

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

30 Columbia Turnpike

26 Columbia Turnpike

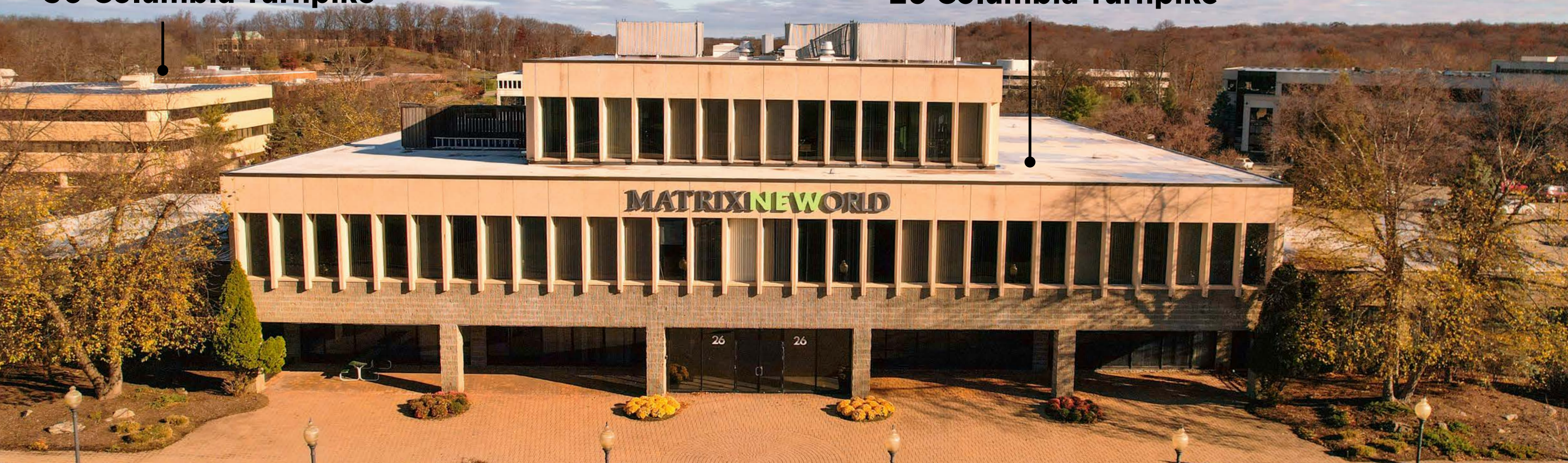
26 AND 30 COLUMBIA TURNPIKE
OFFICE SPACE OPPORTUNITIES
AVAILABLE ACROSS 2 BUILDINGS
BELOW MARKET RATES

NEWMARK
ASSOCIATES

KUSHNER

30 Columbia Turnpike

26 Columbia Turnpike



HIGHLIGHTS

Office Suites for Lease

- 26 Columbia Turnpike
1st Floor:
 - Suite 104: +/- 1800 SF
 - Suite 106: +/- 3880 SF
- 30 Columbia Turnpike
1st Floor:
 - Suite 103A: +/- 1800 SF
 - Suite 103B: +/- 3300 SF

2nd Floor:

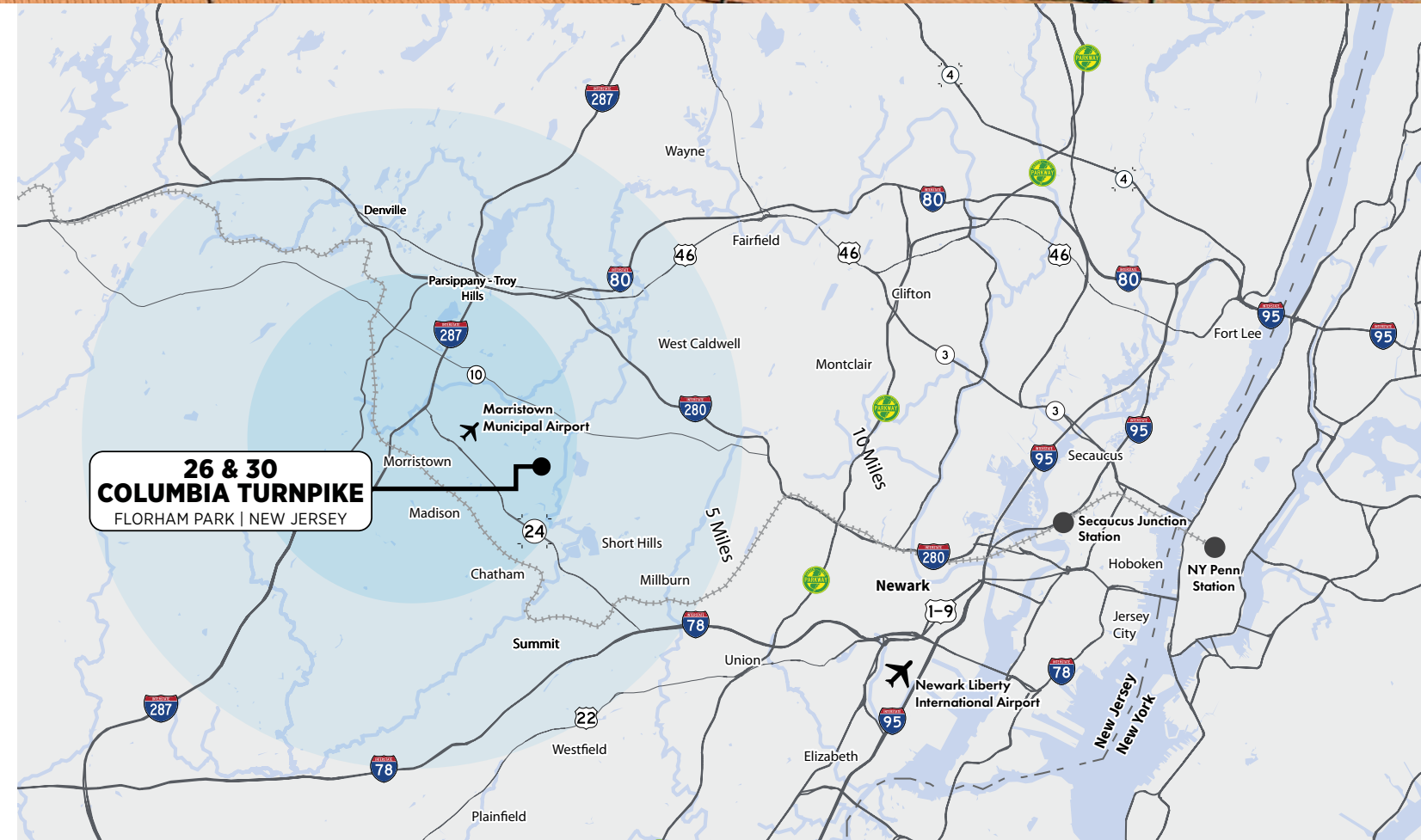
- Suite 200: +/- 1300 SF
- Suite 202: +/- 3900 SF
- Suite 203/204: +/- 4700 SF
- Suite 205: +/- 4500 SF

Up to 13,100 contiguous space available

- 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

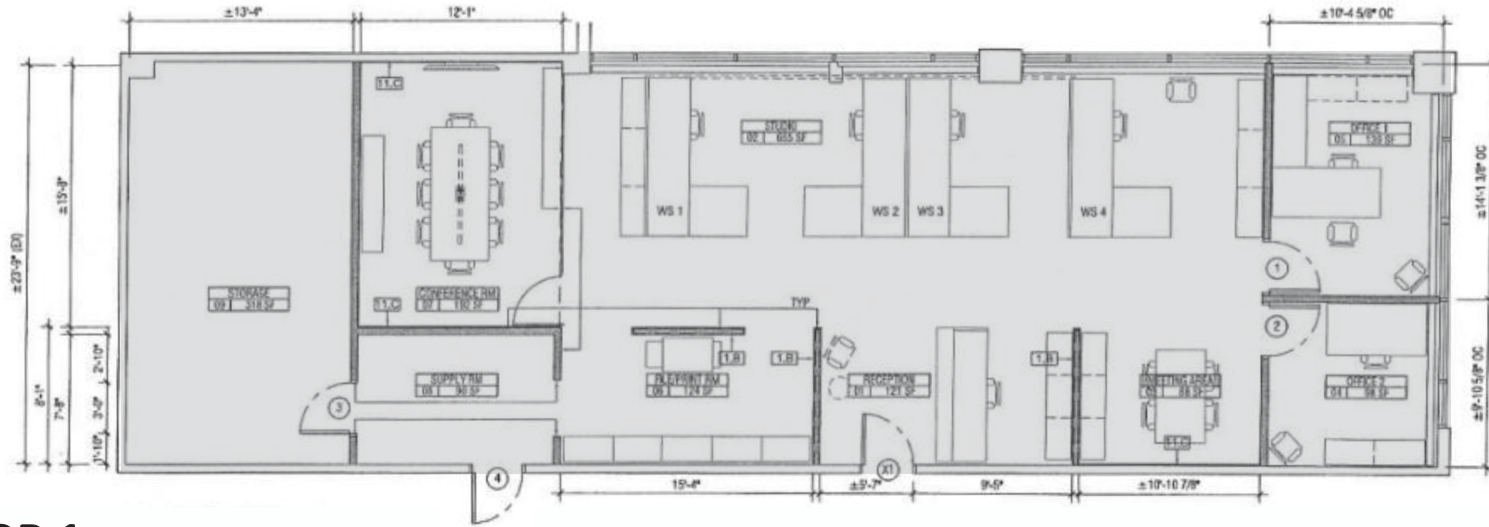
- Minutes to Florham Park Trader Joe's/ Dunkin'/Starbucks/McDonalds/CVS/ Panera

