

2 RIDGEDALE AVE

Morris County's Office Value Leader



3 WING DR



14 RIDGEDALE AVE

NEWMARK ASSOCIATES

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

EI ASSOCIATES

A PORTFOLIO BUILT FOR TENANT SUCCESS

Prime Location. Exceptional Value. Proven Choice.

2 Ridgedale Ave



14 Ridgedale Ave



3 Wing Dr



EI Realty is a long-established, privately held real estate owner and developer based in Cedar Knolls, New Jersey. The firm has been developing, owning, and managing commercial real estate in the region since the mid-1960s. Their Cedar Knolls portfolio includes seven buildings, totaling over 400,000 sf.

Affiliated with **EI Associates**, a full-service architecture, engineering, and construction firm, EI Realty provides on-site design, construction, and property management services to its Morris County portfolio.

With immediate access to Routes 10, 287 & 80, EI Realty's Cedar Knolls corporate campus provides excellent connectivity to Morristown and the broader Northern New Jersey market, along with abundant nearby retail, hotels, dining, and business amenities

EI ASSOCIATES


Lake Parsippany
Littleton
Littleton
Tabor Rd
Morris Plains
dwell Ave
N Jefferson Rd
S Jefferson Rd
Hanover
Uncle Giuseppe's MARKETPLACE
RUTH'S CHRIS STEAK HOUSE
MILLER'S ALE HOUSE
Hilton
Panera BREAD
LA FITNESS
THE CAPITAL GRILLE
HYATT
Wegmans
Seasons 52 FRESH GRILL | WINE BAR
DISTRICT 15 FIFTEEN NEW LUXURY RESIDENCES & RETAIL
Marriott
DUNKIN'
PNC
3 Wing Drive
2 Ridgedale Ave
14 Ridgedale Ave
53
10
202
287
INTERSTATE 287

2 Ridgedale Avenue
Cedar Knolls, NJ

PROPERTY FEATURES

- 70,000 sf Three (3) Story Elevatored Office Building
- On-Site PNC Bank
- Abundant Parking
- NEWLY Renovated Restrooms

AVAILABLE SPACES

Suite 100: +/- 19,200 sf (*Divisible from 2100 sf)*

- Flexible Floor Plan; Many Uses Permitted
- Private Offices/Collaborative Spaces/Bullpen/Demo Rooms
- 10 ft Ceilings
- Multiple Access Points
- Private Loading Area

Suite 201: +/- 4700 sf

- Reception/Waiting Area
- Eleven (11) Windowed Offices
- Eat-In Kitchen
- Conference Room
- Small Bullpen

