



240 Cedar Knolls Road
Cedar Knolls, NJ

NEWMARK
ASSOCIATES

NewmarkRealEstate.com | 973.884.4444 | 7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927



Building Highlights



Cedar Knolls Corporate Centre is a four-story, 119,587 SF, fully renovated Class A office building. The building is owned and managed by Iron Ore Properties. Recently, the building has undergone an extensive common area capital improvement program. Situated in Cedar Knolls, the property is located on 14+ beautifully landscaped park-like acres surrounded by ample green space. With exceptional access to premium amenities in Parsippany and downtown Morristown, easy access to I-287 and Route 24 and 3 Miles/8 Minutes from Morris Plains Train Station (NJ Transit), you'll find everything you need at Cedar Knolls Corporate Centre.



ENHANCED AMENITIES



Cafe



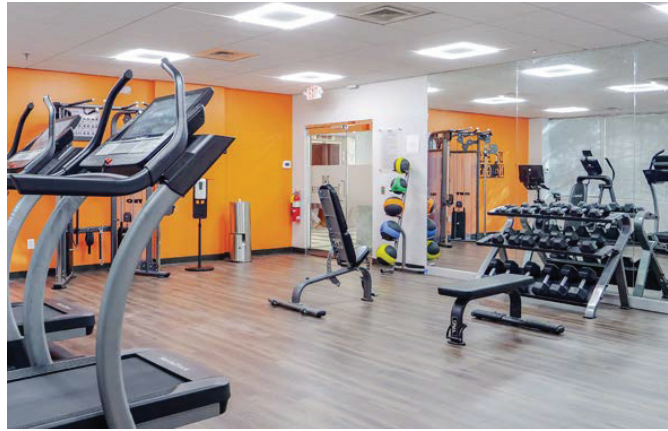
Fitness Center



Conference
Center

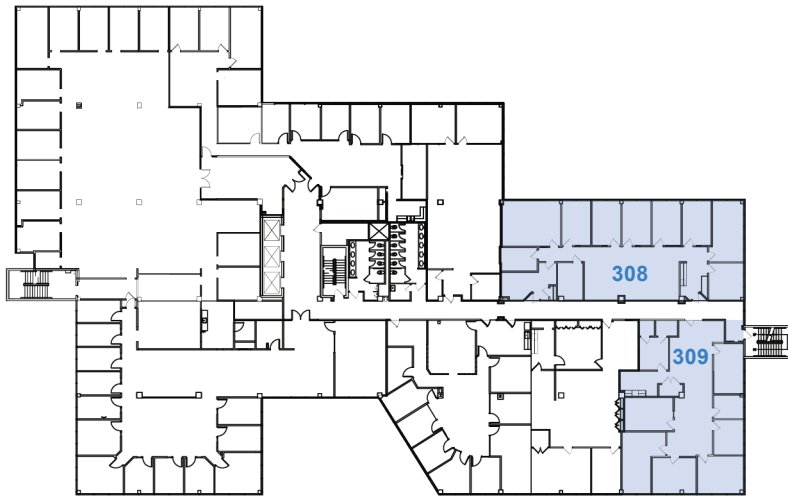


On-Site
Management/Ownership

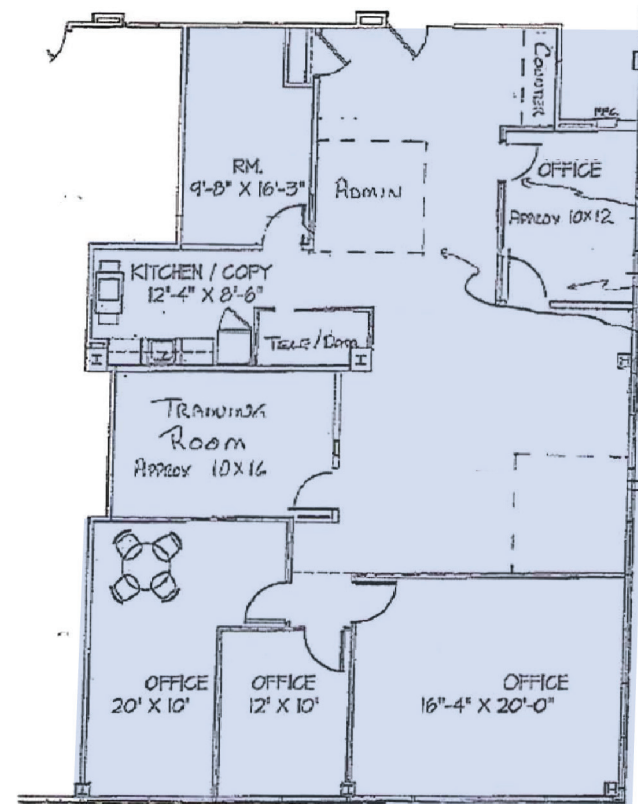


SOON TO DEBUT... FULL-SERVICE CAFE & LOUNGE EXPERIENCE

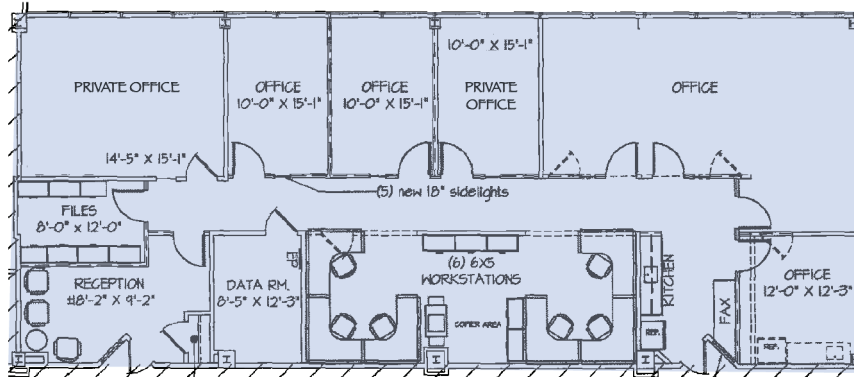




Suite 309



Suite 308



Suite 308: +/-2600 sf:

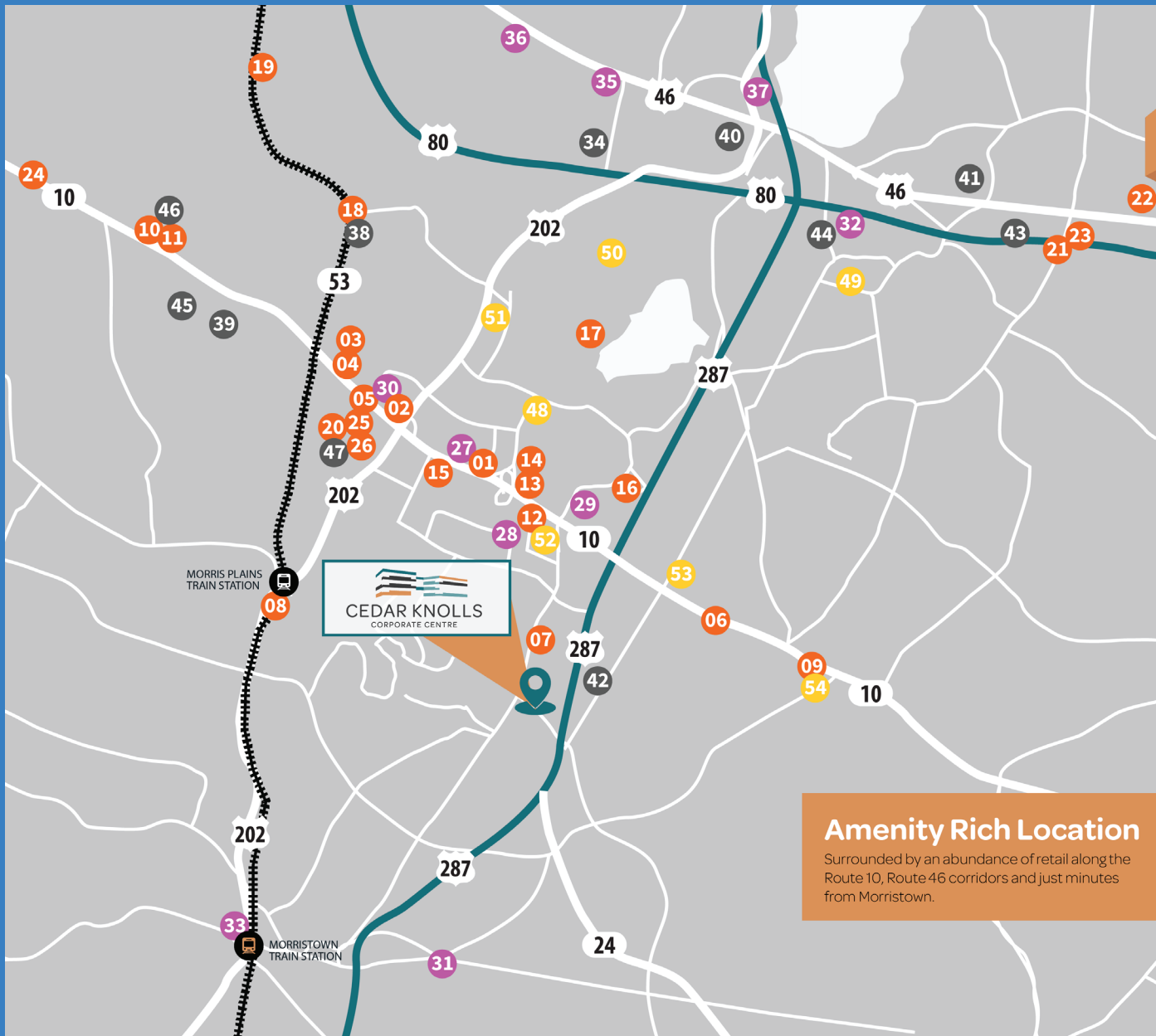
- Reception Area
- 6 Offices
- Eat-In Kitchen
- Storage Room