Rental Rate: \$22.00 PSF Tenant Electric



26 COLUMBIA TURNPIKE

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



FLOOR 1
SUITE 104 | +/- 1800 SF



FLOOR 1
SUITE 106 | +/- 3880 SF

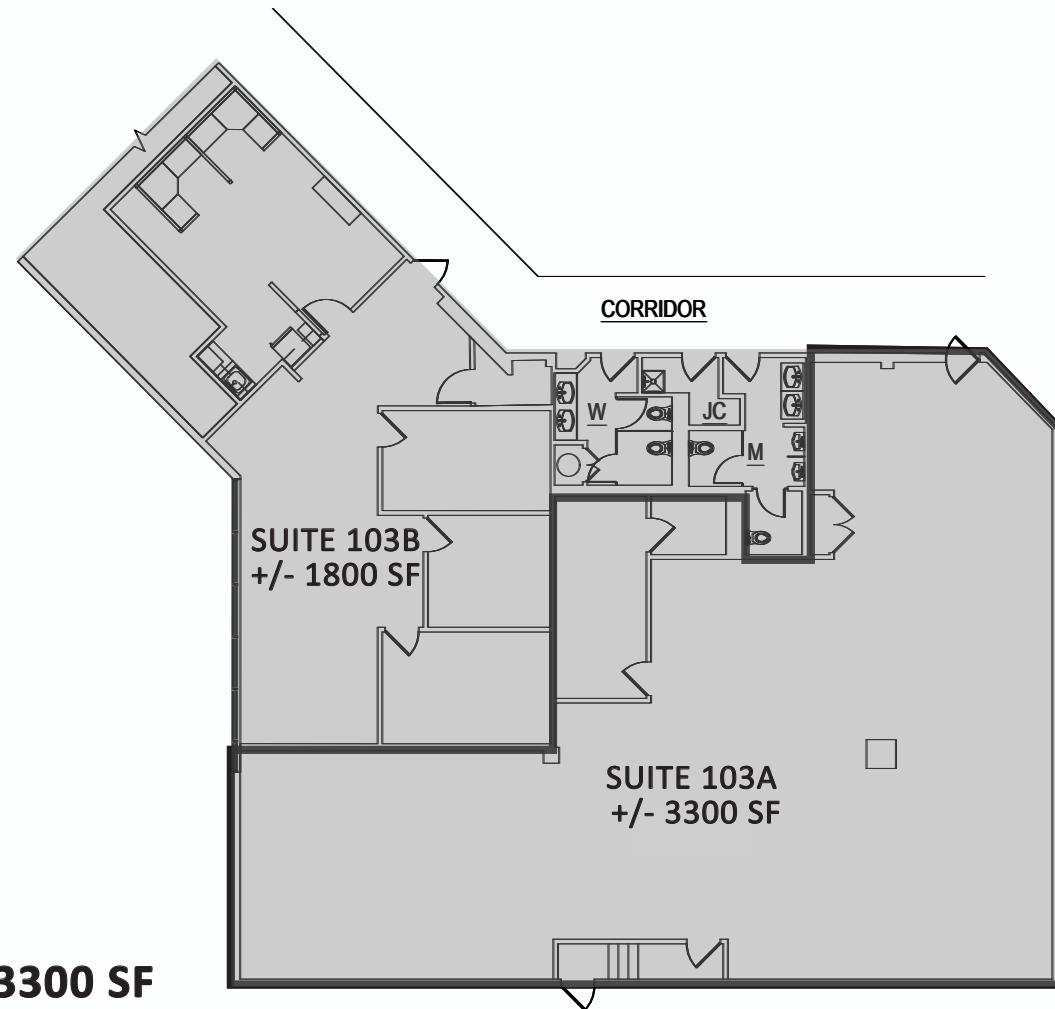


26 Columbia Turnpike
Lobby



26 Columbia Tpk:
Suite 106

30 COLUMBIA TURNPIKE



FLOOR 1