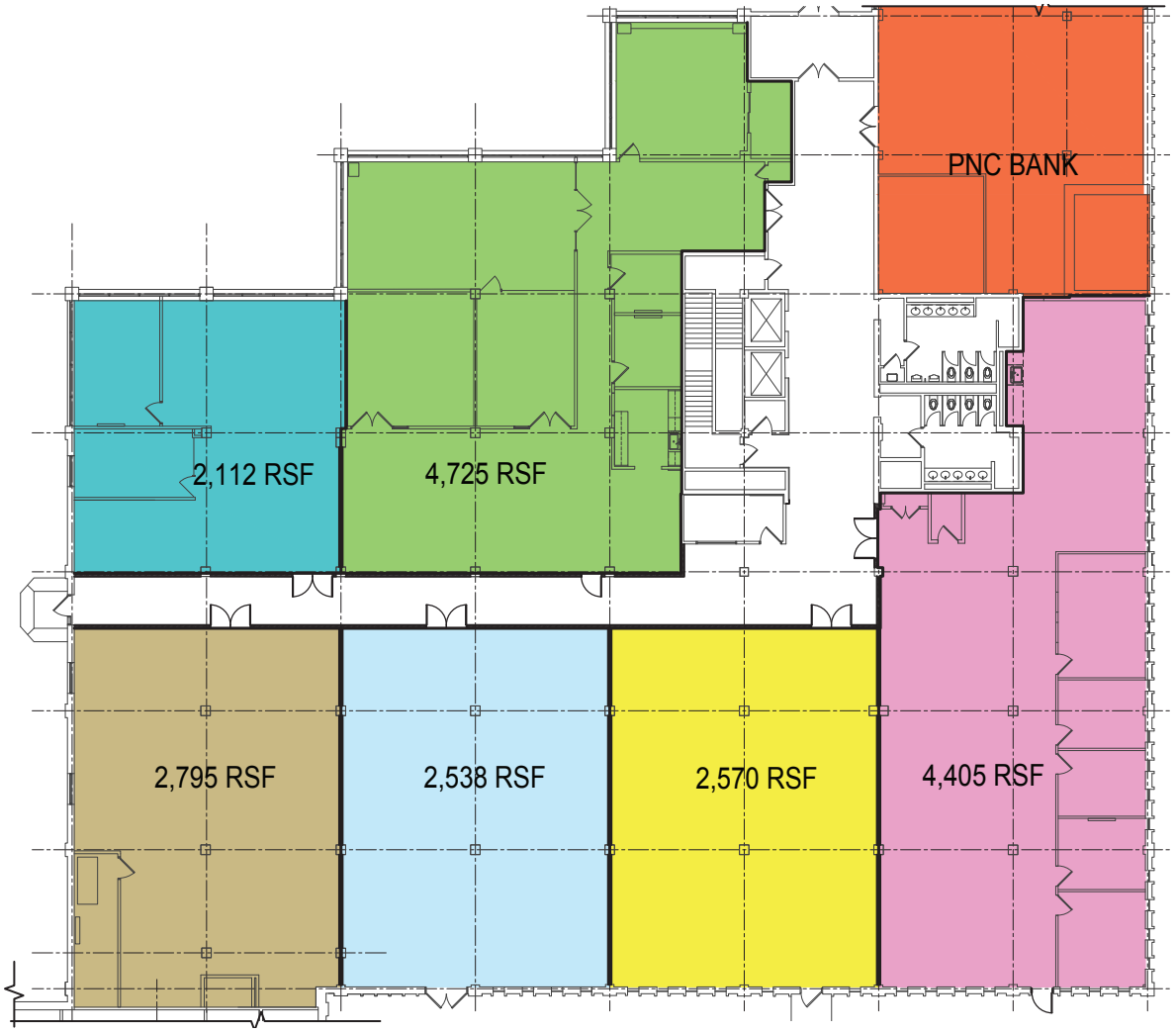
Suite 243: +/- 1700 sf

- Four (4) Private Offices
- Conference Room
- Eat-In Kitchen
- Storage Room

Rental Rate: $18.00 PSF + Tenant Electric

