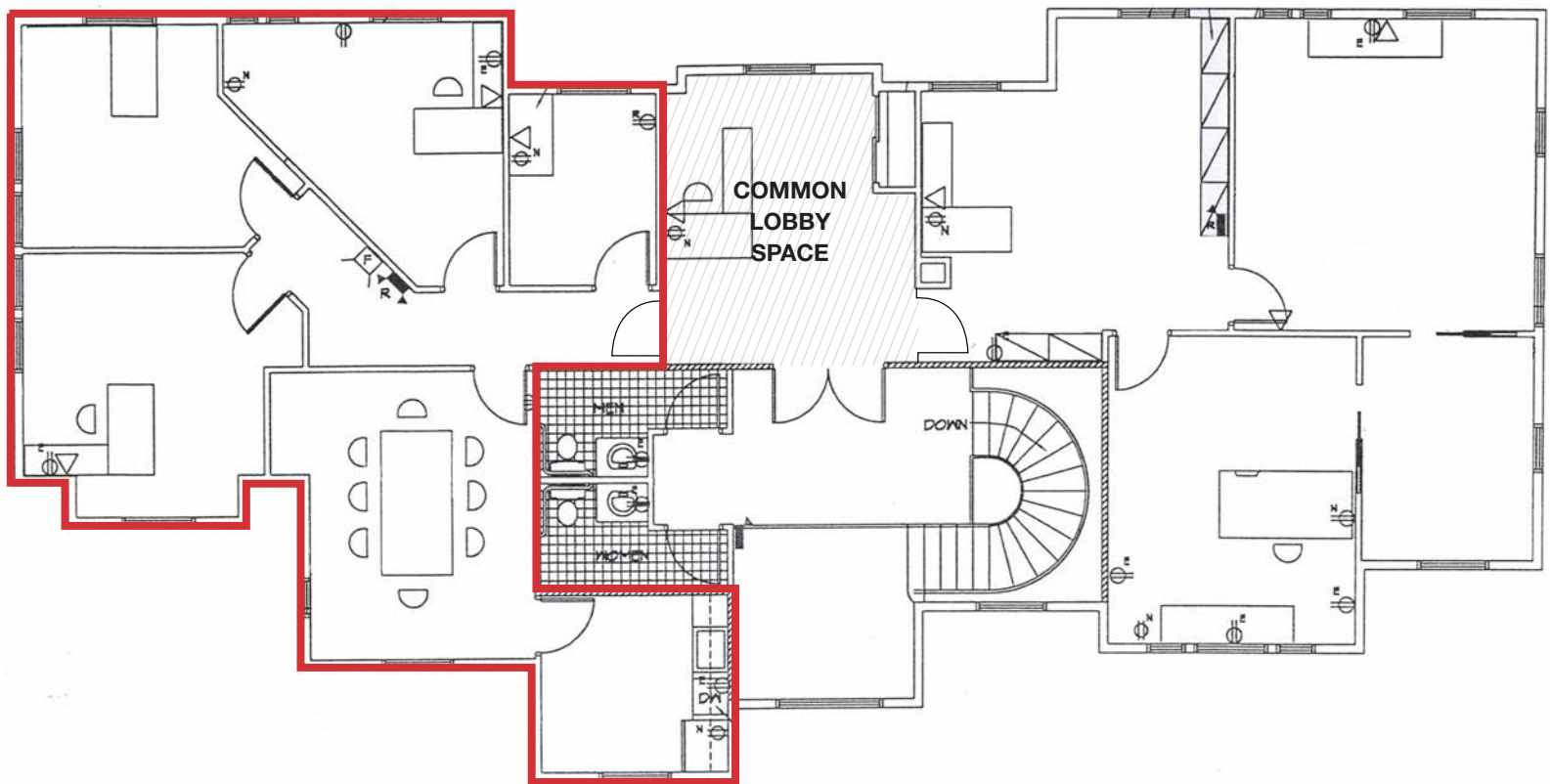
Location Description

Strategically positioned just off Main Street in downtown Chatham, the property benefits from immediate access to area amenities.

Tenants enjoy walkable access to restaurants, retail, banking, and daily conveniences, as well as proximity to the Chatham NJ Transit train station providing direct service to Midtown Manhattan.

The location also offers convenient access to Routes 24, 124, and 78, allowing for efficient regional connectivity throughout Morris, Essex, and Union Counties.

