



201 LITTLETON ROAD

Morris Plains, New Jersey

201 Littleton Road is a 88,910 square foot, three story, Class B office building with recently renovated lobbies and common areas located on 16.5+/- acres in a beautifully landscaped park like setting accentuated with pond views. It's located in the heart of Morris County's corporate headquarters rich office market neighboring such Fortune 500 companies like Wyndham, Novartis, Tiffany & Co. and ADP.

46,600 SF AVAILABLE IMMEDIATELY

Building Features & Amenities

- Convenient location near Rt. 10, Rt. 202, Rt. 46, I-287, Rt. 24 and I-80
- Common area renovations recently completed
- Building sits on 16.5 acres of park-like grounds adjacent to a large natural lake
- Each floor has continuous exterior terraces with views of the lake
- Abundant window lineage
- +9' finished ceilings
- Flexible floor plans
- Above market parking ratio of over 4.4 spaces per 1,000 sf
- Abundance of amenities nearby via Rt. 10 with a variety of retail stores, restaurants and hotels
- Restrooms with showers
- On-site building engineer
- Shared tenant vending lounge
- HVAC connected to in-house computer monitoring system

FOR LEASING INFORMATION:

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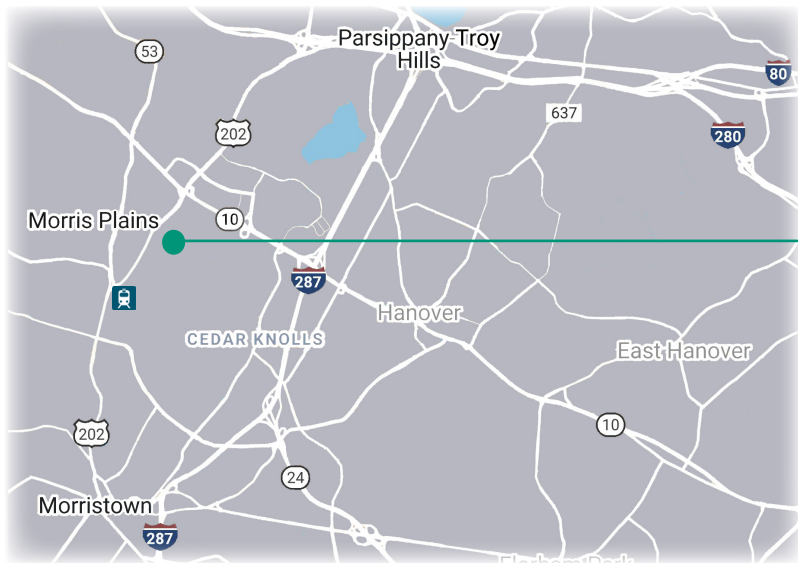
BUILDING FEATURES

201 Littleton Road, Morris Plains, NJ

- BUILDING SIZE:** 88,910 rsf on three (3) floors
- YEAR BUILT:** 1979, Renovated 2019
- PARKING:** 4.4 spaces per 1,000 sf
- COLUMN SPACING:** 30' X 30'
- STRUCTURAL:** Three (3) story structural steel & concrete with Travertine and solar Bronze insulated glass facade
- ELEVATORS:** One (1) elevator with 3,500 lbs. capacity
- ACCESS:** Card access security system
- POWER:** 277/480 volts
- SIGNAGE:** Lobby, monument & directory signage available



LOCATION OVERVIEW



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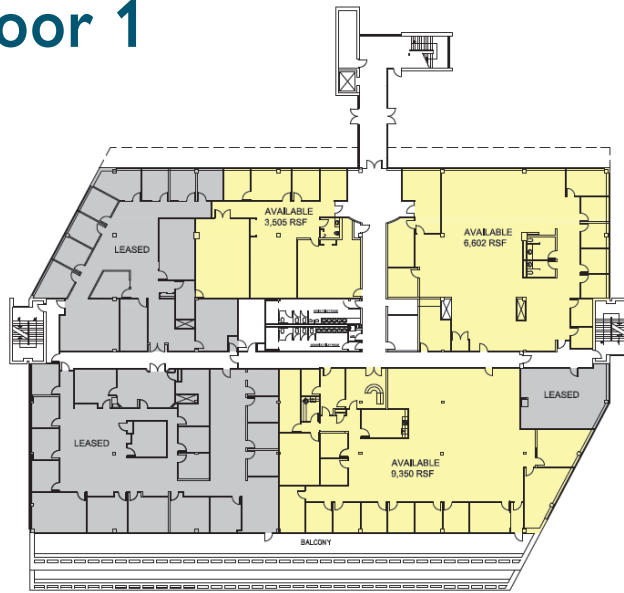
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Hypothetical Floor Plans

201 Littleton Road, Morris Plains, New Jersey

Floor 1



AVAILABLE SPACE

Suite 140.....3,505 SF Available
Suite 150.....6,602 SF Available
Suite 120.....9,350 SF Available

Floor 2



AVAILABLE SPACE

Suite 250.....3,133 SF Available
Suite 225*2,691 SF Available - *Pre-Built*
Suite 215*4,537 SF Available
Suite 210*2,454 SF Available - *Pre-Built*
Suite 23014,328 SF Available

* *Contiguous Units*

Owned & Managed by:



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