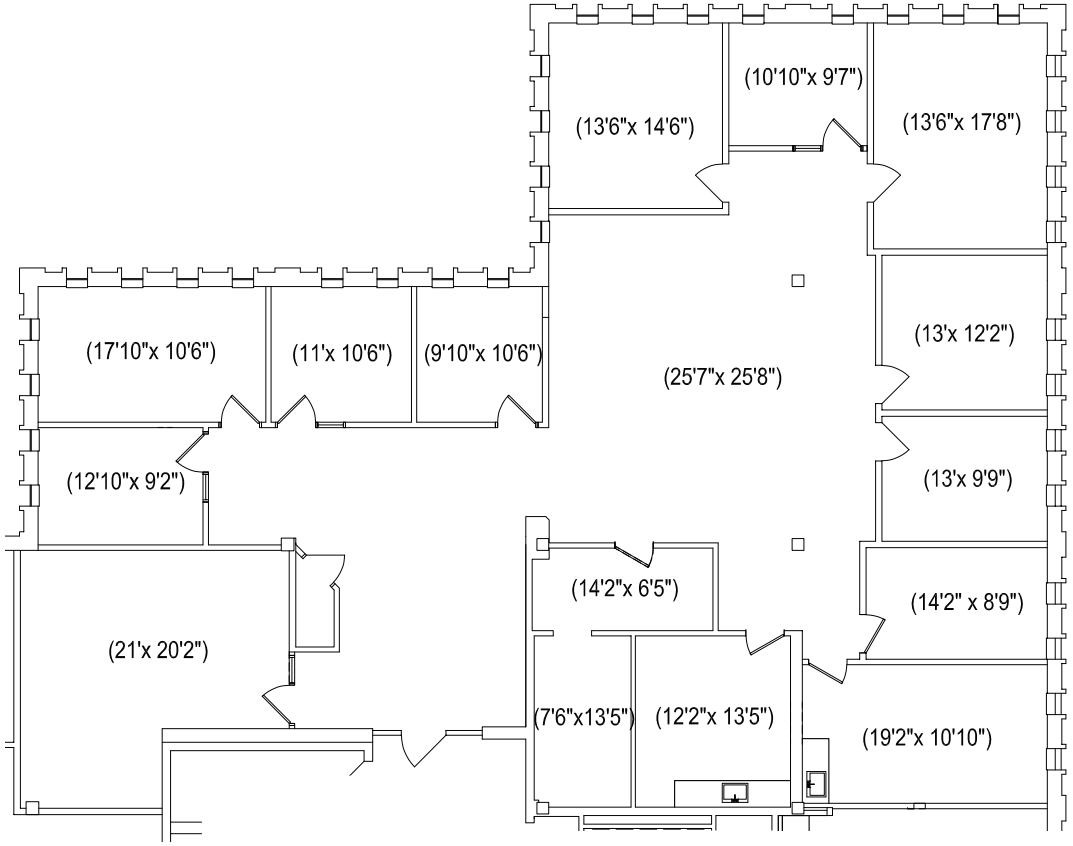


Potential Subdivision
Suite 100 Floor Plan
Up to +/- 19,200 sf Available



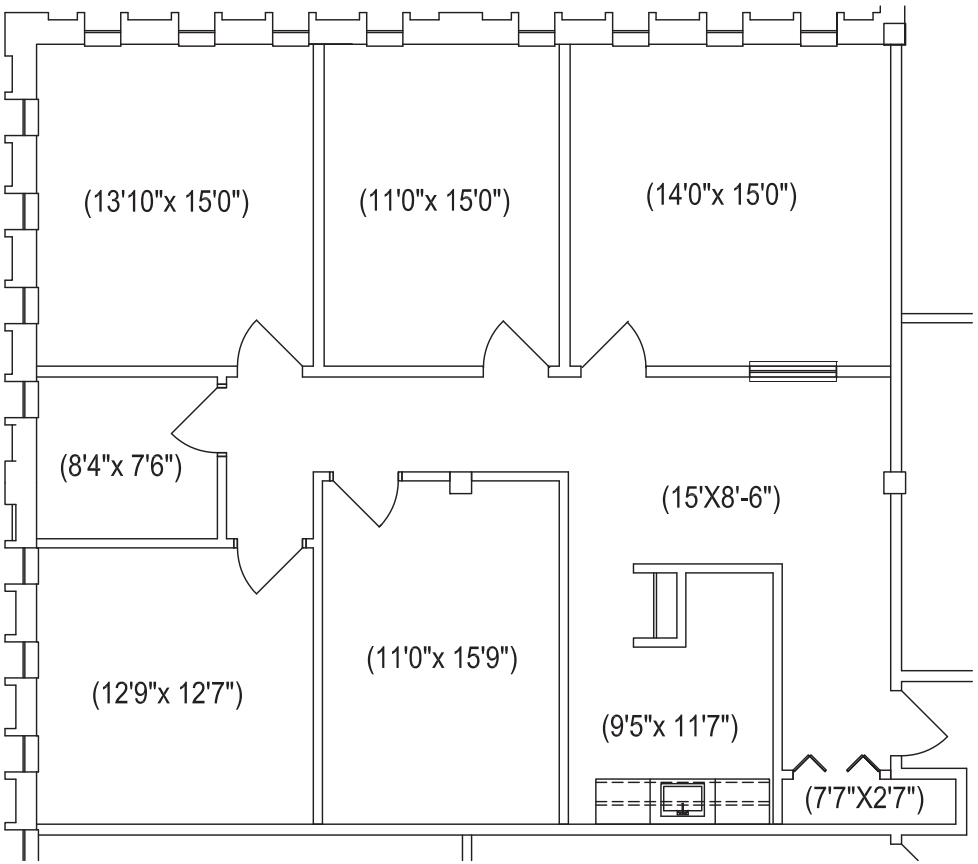
Floor Plan Not Drawn to Scale.

