

340

New Jersey's Premier Office Redevelopment

340 MOUNT KEMBLE AVENUE
MORRISTOWN, NJ



MK



340
MK **FOR TODAY'S**
WORKFORCE

440,398 RSF

of completely renovated work space,
just 5 minutes from downtown Morristown



340 MK FOR TODAY'S WORKFORCE

OVERVIEW

Ownership is breathing new life into a 440,398 RSF property to create a contemporary workplace for today's workforce. New amenities, new finishes, new common areas, and a new setting fuse to create a new paradigm for office – all within five minutes of amenity-rich downtown Morristown.



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CAPITAL IMPROVEMENTS

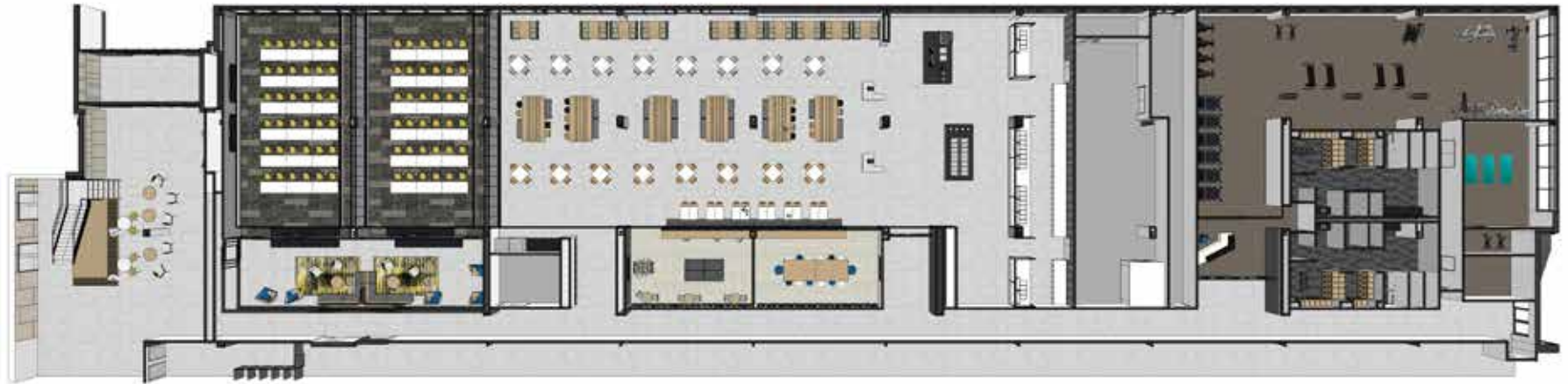
The transformation underway at 340 MK is bringing forth a new type of office building with Millennial-friendly features:

- New façade featuring full-height glass curtain walls
- Above-average finished ceiling heights
- New circular entrance and extensive site work to improve traffic flow
- New, striking common area finishes
- State-of-the-art mechanical systems and controls
- Abundant power feed



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AMENITY SCHEME



340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.



BREAKOUT

340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

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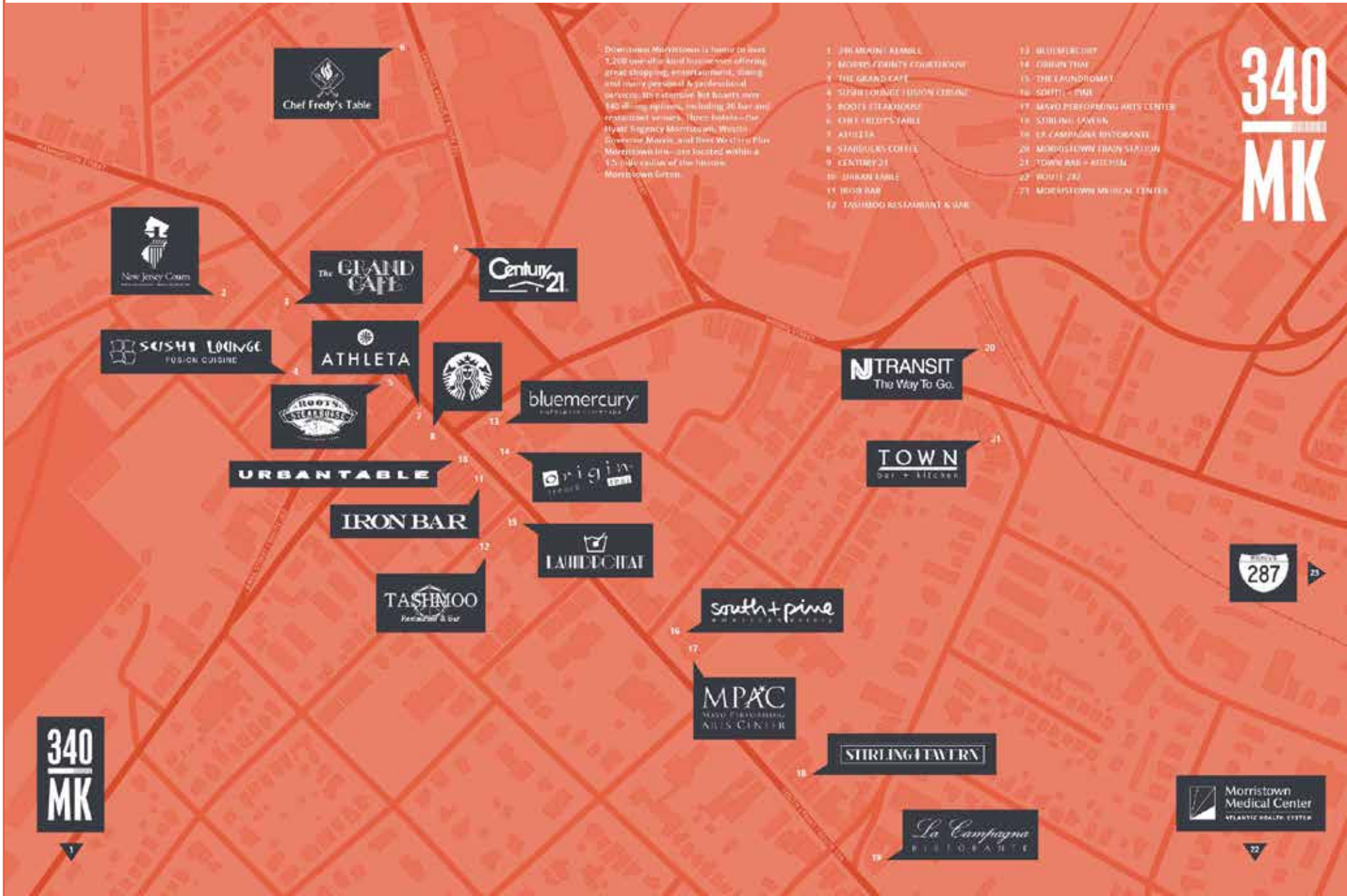
FITNESS CENTER

340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

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Downtown Morristown is home to over 1,200 people and businesses offering great shopping, entertainment, dining and many personal & professional services. An example, but by no means an exhaustive list, includes 30 bars and restaurants venues, three hotels—the Hyatt Regency Morristown, Westin Governor Morris, and Best Western Plus Morristown Inn—are located within a 15-mile radius of the historic Morristown Green.

1. JIM MURPHY REMBLE
2. MORRIS COUNTY COURTHOUSE
3. THE GRAND CAFE
4. SUSHI LOUNGE FUSION CUISINE
5. ROOTS STEAKHOUSE
6. CHEF FRED'S TABLE
7. ATHLETA
8. STARBUCKS COFFEE
9. CENTURY 21
10. URBAN TABLE
11. IRON BAR
12. TASHMOO RESTAURANT & BAR
13. BLUEMERCURY
14. ORIGIN THEATRE
15. THE CAMPAGNA RESTAURANTE
16. SOUTH + PINE
17. MAVO PERFORMING ARTS CENTER
18. STIRLING TWINN
19. LA CAMPAGNA RESTAURANTE
20. MORRISTOWN TRAIN STATION
21. TOWN BAR + BEECHER
22. ROUTE 287
23. MORRISTOWN MEDICAL CENTER

340 MK

8

Chef Fred's Table

2

New Jersey Court

3

The GRAND CAFE

9

Century 21

4

SUSHI LOUNGE
FUSION CUISINE

7

ATHLETA

13

Starbucks

13

bluemercury
POPULAR COUNTRY BAR

20

N TRANSIT
The Way To Go.

