

# OFFICE SPACE FOR LEASE BELOW MARKET RATES FLORHAM PARK, NEW JERSEY

30 Columbia Turnpike

26 Columbia Turnpike

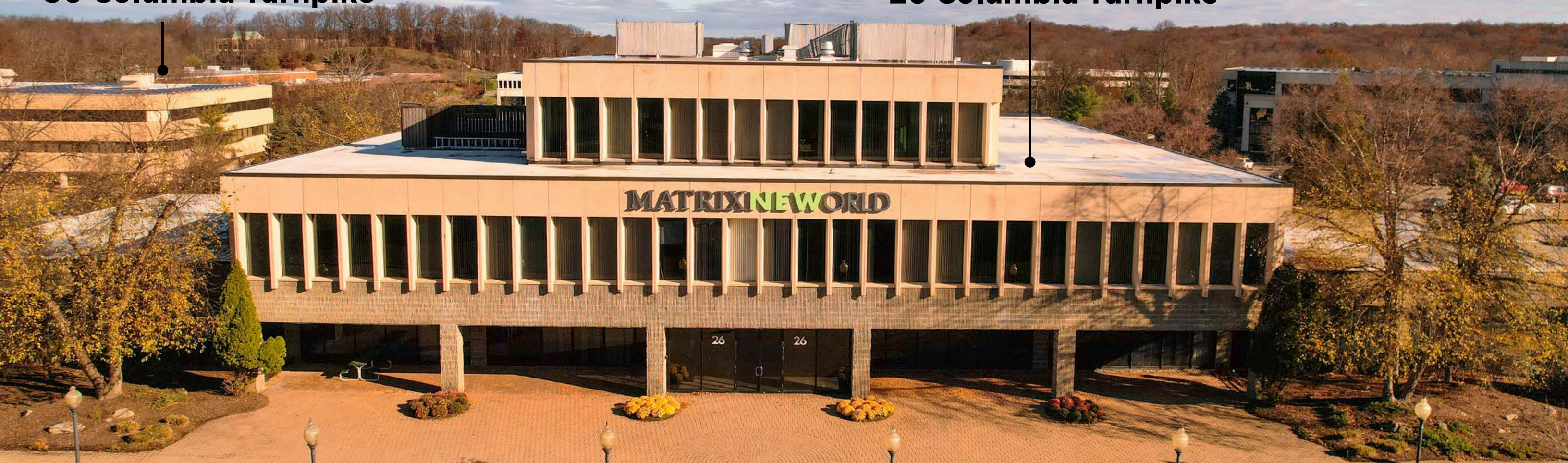
26 AND 30 COLUMBIA TURNPIKE  
± 18,000 SF OF OFFICE SPACE  
AVAILABLE ACROSS 2 BUILDINGS  
BELOW MARKET RATES

