

180-188 MT AIRY ROAD

Basking Ridge, New Jersey



180-188 Mt. Airy Road in Basking Ridge, New Jersey, is a 104,201 sf campus that sits on a beautifully landscaped site with ponds and walking trails on-site. Commuters will enjoy 180-188 Mt. Airy Road's outstanding access with direct access to I-287 via Mount Airy Road, enabling drivers to quickly reach other major area highways like I-78 in under 10 minutes as well as close proximity to the towns of Bernardsville and Basking Ridge both with train stations on the Gladstone Branch line.

7,788 SF AVAILABLE IMMEDIATELY

PROPERTY INFORMATION

- Park like setting with ponds, walking trails, outdoor seating areas and on-site day care
- Ample parking
- Excellent access to I-287, I-78 & Rt-24
- New planned grab-n-go food service
- Immediate access to downtown Bernardsville and Basking Ridge providing an abundance of dining, shopping and entertainment options

BUILDING RENOVATIONS

- Upgrading main lobby and common areas on the first and second floors.
- New porcelain walkway from main entry doors to elevators and bright white tiled accent walls on the first and second floor hallways
- New seating areas on both floors
- Grab "N" Go food service on the first floor

FOR LEASING INFORMATION:

RICK GENTHE
Senior Vice President
973.599.0050
rgenthe@lpc.com

SEAN O'BRIEN
Leasing Associate
973.599.0050
sobrien@lpc.com

**LINCOLN
PROPERTY
COMPANY**

LPCNYTRI-STATE.com

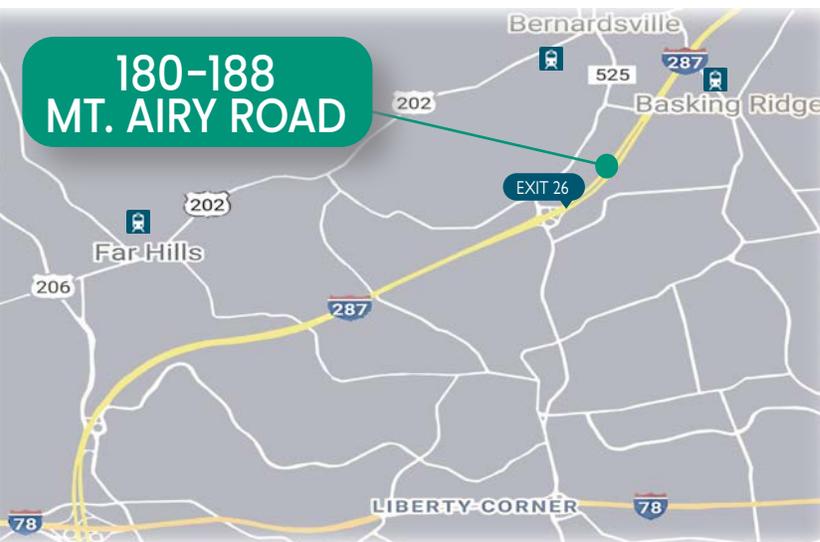
BUILDING FEATURES

180-188 Mt. Airy Road, Basking Ridge, NJ

BUILDING SIZE:	Two structures of 50,729 rsf and 50,243 rsf on two (2) floors
YEAR BUILT:	1981, renovated in 2021
PARKING:	396 spaces (3.8 per 1,000 sf)
COLUMN SPACING:	25' X 25'
STRUCTURAL:	Two (2) story structural steel with precast panel exterior facade
ELEVATORS:	One (1) elevator with 2,500 lbs. capacity
ACCESS:	Card access security system
POWER:	277/480 volts
SIGNAGE:	Lobby and directory signage available



LOCATION OVERVIEW



FOR LEASING INFORMATION:

RICK GENTHE
973.599.0050
RGENTHE@LPC.COM

SEAN O'BRIEN
973.599.0050
SOBRIEN@LPC.COM

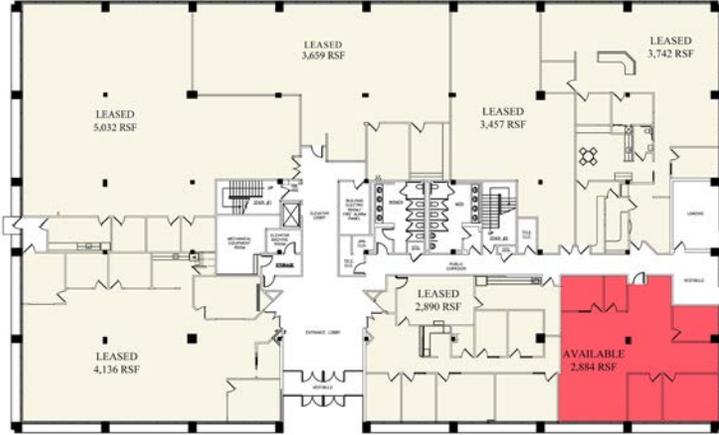
**LINCOLN
PROPERTY
COMPANY**

LPCNYTRI-STATE.com

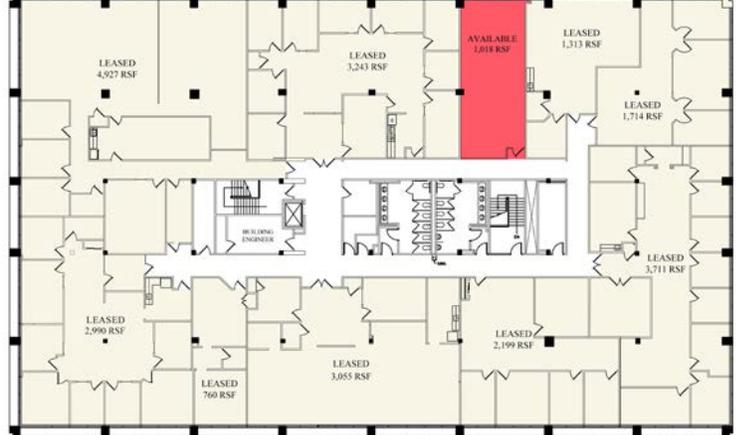
FLOOR PLANS

180 MT. AIRY ROAD

FLOOR 1



FLOOR 2



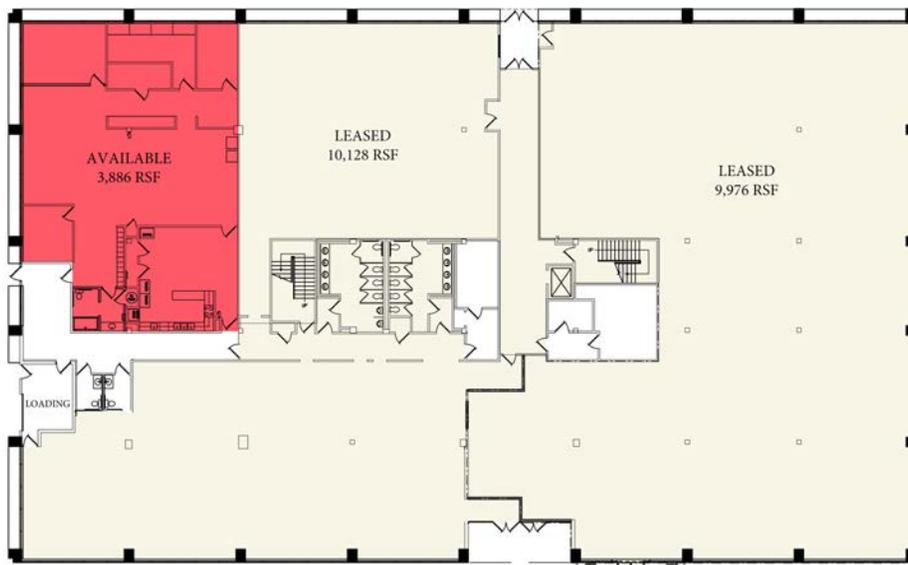
AVAILABLE SPACE

1st Floor2,884 SF Available

2nd Floor1,018 SF Available

188 MT. AIRY ROAD

FLOOR 1



AVAILABLE SPACE

1st Floor3,886 SF Available

FOR LEASING INFORMATION:

RICK GENTHE
973.599.0050
RGENTHE@LPC.COM

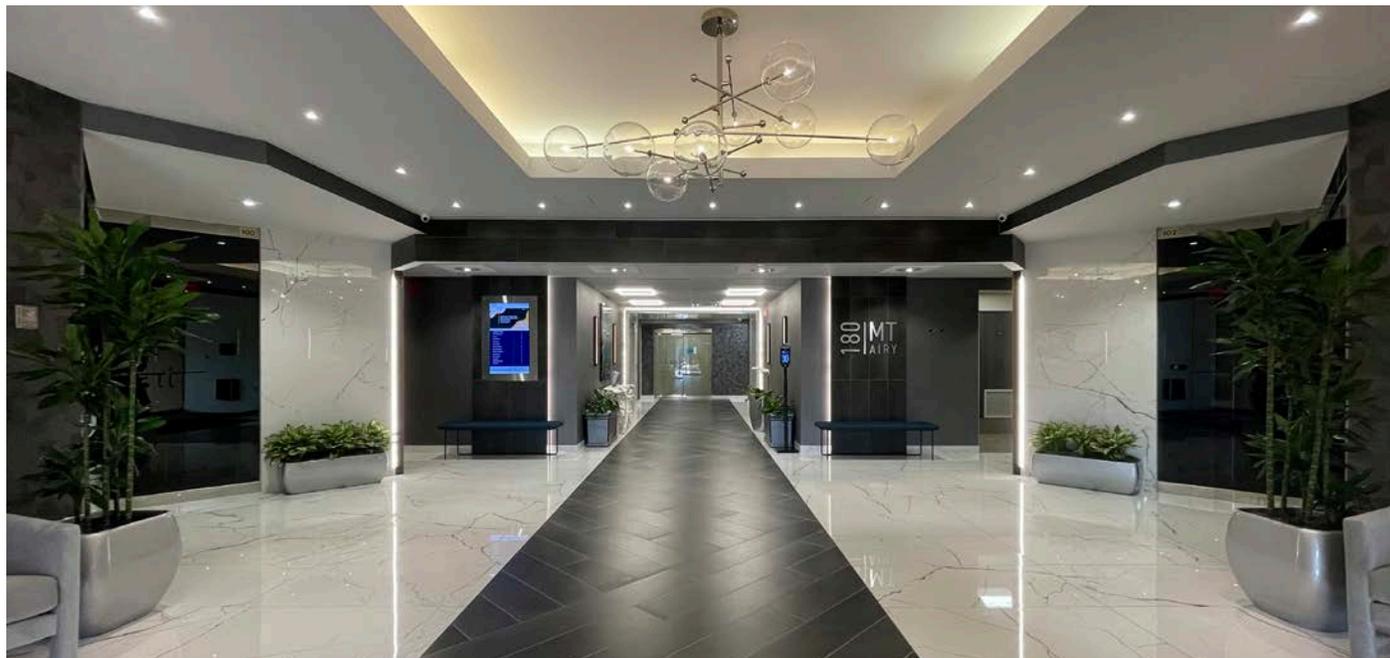
SEAN O'BRIEN
973.599.0050
SOBRIEN@LPC.COM

**LINCOLN
PROPERTY
COMPANY**

LPCNYTRI-STATE.com

RECENT RENOVATIONS

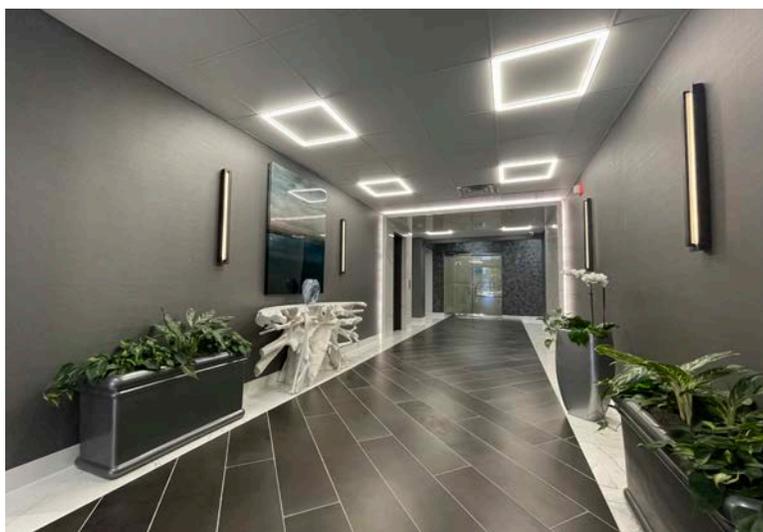
180 Mt. Airy Road, Basking Ridge, New Jersey



LOBBY ENTRANCE



SEATING AREA



HALLWAYS

**Actual Photos*

FOR LEASING INFORMATION:

RICK GENTHE
973.599.0050
RGENTHE@LPC.COM

SEAN O'BRIEN
973.599.0050
SOBRIEN@LPC.COM

**LINCOLN
PROPERTY
COMPANY**

LPCNYTRI-STATE.com