5

ROOTS STEAKHOUSE

10

URBAN TABLE

14

ORIGIN THEATRE

21

TOWN BAR + BEECHER

11

IRON BAR

15

LAIDE CHEF

12

TASHMOO
Restaurant & Bar

16

south + pine
RESTAURANT & BAR

17

MPAC
MAVO PERFORMING ARTS CENTER

18

STIRLING TWINN

340 MK


Morristown Medical Center
ATLANTIC HEALTH SYSTEM

19

La Campagna
RESTAURANTE

DOWNTOWN MORRISTOWN

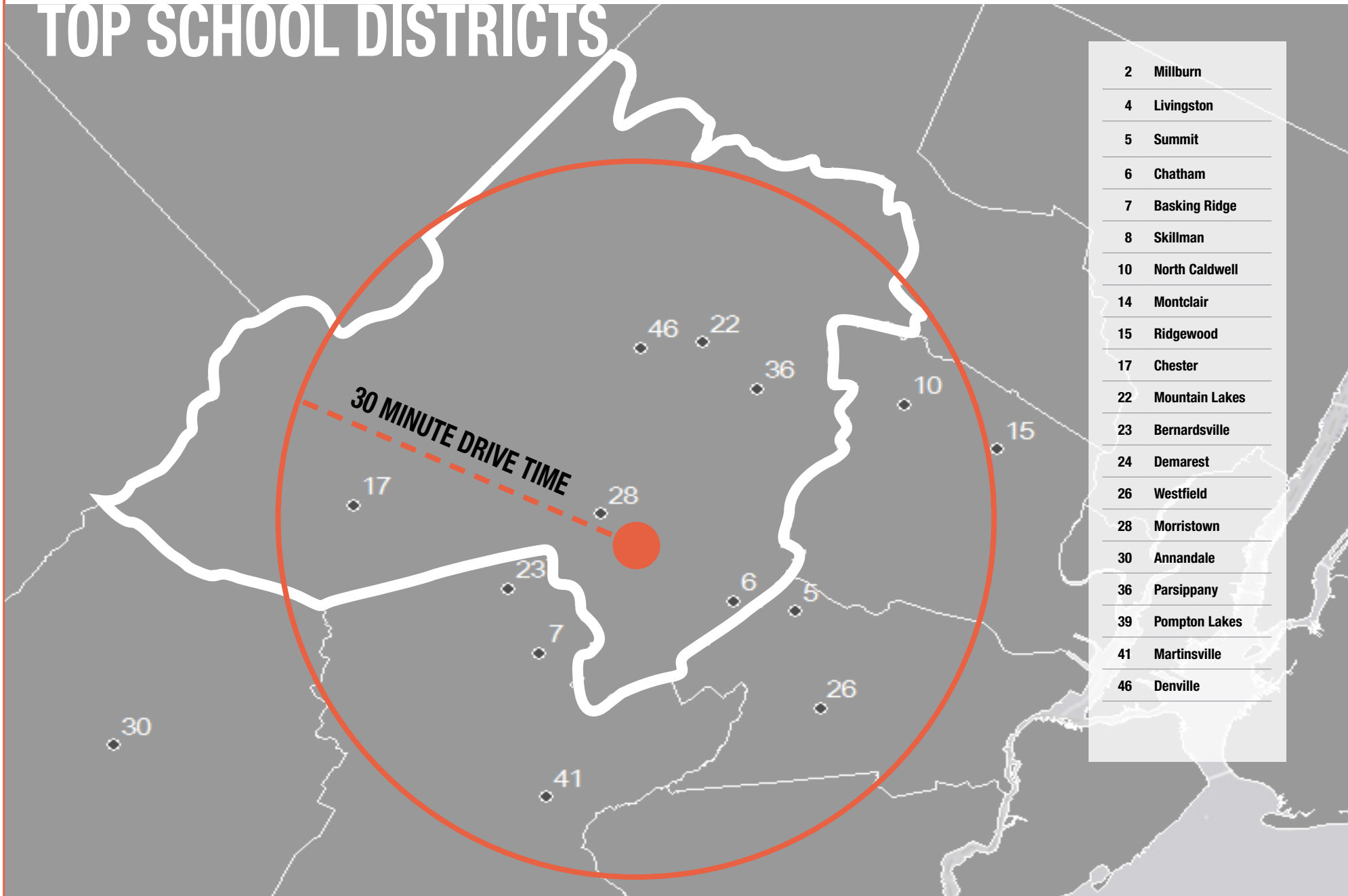
A "LIVE, WORK, GROW" COMMUNITY.



- Home to 1,200 businesses (400 located in downtown)
- 140 Restaurants & 20+ Bars
- Retail options: local boutiques to national chains
- Three major downtown hotels: Hyatt, Westin, and Best Western Plus
- Pedestrian-centric, downtown living
- Wide variety of housing; single-family, townhouses, condominiums, and rentals
- Nearly \$1B in public, private, and non-profit investment over the past 20 years
- World class hospital: Morristown Medical Center
- Cultural and Historical Activities: 2 theaters and 2 national historic parks
- Outdoor Activities: 10 national, state, and county parks located within 20 minutes of downtown