NEWMARK  
ASSOCIATES

KUSHNER

30 Columbia Turnpike

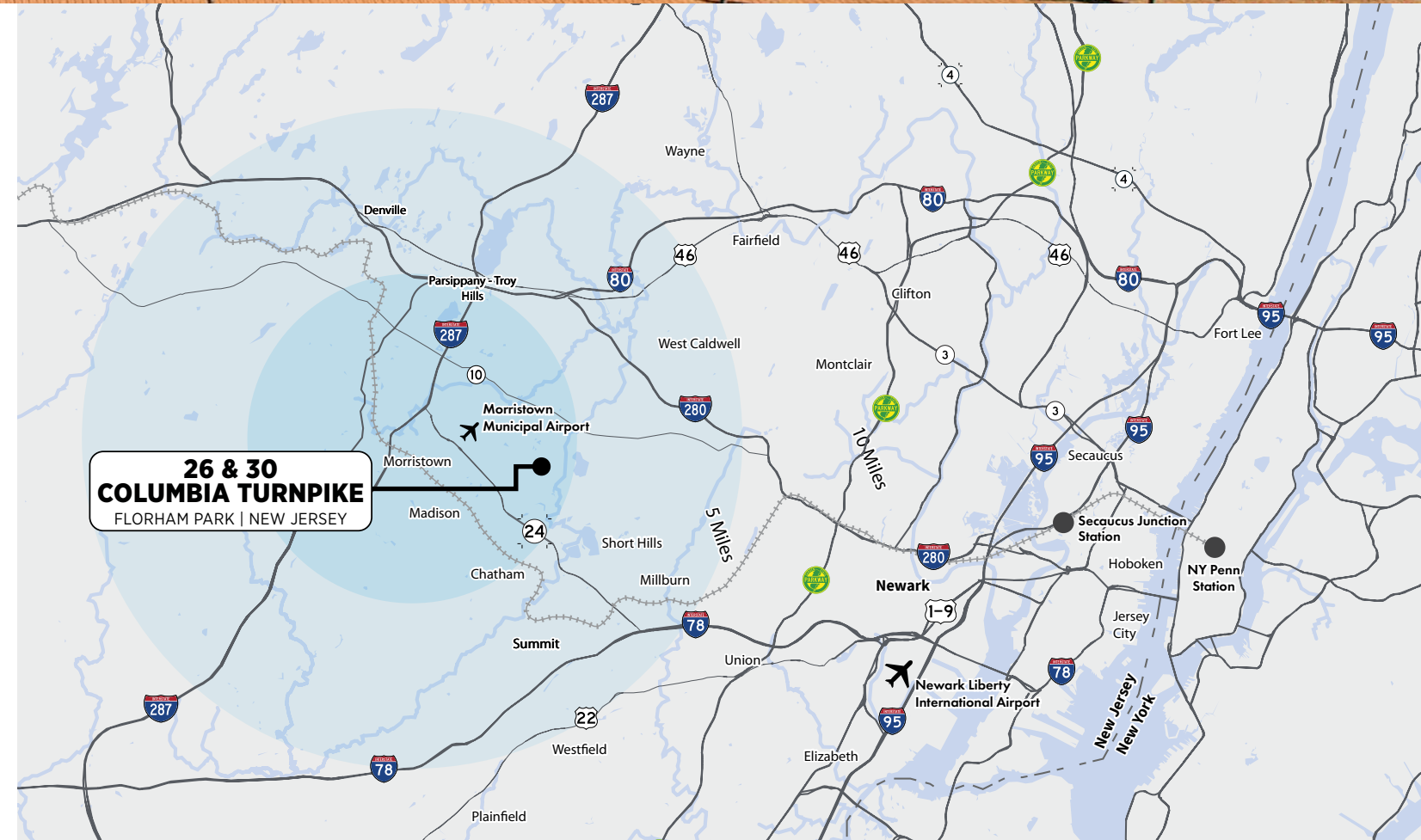
26 Columbia Turnpike



## HIGHLIGHTS

Available for lease

- 26 Columbia Turnpike
  - Floor 1: - +/- 3880 SF
- 30 Columbia Turnpike
  - Floor 1: +/- 5100 SF
  - Floor 2: +/- 2100 SF
  - Floor 2: +/- 3800 SF
  - Floor 2: +/- 4600 SF
- Below market rates
- Highly respected ownership committed to optimizing tenant experience
- Property manager on-site
- Access to amenities including
  - Fitness center with locker rooms and showers
- Located in close proximity to an array of retail, dining, entertainment, hospitality and wellness options, including an abundance of outdoor recreation activities
- Less than 5 minutes to Livingston Mall, Starbucks, Trader Joes and more



# 26 COLUMBIA TURNPIKE

- Total size: **59,000 SF**
- Stories: **3**
- Year built: **1978**
- Parking ratio: **4.0/1000 SF**