Suite 201 Floor Plan
+/- 4700 sf



Floor Plan Not Drawn to Scale.

Suite 243 Floor Plan
+/- 1700 sf



Floor Plan Not Drawn to Scale.

14 Ridgedale Avenue
Cedar Knolls, NJ

PROPERTY FEATURES

- 50,000 sf Two (2) Story Elevatored Office Building
- Abundant Parking
- Flexible Floor Plans

AVAILABLE SPACE

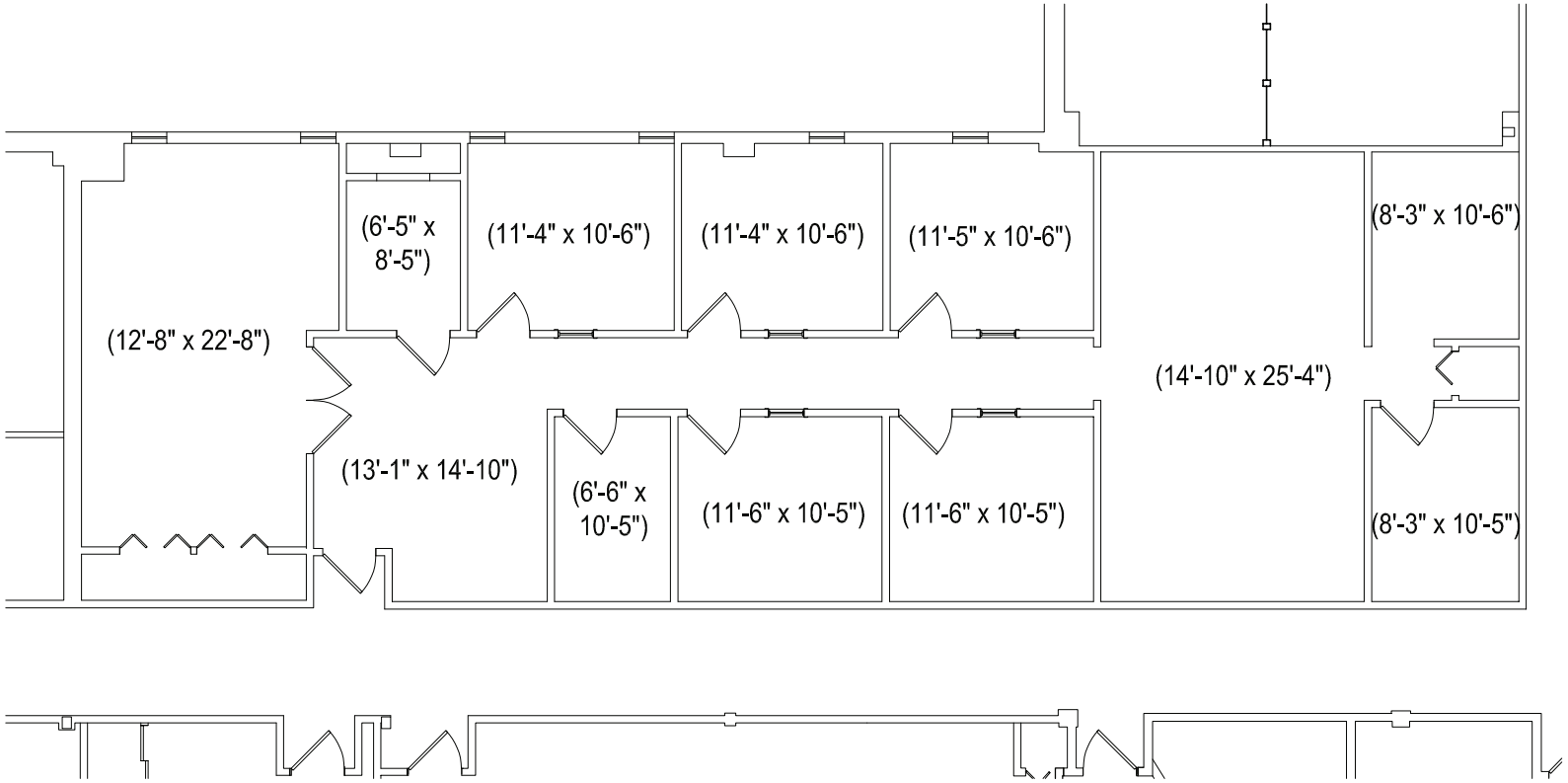
Suite 260 +/- 2600 sf

- Reception Area
- 7 Offices
- Conference Room
- Storage Room

Rental Rate: $18.00 PSF + Tenant Electric



Suite 260 Floor Plan
+/- 2600 sf