TWENTY OF NJ'S TOP RANKED SCHOOL DISTRICTS
(590 Districts Total) WITHIN +/- 30 MINUTE DRIVE

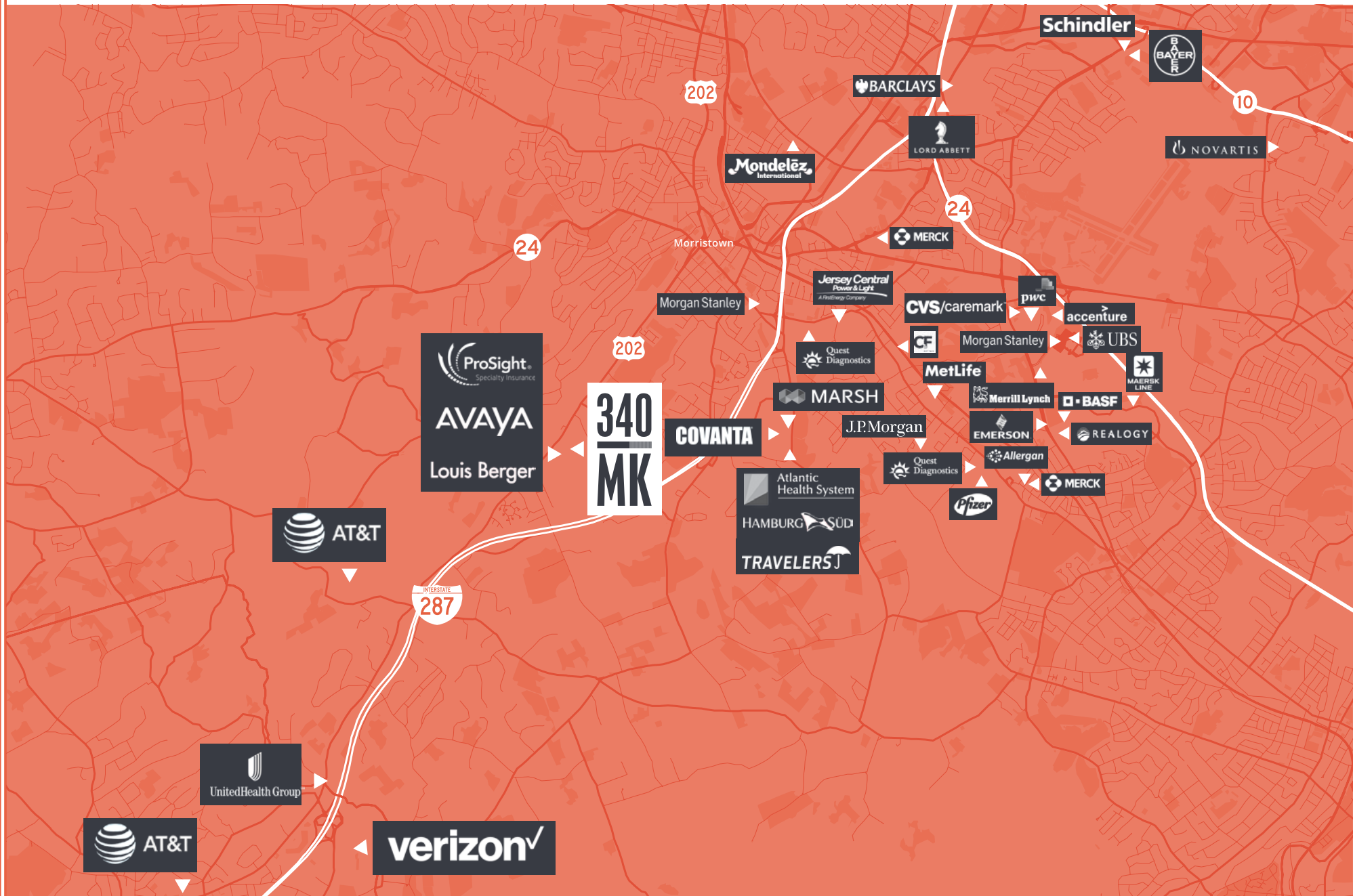
TOP SCHOOL DISTRICTS



2	Millburn
4	Livingston
5	Summit
6	Chatham
7	Basking Ridge
8	Skillman
10	North Caldwell
14	Montclair
15	Ridgewood
17	Chester
22	Mountain Lakes
23	Bernardville
24	Demarest
26	Westfield
28	Morristown
30	Annandale
36	Parsippany
39	Pompton Lakes
41	Martinsville
46	Denville

340 MK RECRUITING HERE

REPRESENTATIVE TALENT



340 MK | RECRUITING HERE

2016 GROUNDBREAKING
Relocation & expansion
(from Bergen County)
Facility dedicated to R&D
200,000 rsf



“This new facility will provide a collaborative setting for the creative team developing the UPS technology of tomorrow.”

- UPS Chief Information Officer

MORRIS COUNTY TALENT BASE CASE STUDY

TALENT SETS:
Software Development
Customer Interface Development
Logistics Systems Engineering
Packaging Innovation



340 MK | GETTING HERE

CONVENIENT REGIONAL ACCESS

- I-287 – 3 minutes (1.4 miles) via Exit 33
- Downtown Morristown – 5 minutes (2 miles) via US-202N
- Morristown Municipal Airport – 14 minutes (8.7 miles) via I-287N
- Newark Liberty International Airport – 30 minutes (25.8 miles) via NJ-24E and I-78E
- New York Penn Station – 60 minutes via N.J. Transit / Morristown Station



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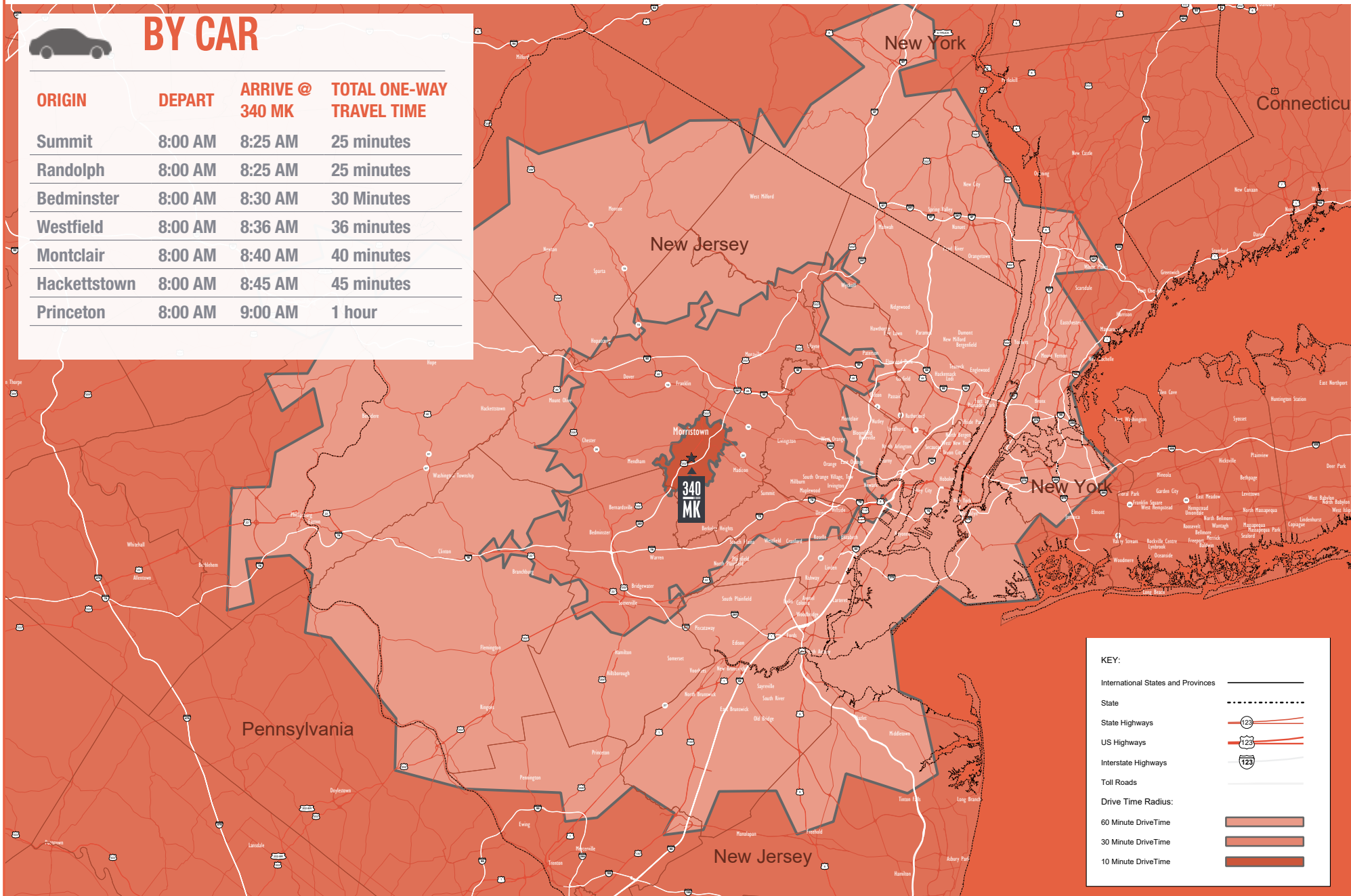
GETTING HERE