**FLOOR 1**  
**SUITE 106 | +/- 3880 SF**



**26 Columbia Tpke:**  
Suite 106



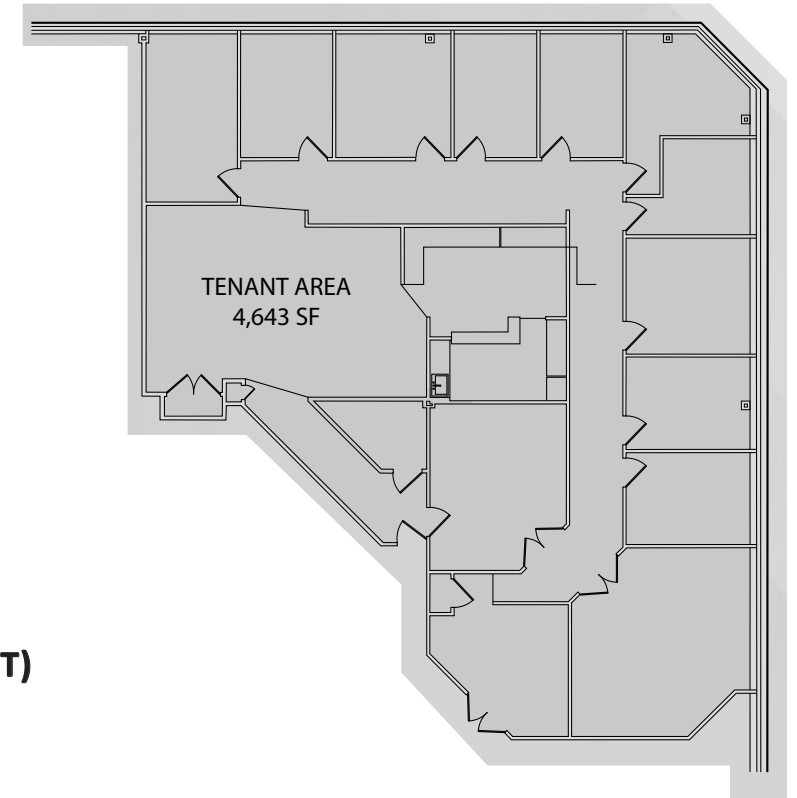
**26 Columbia Turnpike**  
Lobby

# 30 COLUMBIA TURNPIKE

- Total size: **57,400 SF**
- Stories: **3**
- Year built: **1983**
- Parking ratio: **4.0/1000 SF**