Floor Plan Not Drawn to Scale.

3 Wing Drive
Cedar Knolls, NJ

PROPERTY FEATURES

- 65,000 sf Two (2) Story Elevatored Office Building
- Park-Like Campus
- Abundant Parking
- NEWLY Renovated Restrooms/Common Areas

AVAILABLE SPACES

Suite 259: +/- 4700 sf

- Reception Area
- Seven (7) Offices
- Conference Room
- Large Eat-In Kitchen
- File Room/Storage Room
- Bullpen

Suite 260 +/- 7100 sf:

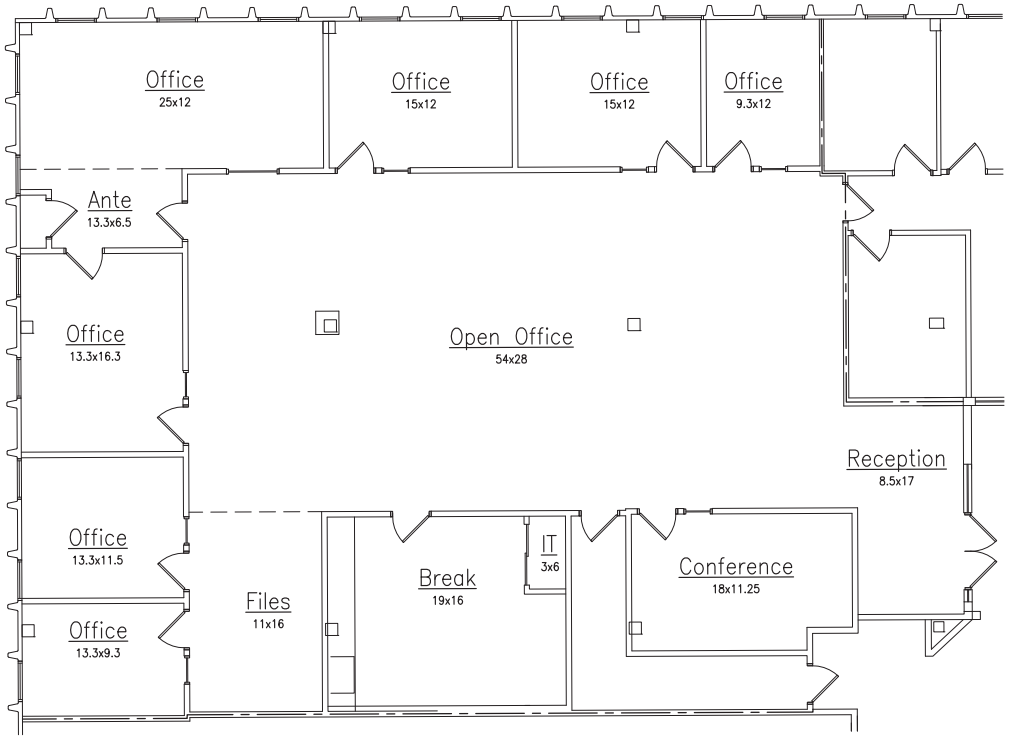
- 16 Private Offices
- Conference Room
- Storage Room/IT Room/File Room
- Large Eat-In Kitchen