1,525 SF SECOND FLOOR SUITE



10 Townsquare

CHATHAM, NJ

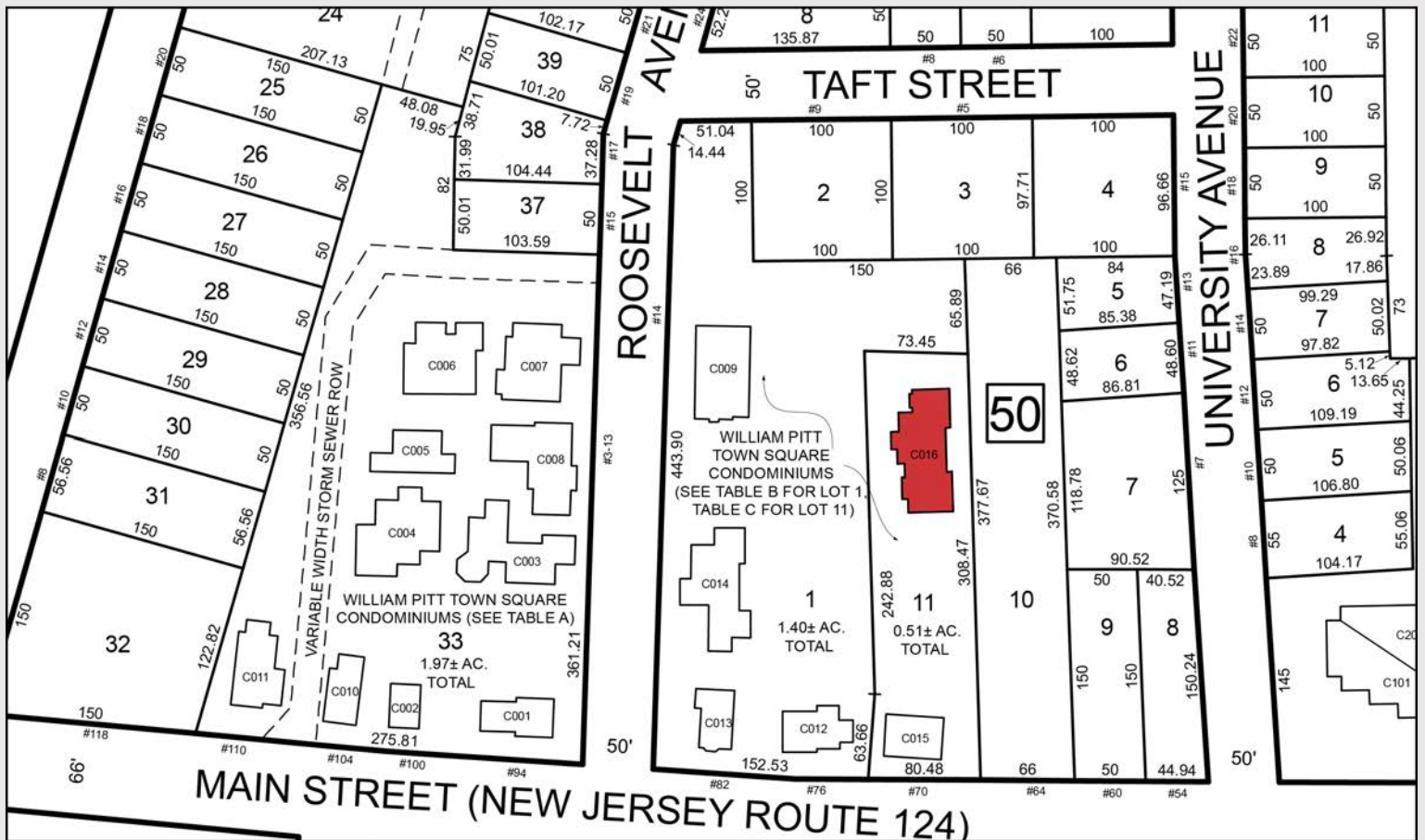
PROPERTY PHOTOS



10 Townsquare

CHATHAM, NJ

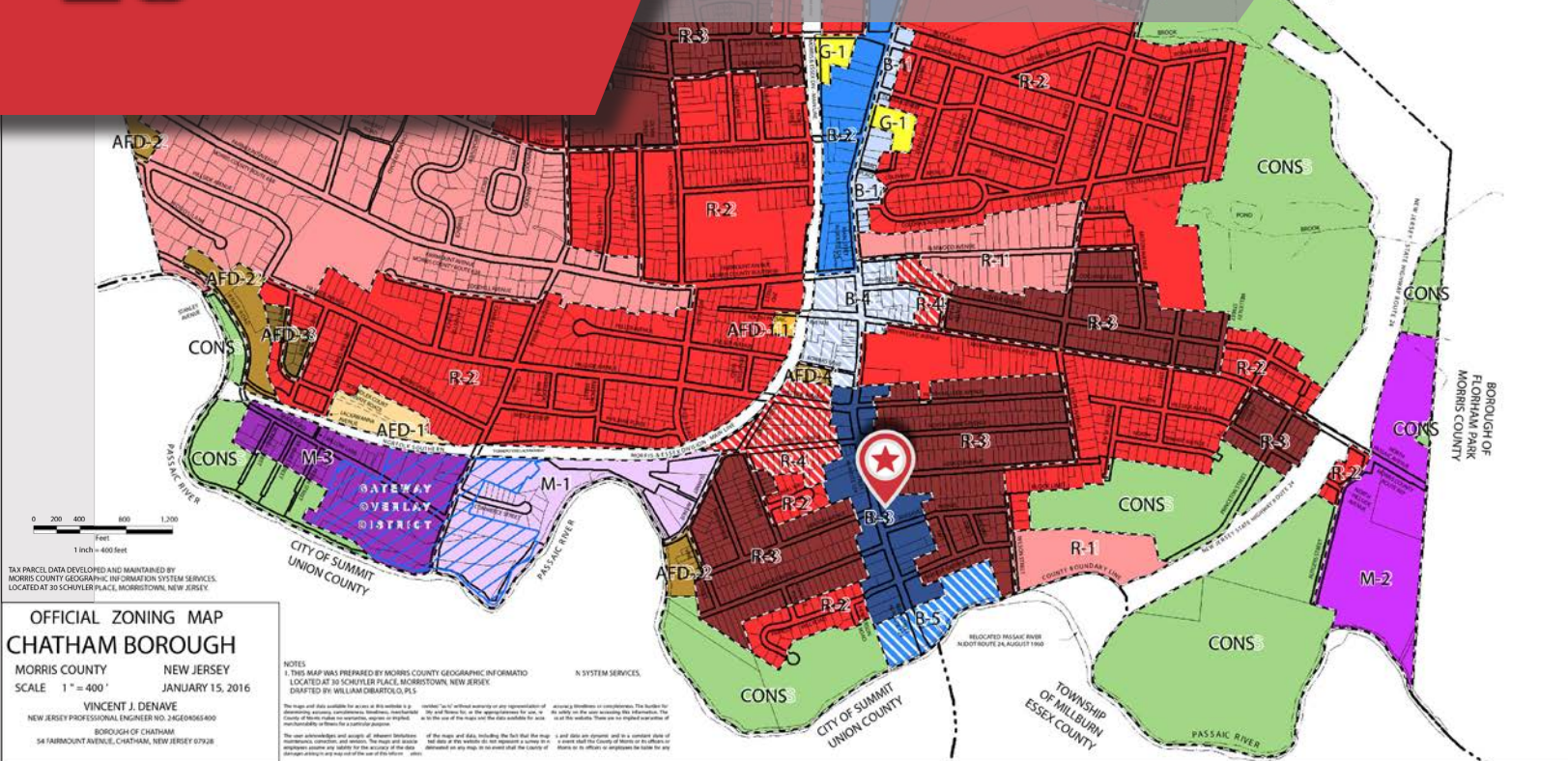
AERIAL & TAX MAP



10 Townsquare

CHATHAM, NJ

ZONING INFORMATION



B-3 Business District

A. Purpose. The B-3 General Business District provides for general business, office, and retail uses to serve the local community market, in keeping with the existing smaller scale of the historic buildings in the district. This district is similar to the B-4 Community Business District, but is meant to encourage the establishment of more vehicular-oriented and less intensive uses than the B-4 District. [Amended 4-25-2011 by Ord. No. 11-07]

B. Permitted uses. [Amended 2-8-1993 by Ord. No. 3-93; 3-26-2007 by Ord. No. 07-17; 4-25-2011 by Ord. No. 11-07; 9-10-2012 by Ord. No. 12-13]

(1) Professional offices; (2) Offices; (3) Restaurants; (4) Retail trade and/or retail services, provided that the aggregate total of such uses shall not exceed 2,500 square feet on a tax lot of less than 1.5 acres; (5) Child-care centers, as provided in N.J.S.A. 30:5B-1 et seq. and N.J.S.A. 40:55D-66.6; (6) Museums; (7) Art galleries; (8) Apartments above the first floor; (9) Medical/dental offices; (10) Educational instruction.

C. Conditional uses. [Amended 3-26-2007 by Ord. No. 07-17; 9-10-2012 by Ord. No. 12-13]

(1) Public utility, in accordance with N.J.S.A. 40:55D-67 and § 165-143; (2) Banks, in accordance with § 165-144; (3) Service stations, in accordance with § 165-146.

D. Accessory uses permitted.

(1) Private parking; (2) Private customer and employee parking; (3) Business signs. (See Article XIII.); (4) Fences. (See § 165-77.); (5) Awnings, but they shall not be subject to front yard setbacks, and attached canopies, but they shall not encroach on any yard setbacks. Detached canopies are permitted in connection with service stations as provided for in § 165-146.

[Amended 2-8-1993 by Ord. No. 3-93; 5-23-2005 by Ord. No. 05-18]