Suite 309: +/- 3100 sf:

- Reception Area
- 4 Offices
- Kitchenette
- Conference Room
- Bullpen
- Secondary Entrance

Rental Rate: \$23.00 psf + Tenant Electric

Floor Plans Not Drawn to Scale.



Area Amenities

Restaurants

- 01. Ruth's Chris
- 02. Tommy's Tavern + Tap
- 03. Grato
- 04. Tabor Road Tavern
- 05. Lemongrass
- 06. Nikko Japanese Restaurant
- 07. H2 Ocean
- 08. Arthur's Tavern
- 09. Il Capriccio
- 10. Minado
- 11. Cinnamon Indian Restaurant
- 12. Auld Shabeen
- 13. Seasons 52
- 14. The Capital Grille
- 15. Starbucks
- 16. Wegman's/Wegman's Burger Bar
- 17. Delizia Parsippany Pizzeria
- 18. Tabor Road Pizza
- 19. Mancino's Pizza & Italian Cuisine
- 20. Chipotle
- 21. Smashburger
- 22. 5 Guys
- 23. Panera
- 24. Qdoba
- 25. Chick-Fil-A
- 26. First Watch

Hotels

- 27. Hilton Parsippany/Hampton Inn
- 28. Hanover Marriott
- 29. Hyatt House
- 30. Residence Inn
- 31. Westin Governor Morris
- 32. Sheraton Parsippany Hotel
- 33. Hyatt Regency Morristown
- 34. Sonesta ES Suites by Marriott
- 35. Fairfield Inn & Suites by Marriott
- 36. Courtyard by Marriott
- 37. Embassy Suites by Hilton

Fitness - Lifestyle

- 38. Anytime Fitness
- 39. Crunch
- 40. Blink Fitness
- 41. Retro Fitness of Parsippany
- 42. Retro Fitness of Whippany
- 43. LA Fitness
- 44. Atlantis Sports Club and Spa
- 45. Planet Fitness
- 46. Depasquale the Spa
- 47. Massage Envy