Up to 12,000 sf of Contiguous Space Available

RENTAL RATE $18.00 PSF + Tenant Electric

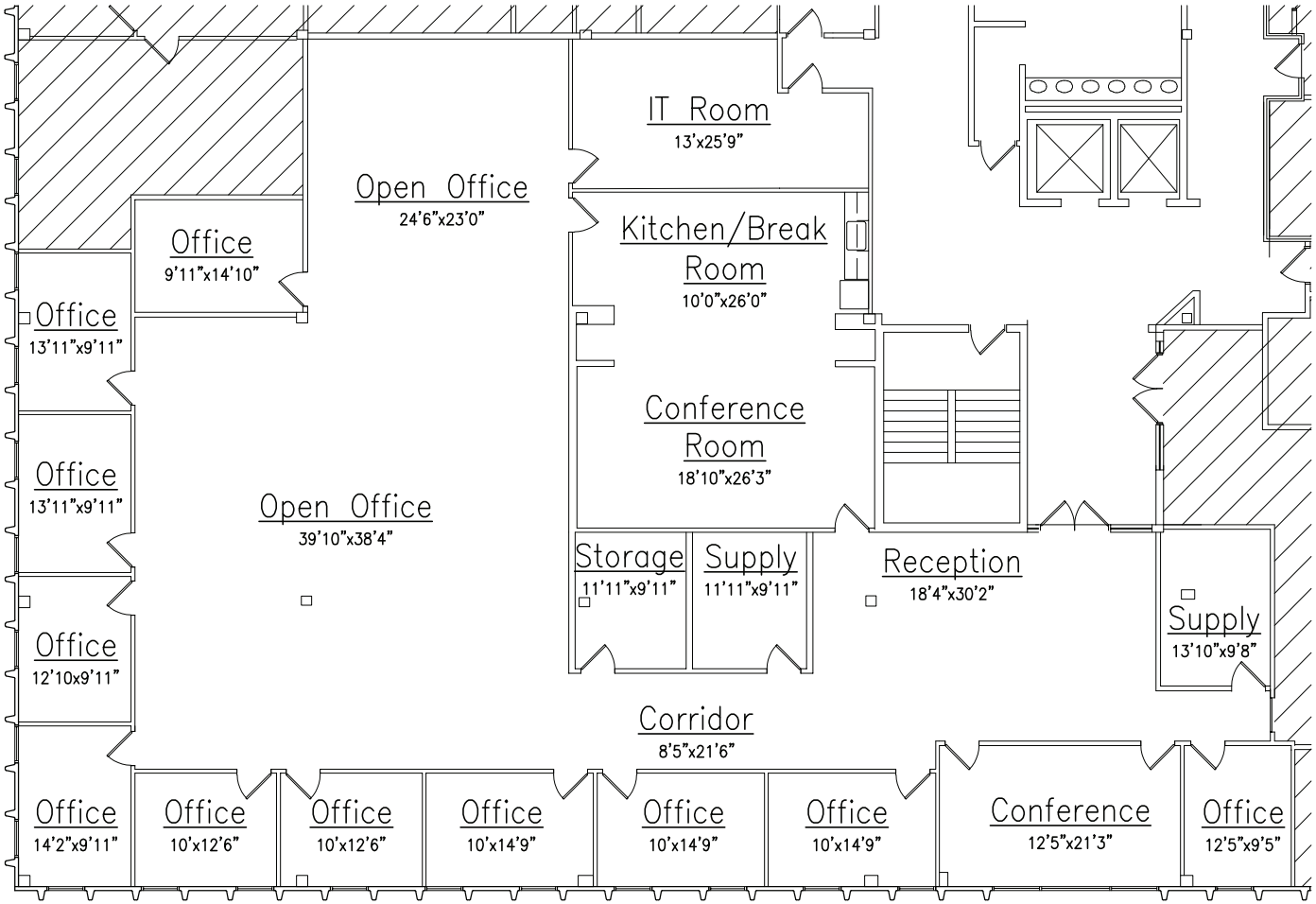


Suite 259 Floor Plan
+/- 4700 sf



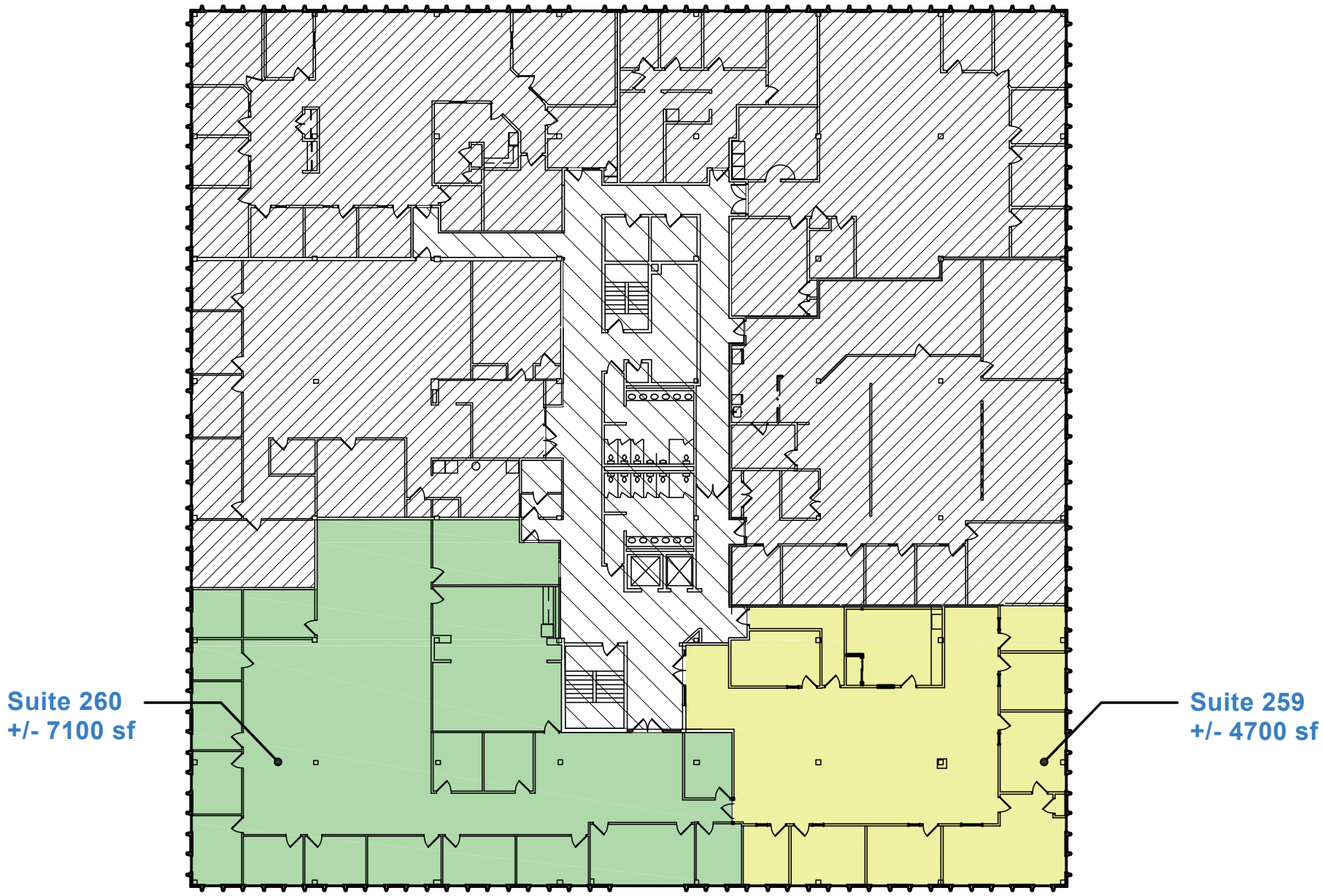
Floor Plan Not Drawn to Scale.

Suite 260 Floor Plan
+/- 7100 sf



Floor Plan Not Drawn to Scale.

Up to 12,000 sf of Contiguous Space Available



Floor Plan Not Drawn to Scale.



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