**30 Columbia Turnpike**  
Entryway/Lobby



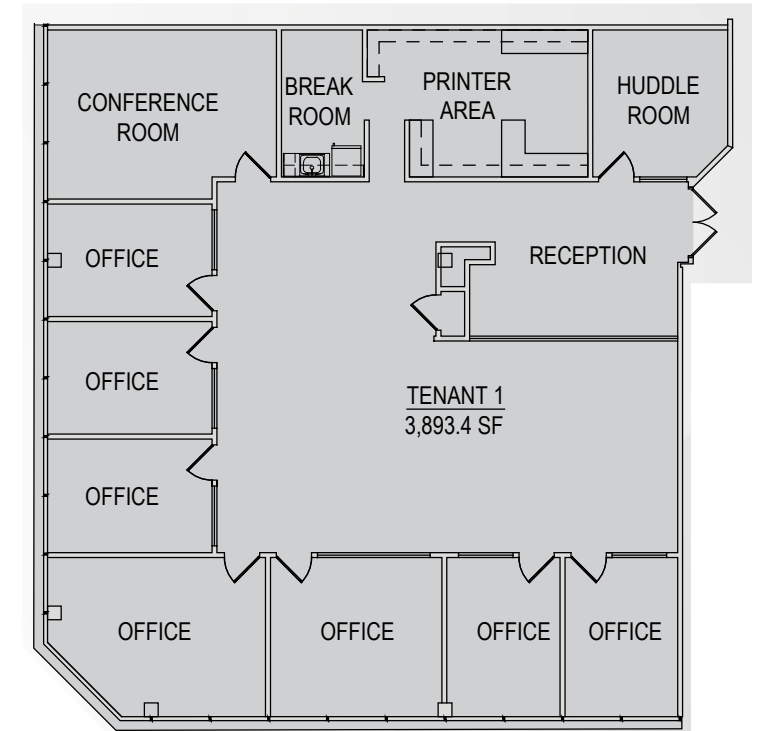
**FLOOR 2**  
**SUITE 205 | +/- 4600 SF**  
**(CAN BE COMBINED UPON REQUEST)**



**30 Columbia Turnpike**  
Suite 202

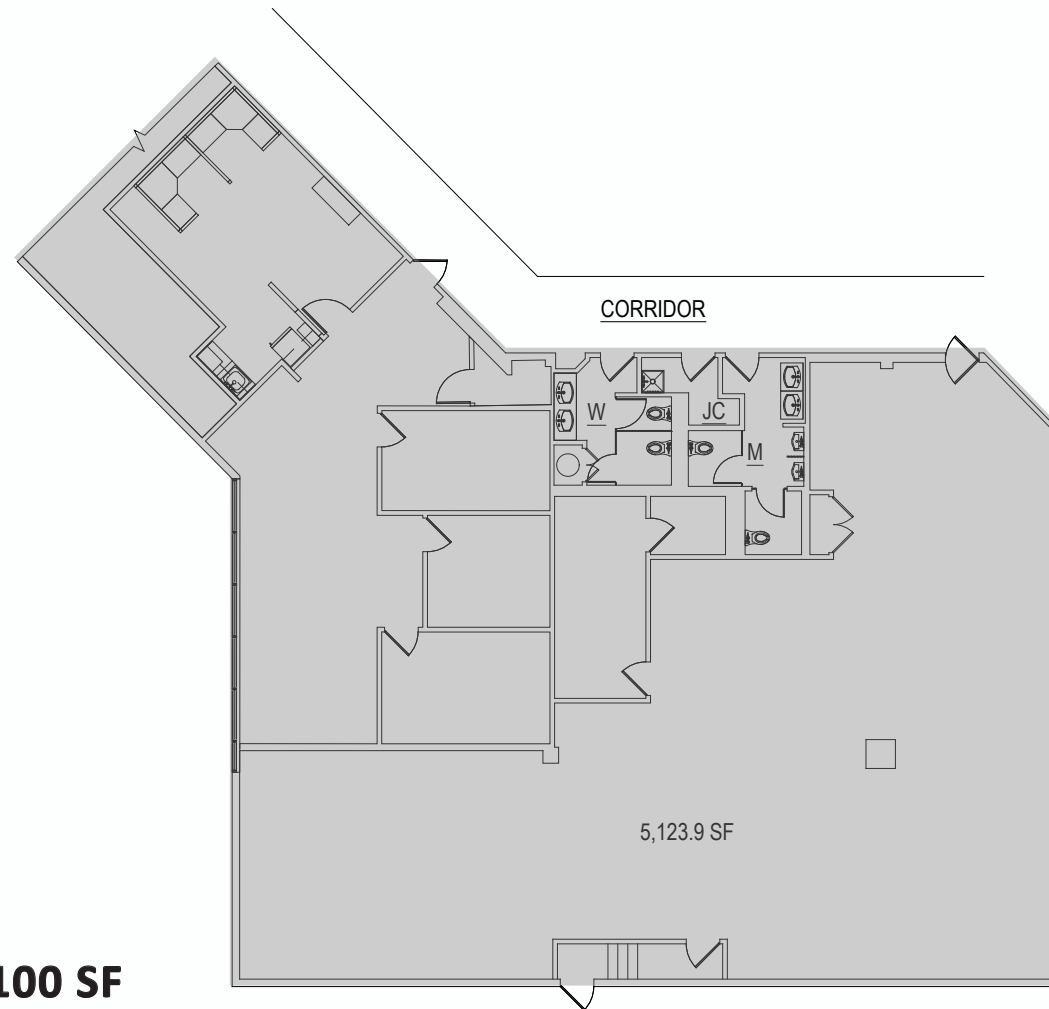


**30 Columbia Turnpike**  
Suite 205

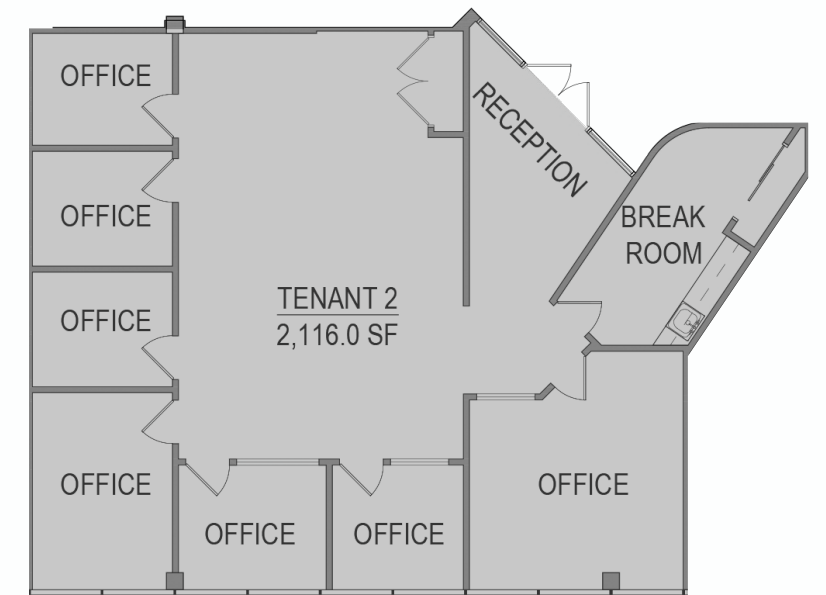


**FLOOR 2**  
**SUITE 202 | +/- 3800 SF**

# 30 COLUMBIA TURNPIKE



**FLOOR 1**  
**SUITE 103 | +/- 5100 SF**  
**(MAY BE DEMISED TO 1800 SF & 3300 SF)**



**FLOOR 2**  
**SUITE 201 | +/- 2100 SF**  
**(MAY BE COMBINED WITH SUITE 202**  
**TO ACCOMODATE +/- 6000 SF)**



**30 Columbia Turnpike**

**26 Columbia Turnpike**

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