

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.

14,787 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:

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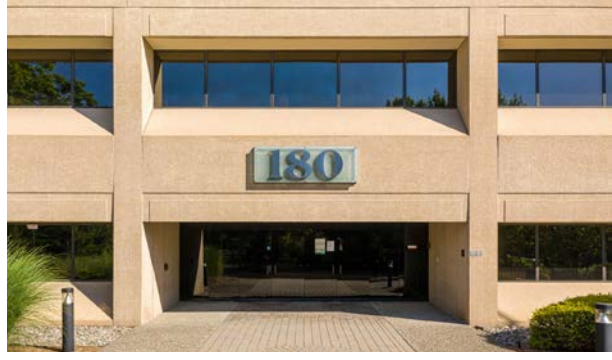
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BUILDING FEATURES

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



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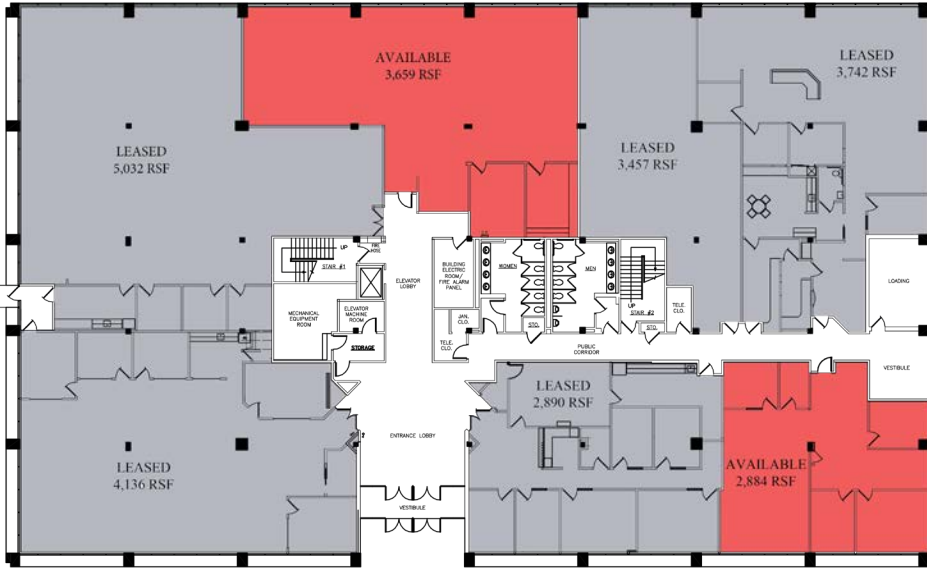
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FLOOR PLANS

180-188 Mt. Airy Road, Basking Ridge, New Jersey

180 MT. AIRY ROAD

Floor 1



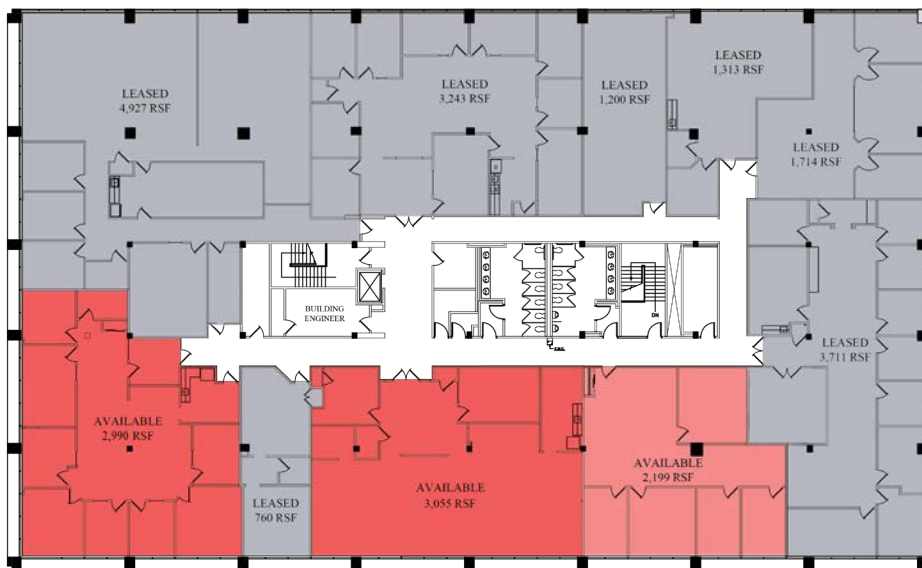
AVAILABLE SPACE

1st Floor2,884 SF Available

1st Floor3,659 SF Available

180 MT. AIRY ROAD

Floor 2



AVAILABLE SPACE

2nd Floor.....2,990 SF Available

2nd Floor.....2,199 SF Available*

2nd Floor.....3,055 SF Available*

**Contiguous Space*

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RECENT RENOVATIONS

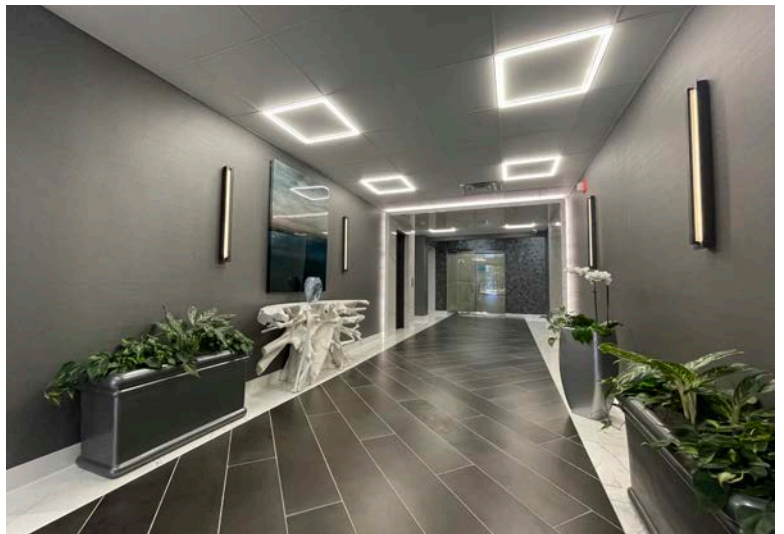
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Lobby Entrance



Seating Area



Hallways

**Actual Photos*

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