DRIVE TIME ANALYSIS



BY CAR

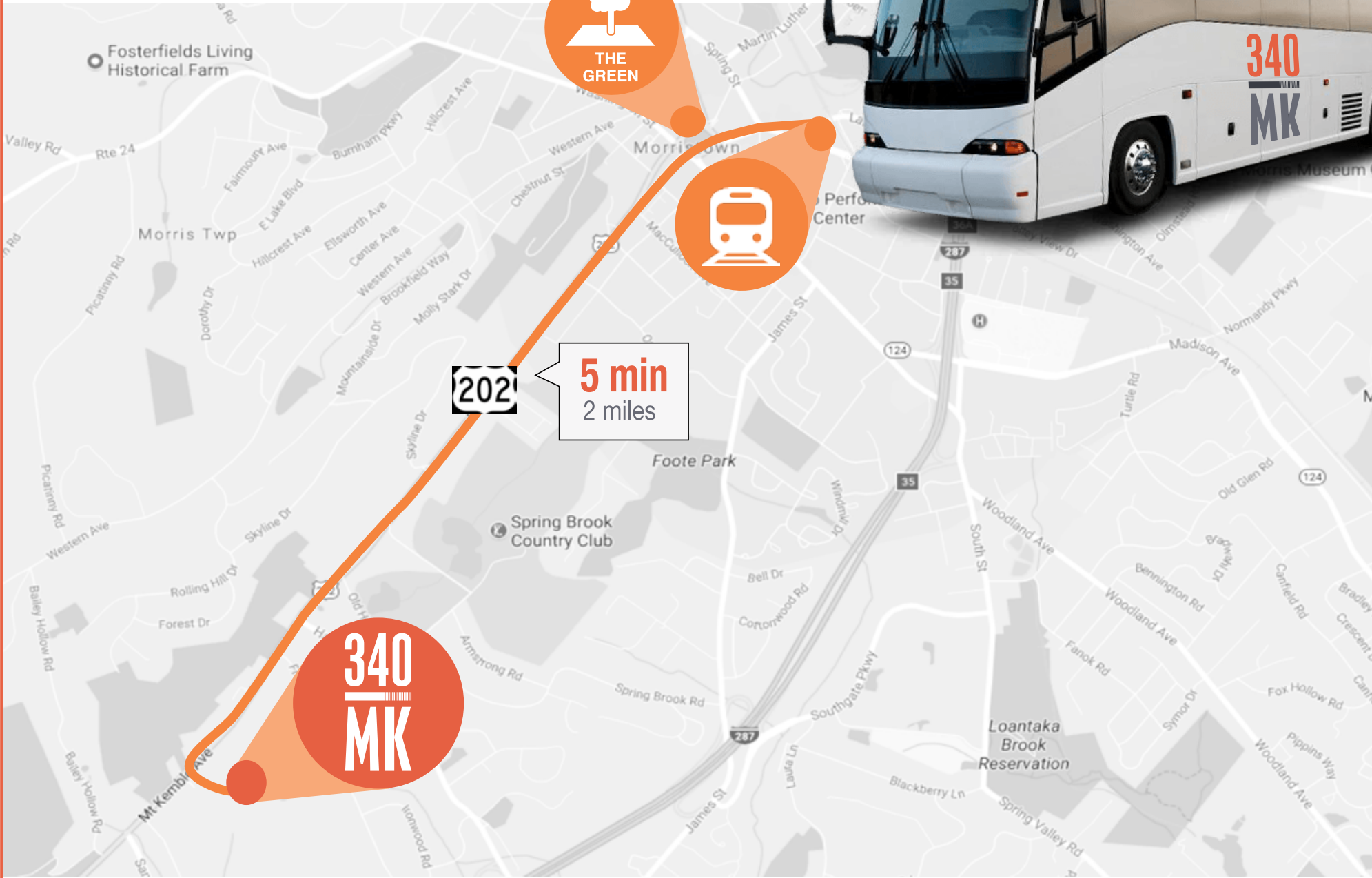
ORIGIN	DEPART	ARRIVE @ 340 MK	TOTAL ONE-WAY TRAVEL TIME
Summit	8:00 AM	8:25 AM	25 minutes
Randolph	8:00 AM	8:25 AM	25 minutes
Bedminster	8:00 AM	8:30 AM	30 Minutes
Westfield	8:00 AM	8:36 AM	36 minutes
Montclair	8:00 AM	8:40 AM	40 minutes
Hackettstown	8:00 AM	8:45 AM	45 minutes
Princeton	8:00 AM	9:00 AM	1 hour





KEY:

- International States and Provinces
- State
- State Highways
- US Highways
- Interstate Highways
- Toll Roads
- Drive Time Radius:
 - 60 Minute DriveTime
 - 30 Minute DriveTime
 - 10 Minute DriveTime

340 MK SHUTTLE SERVICE




THE GREEN



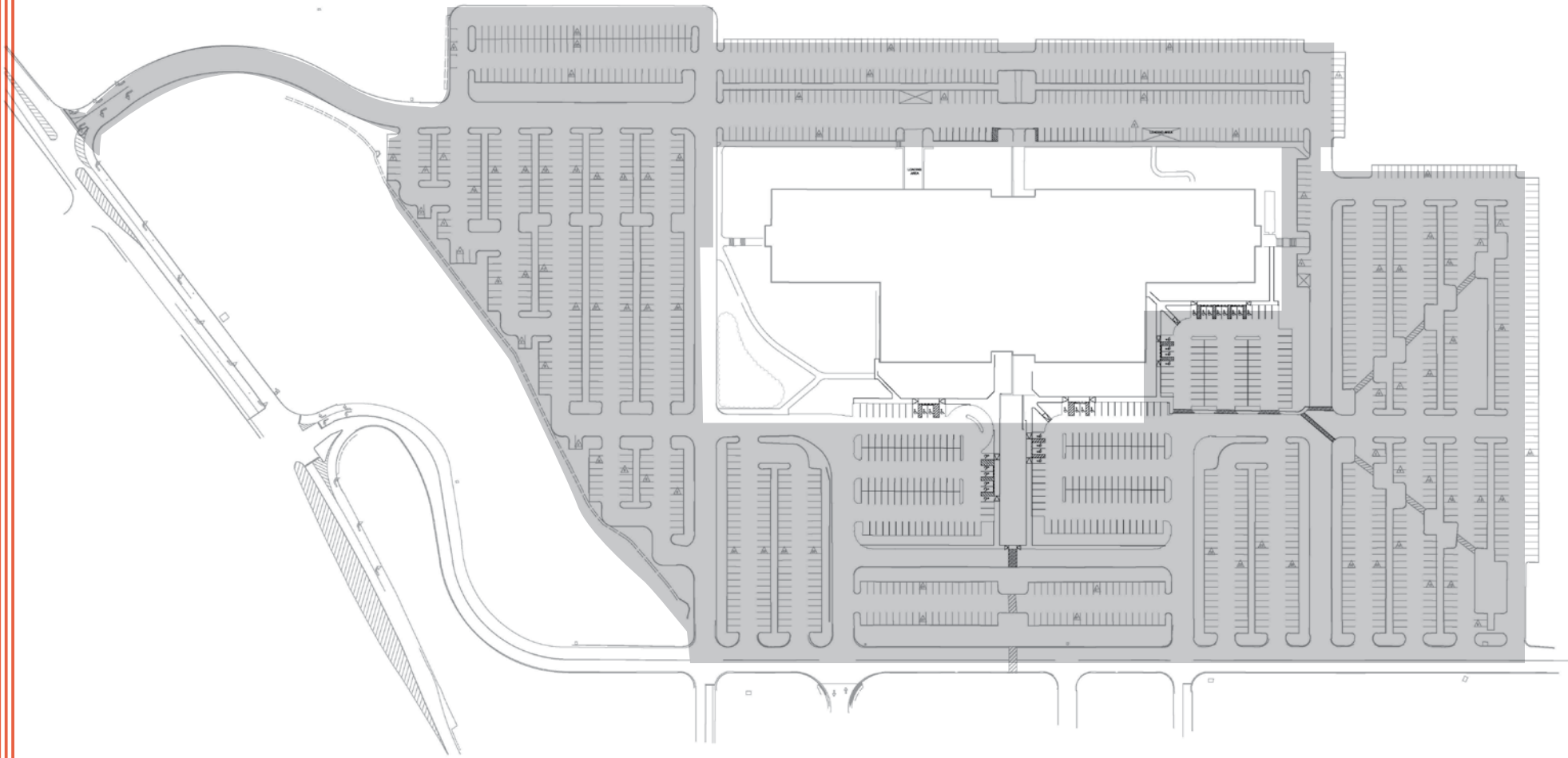
5 min
2 miles

202

340
MK

340 | **PARKING**
MK | **HERE**

PARKING RATIO: 4.5 / 1,000







ACRES
40.08



YEAR BUILT
1982. Completely renovated in 2017



BUILDING AREA
440,398 RSF



NUMBER OF FLOORS
3 + Ground level



FINISHED CEILING HEIGHTS
9'6"
14' slab-to-slab



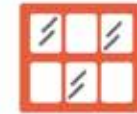
AMENITIES
Full service cafeteria, flexible conference center, barista, fitness center, game room / lounge



ZONING
OL-40 Office and research laboratory zone



STRUCTURE
Steel frame with poured concrete floors over metal decking with 30' x 30' column spacing



EXTERIOR WALLS
New glass façade with vertical solar glazing



PARKING
Approximately 1,600 surface spaces



LOADING DOCK
Loading dock is under grade with accommodations for 12-14' vehicles



ROOF
Low slope, fully-adhered Ketone Ethylene Ester (KEE) membrane manufactured by Fibertite. Installed in 2005



ELECTRIC
3 separate feeds carrying 3,500 amps, each delivers 35,000 volts at 480-10,500 total amps