SUITE 103A | +/- 3300 SF
SUITE 103B | +/- 1800 SF
UP TO 5100 SF CONTIGUOUS SPACE AVAILABLE



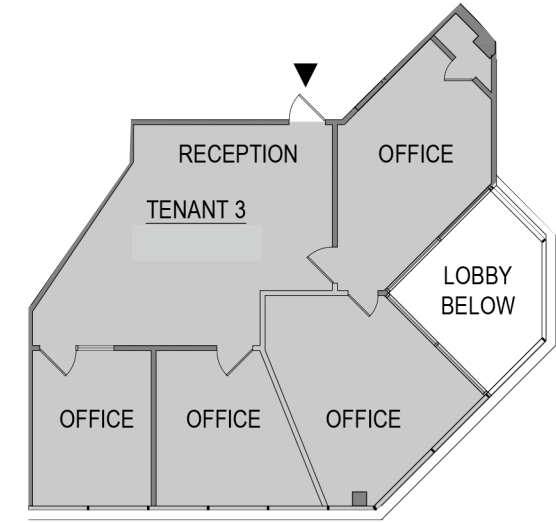
30 Columbia Turnpike
Entryway/Lobby

30 COLUMBIA TURNPIKE

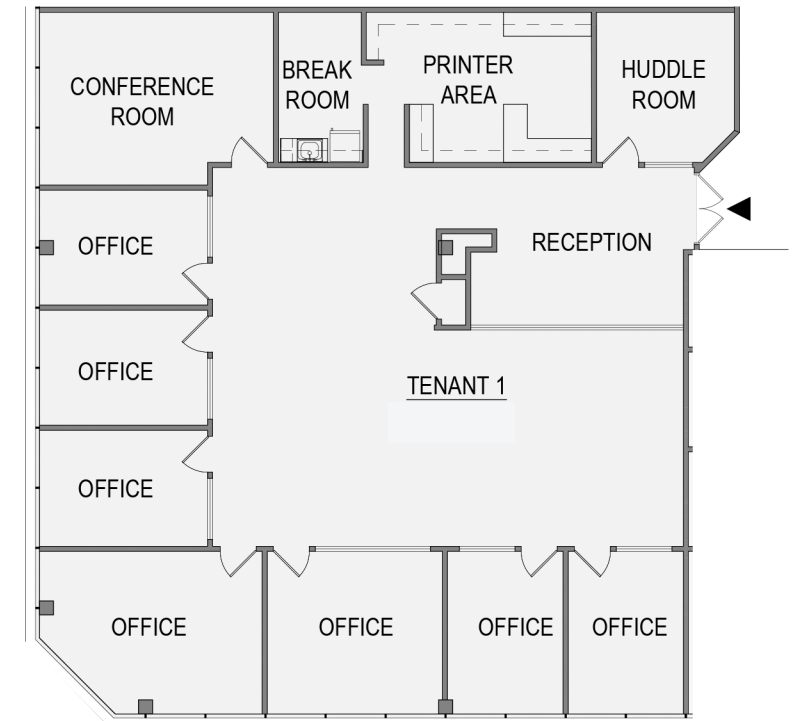
- Total size: **57,400 SF**
- Stories: **3**
- Year built: **1983**
- Parking ratio: **4.0/1000 SF**