Daycare

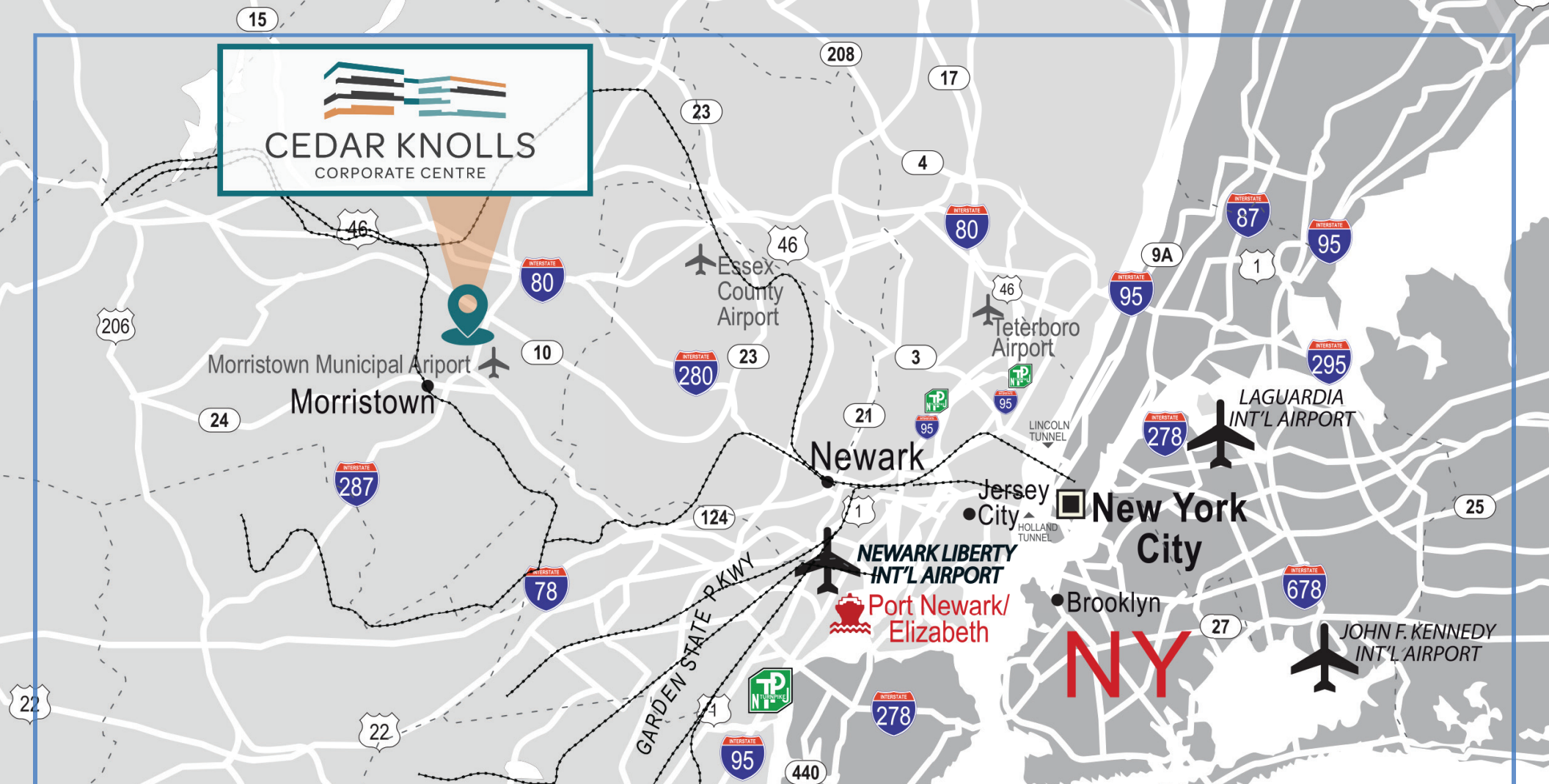
- 48. Bright Horizons at Parsippany
- 49. The Goddard School
- 50. Tiny Totz
- 51. Apple Montessori
- 52. My Special Spot
- 53. The Learning Experience
- 54. Whippany Kidcare

Amenity Rich Location

Surrounded by an abundance of retail along the Route 10, Route 46 corridors and just minutes from Morristown.



CEDAR KNOLLS
CORPORATE CENTRE



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