ELEVATORS
6 hydraulic passenger elevators
2 freight elevators

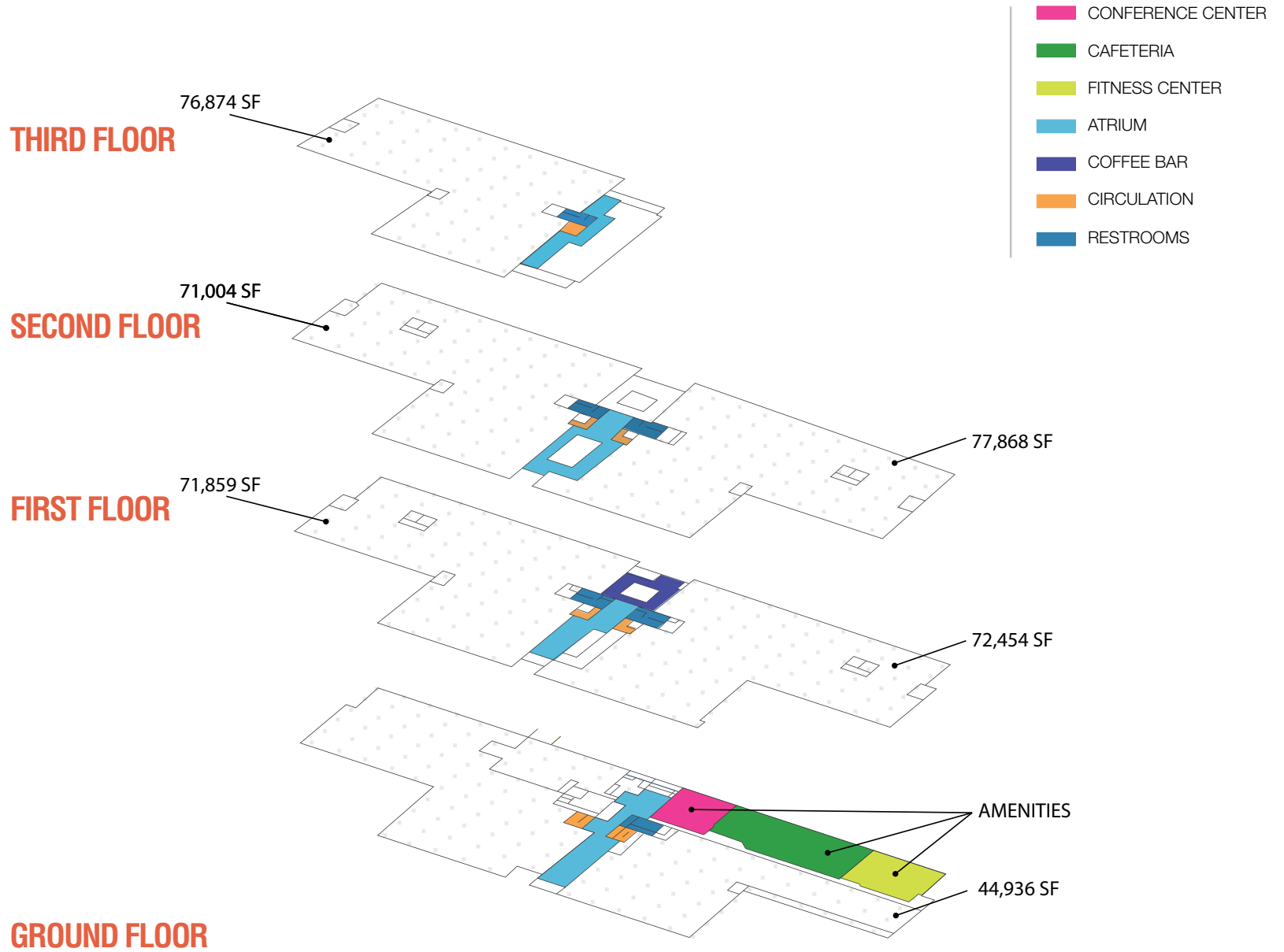


HVAC
Brand new energy efficient system and controls.
Applied VAV rooftop units and high-efficiency, direct expansion, refrigerant coils (ten 125 ton units).