30 Columbia Turnpike
Suite 202



FLOOR 2
SUITE 200 | +/- 1300 SF



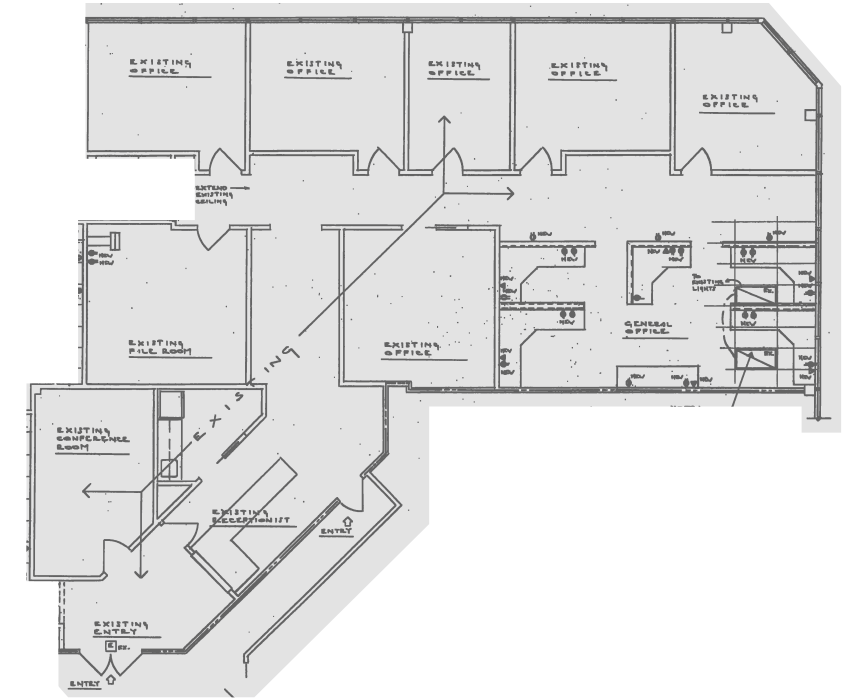
FLOOR 2
SUITE 202 | +/- 3900 SF

30 COLUMBIA TURNPIKE

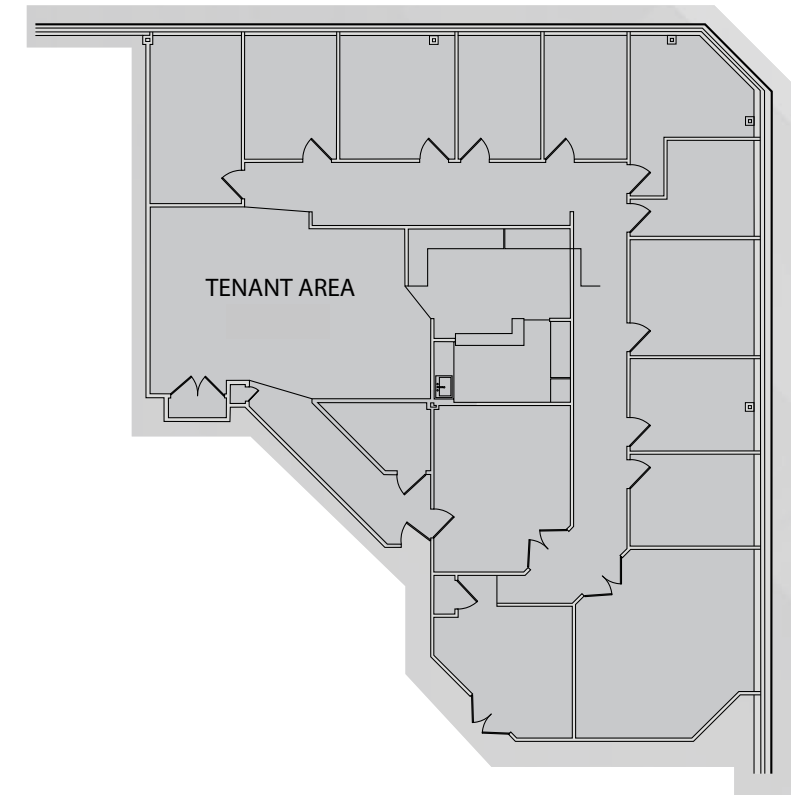


30 Columbia Turnpike

Suite 205



FLOOR 2
SUITE 203/204 | +/- 4700 SF



FLOOR 2
SUITE 205 | +/- 4600 SF



30 Columbia Turnpike

26 Columbia Turnpike

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