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MK

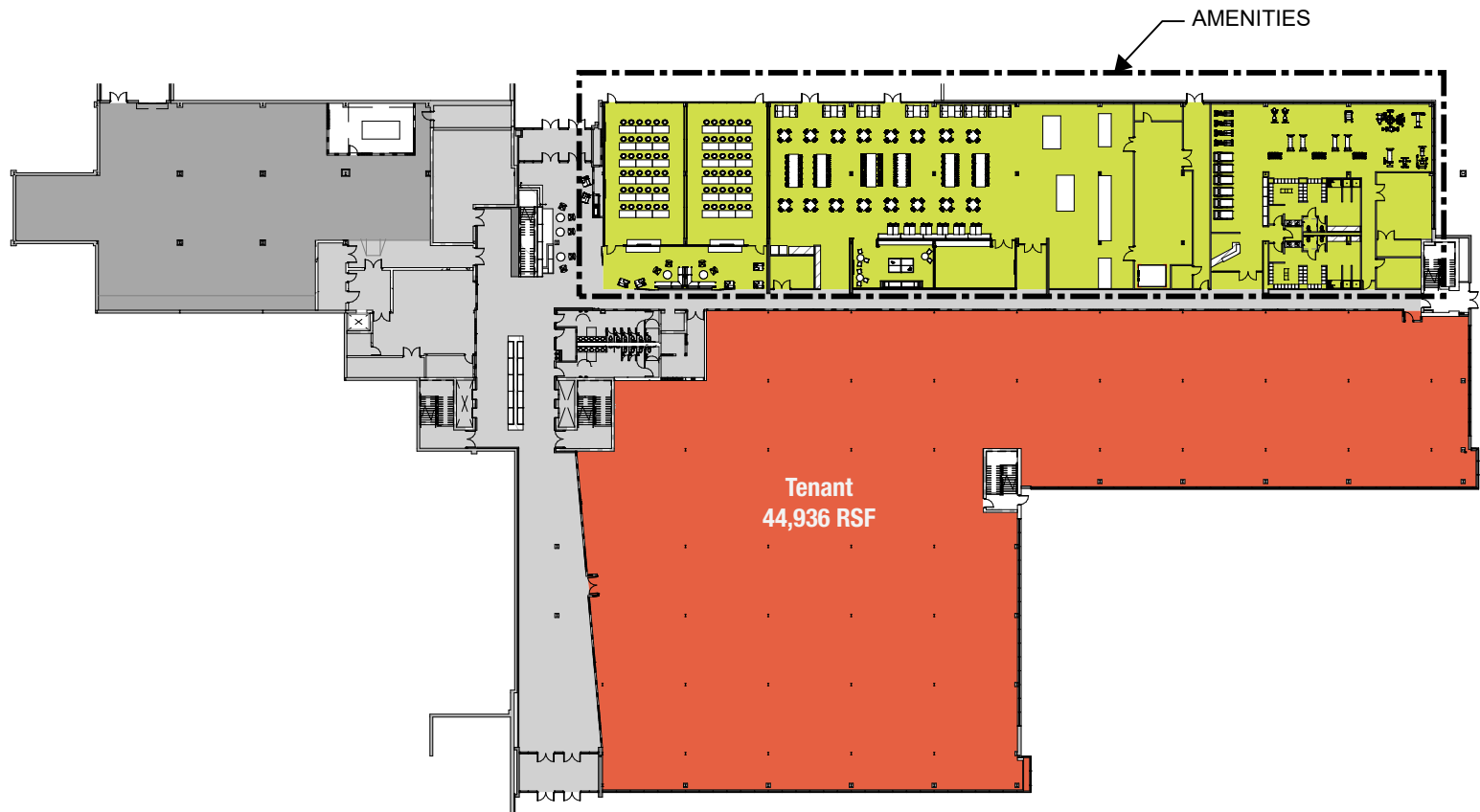
GROWING HERE

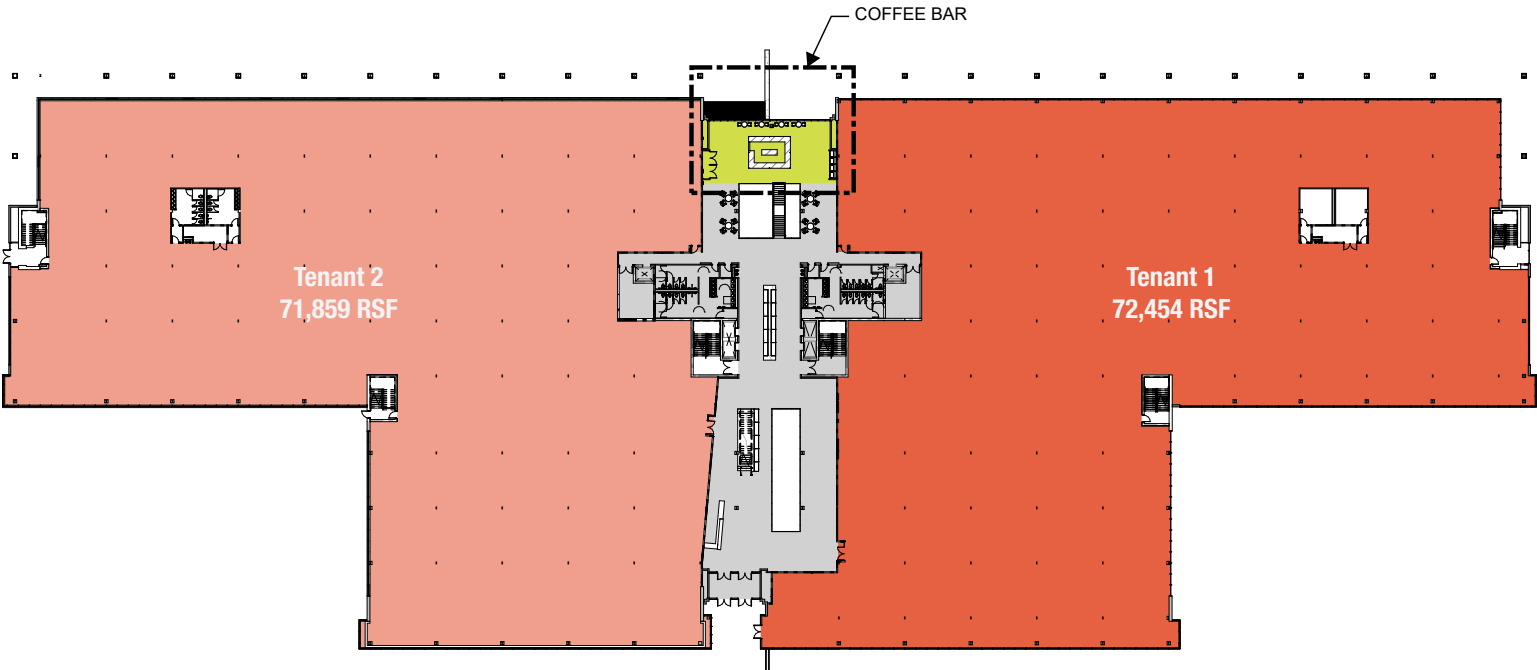
STACKING PLAN UP TO 440,398 RSF AVAILABLE

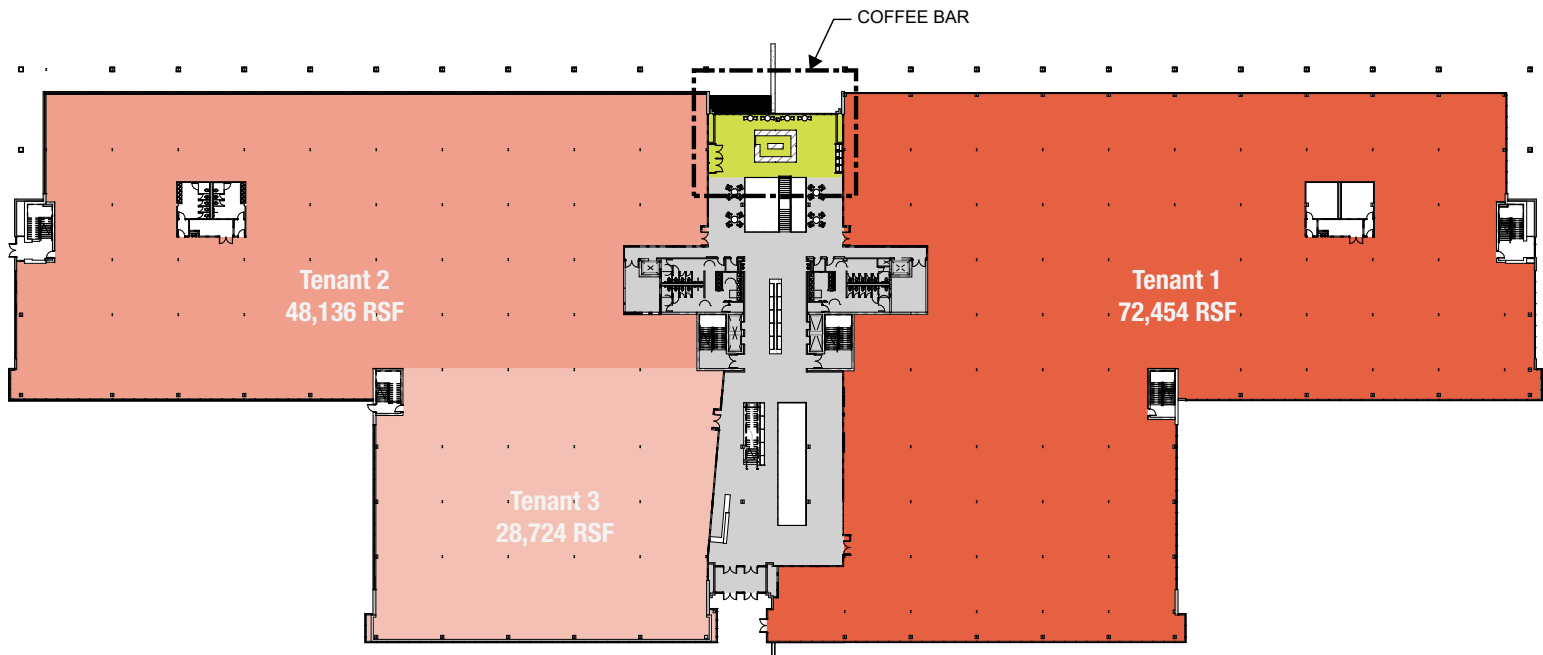


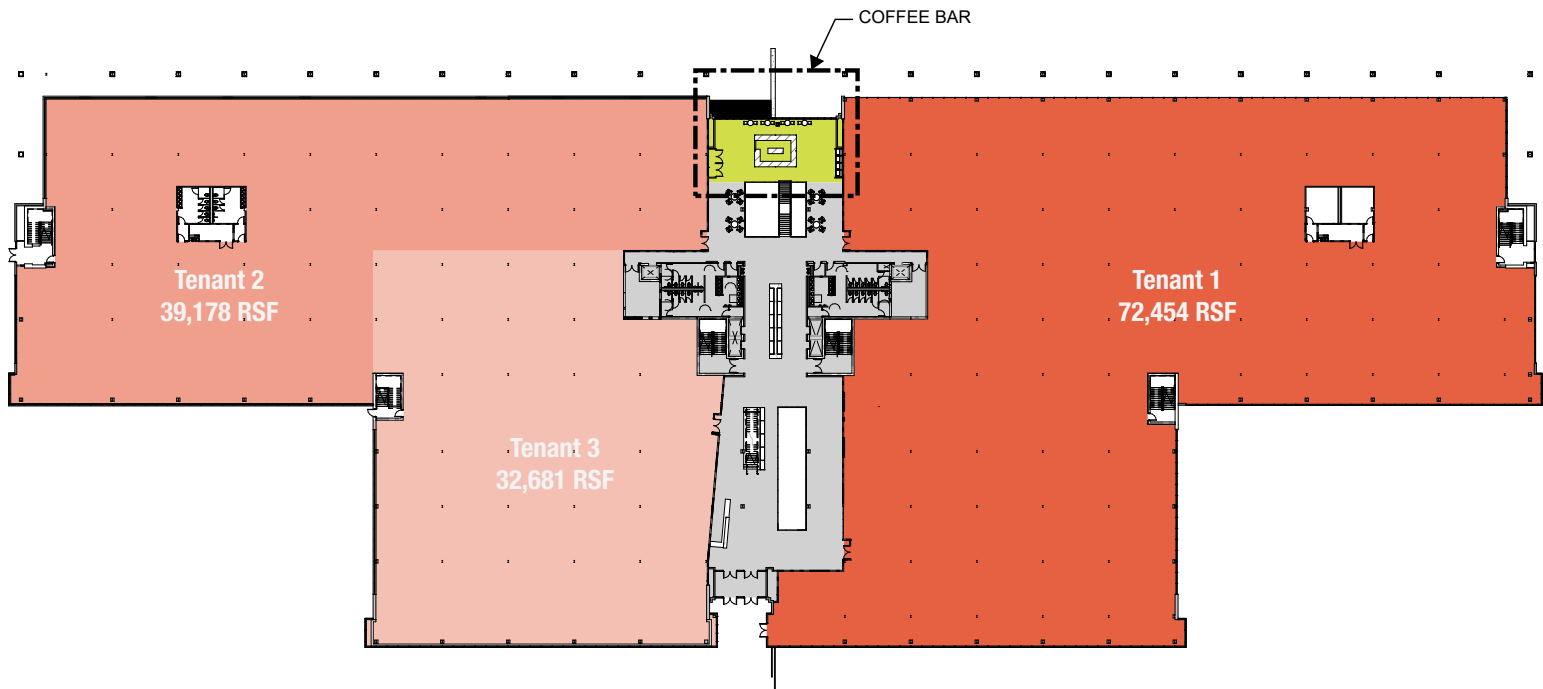
340 | **GROWING**
MK | **HERE**

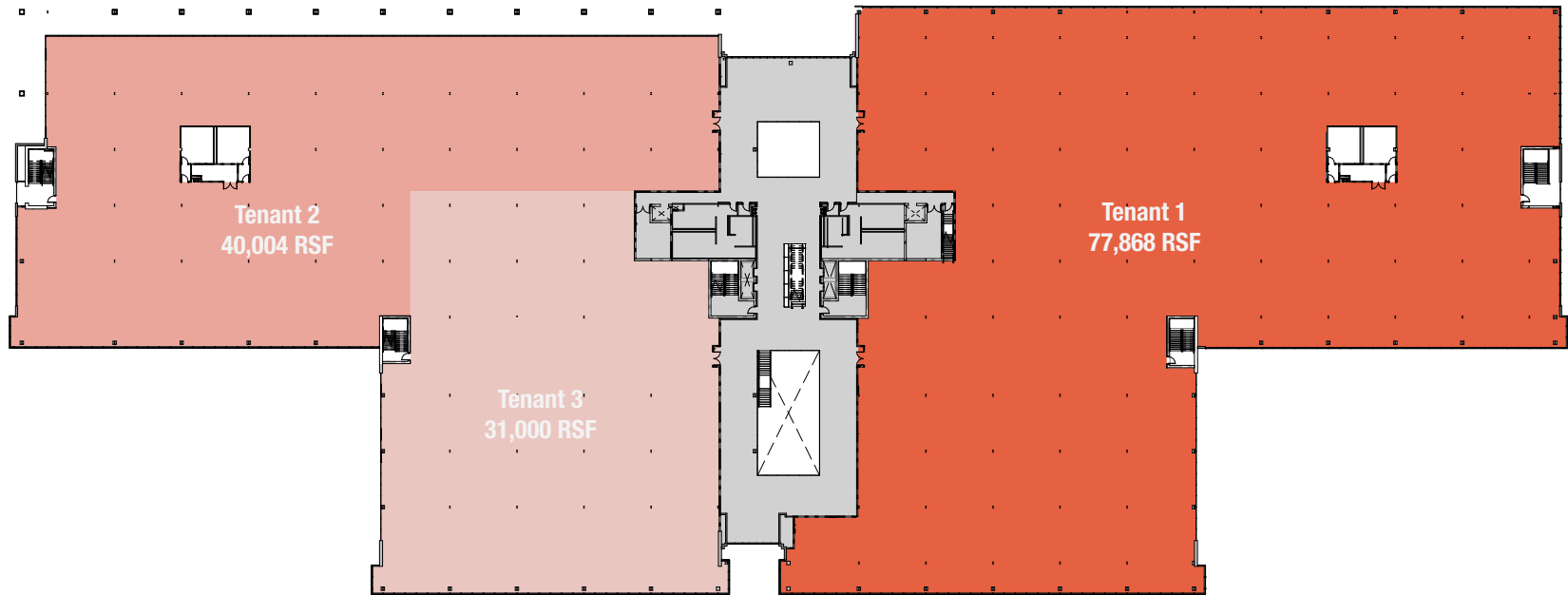
GROUND FLOOR MULTI TENANT
44,936 RSF

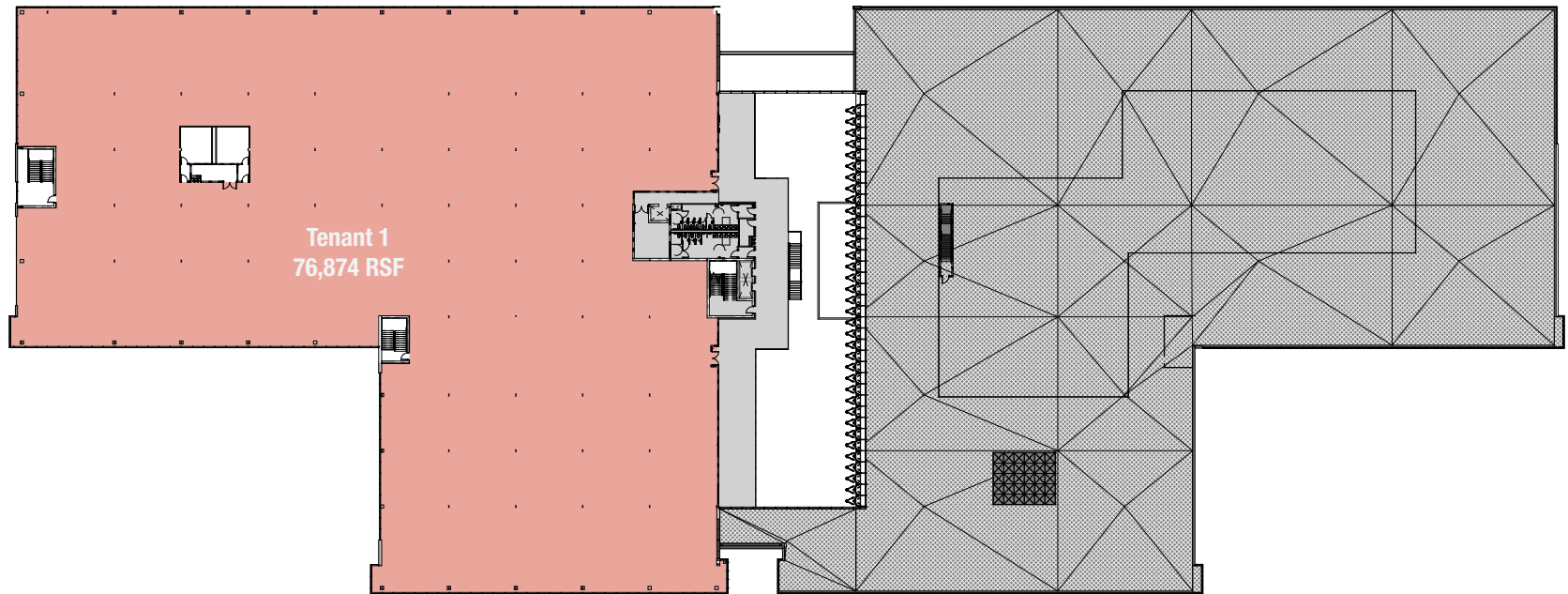


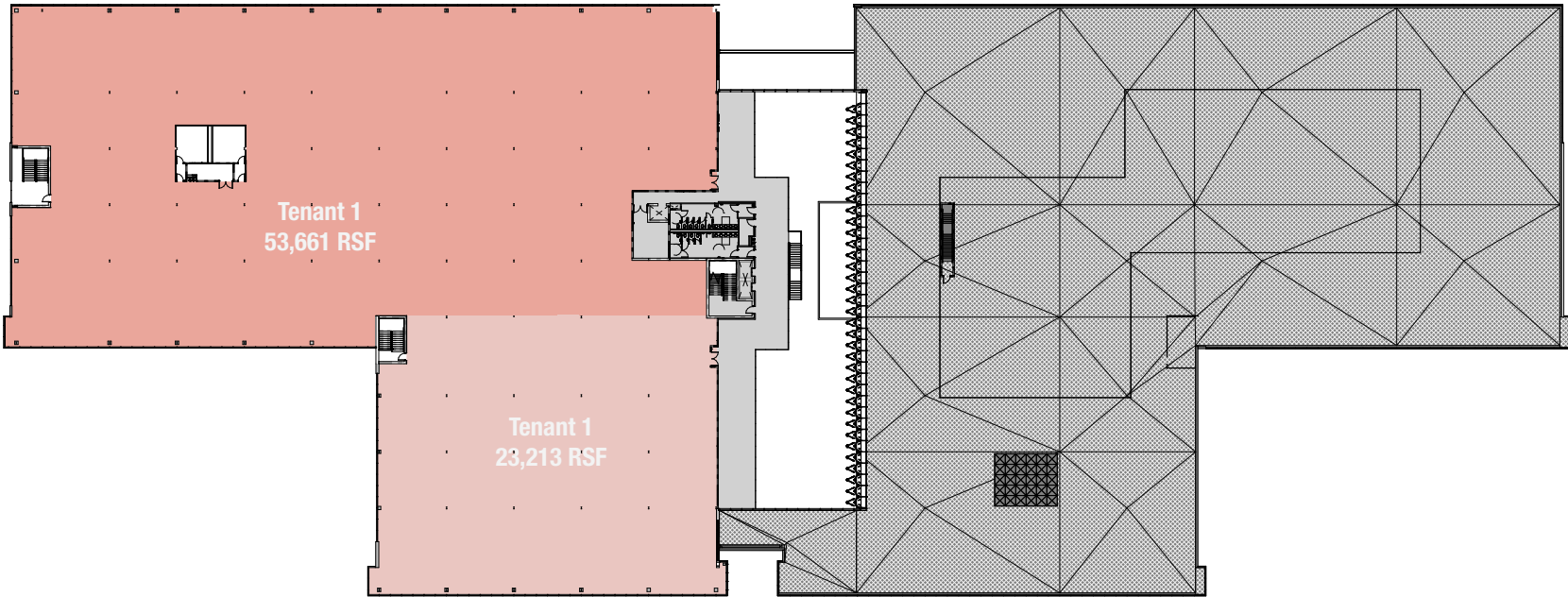


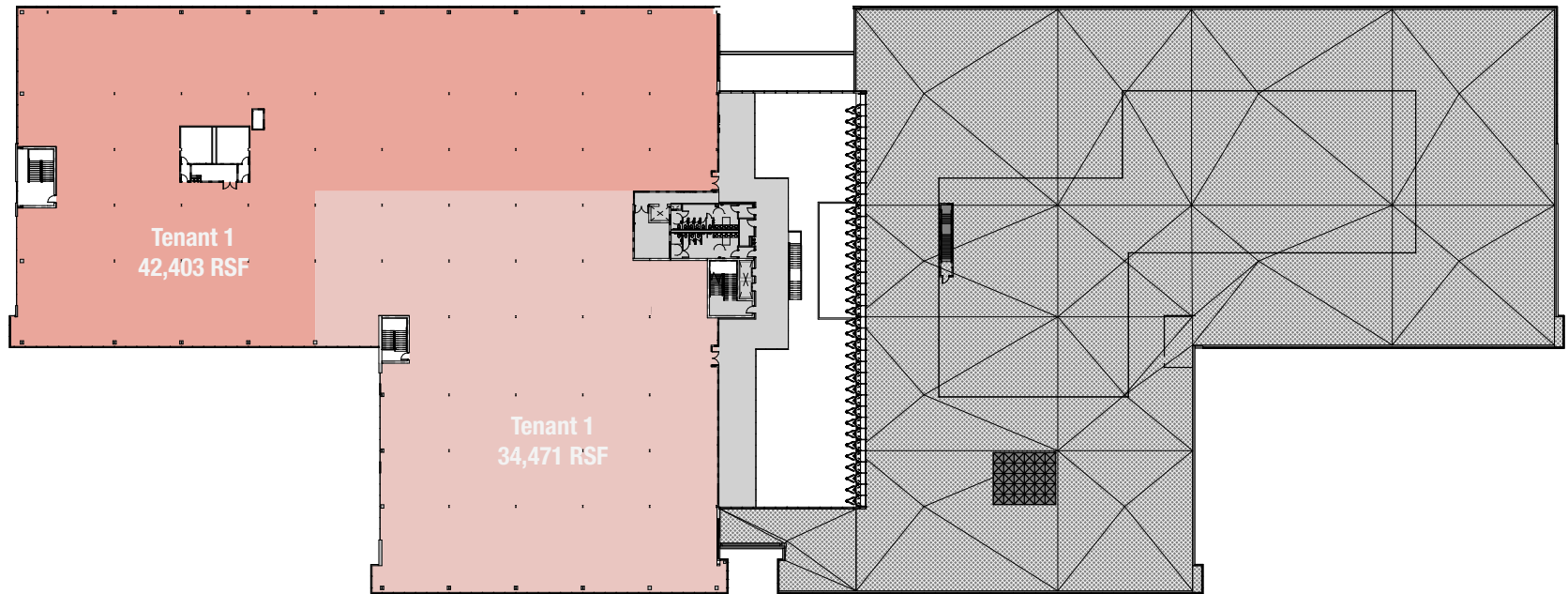












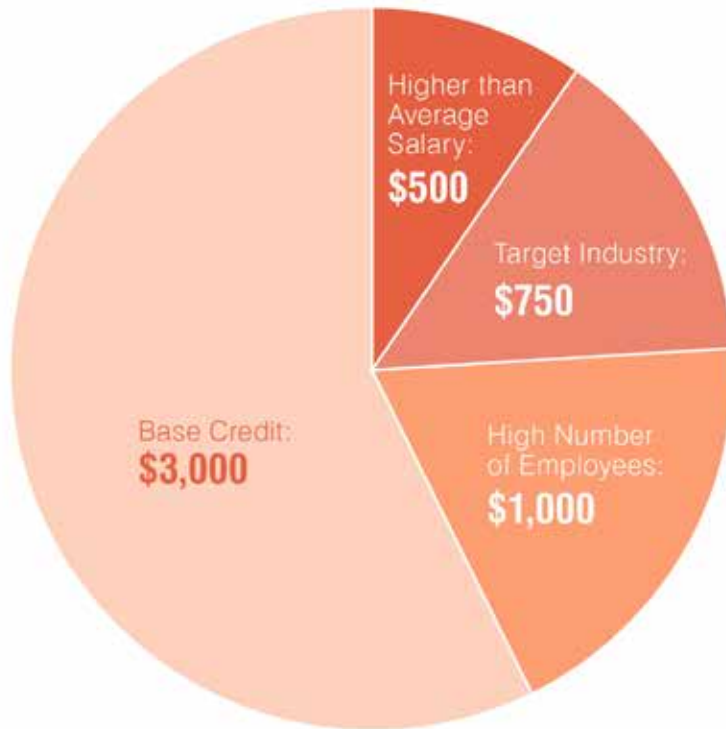


- | | |
|--|---|
|  PRIVATE OFFICES |  CONFERENCE/TRAINING/
PHONE/PANTRIES |
|  WORKSTATIONS |  COPY/PRINT, STORAGE,
IT AND ELECTRICAL |
|  OPEN COLLABORATION | |

340 MK | INCENTIVES HERE

ECONOMIC INCENTIVES

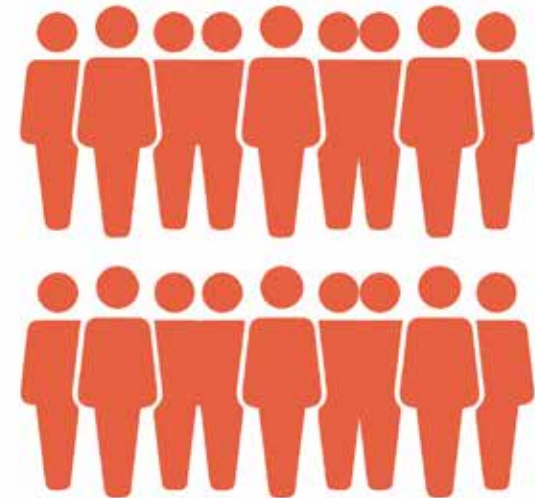
Potential incentives for a company occupying 200,000 square feet and employing 800 workers in an industry with salaries higher than the county average:



TOTAL ANNUAL NEW JOB CREDIT PER JOB **\$5,250**

TOTAL INCENTIVE OVER 10 YEARS FOR **800 EMPLOYEES:**
\$42,000,000

200,000 SF = \$210/SF
OVER 10 YEARS (\$22/SF annually)



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www.340mk.com