



# Station

AT MORRISTOWN



M Station is a transformative Class A mixed-use development in the heart of Morristown, New Jersey. The site is located across Lafayette Street from the Morristown Train Station and will be the first new office development in almost 40 years. M Station is perfectly positioned to tap into the world class Morris County labor pool and the breadth of amenities that make Morristown one of the most popular, vibrant, diverse and livable towns in Northern New Jersey. With walkable access to great restaurants, bars, housing, hotels, fitness centers, shopping, and the arts, this location is perfectly suited to attract and retain employees who want more than a traditional suburban office setting. This unique location will connect employees to an unrivaled energy and an active community alive with progressive leadership, diverse culture, year round events and deep American history.

**Get your business connected.  
M Station at Morristown.**  
*Your connection to it all.*



## TABLE OF CONTENTS

*Photos & Renderings / 3*

*Access / 10*

*Workforce Statistics / 11*

*Site Plan / 12*

*Floor Plans / 13*

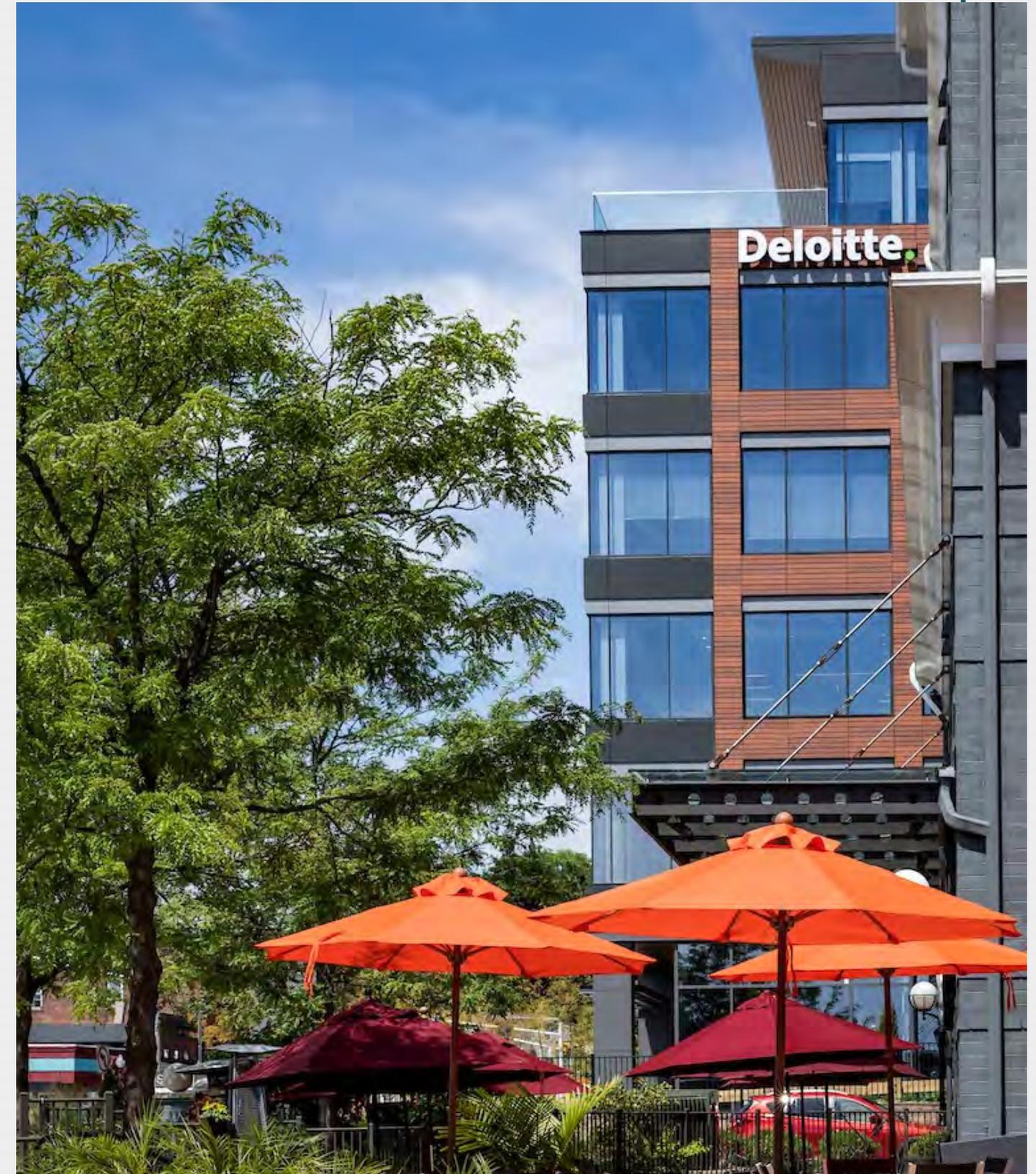
*Stacking Plan / 15*

*Contact / 16*

# PHOTOS



# PHOTOS



# PHOTOS



# PHOTOS



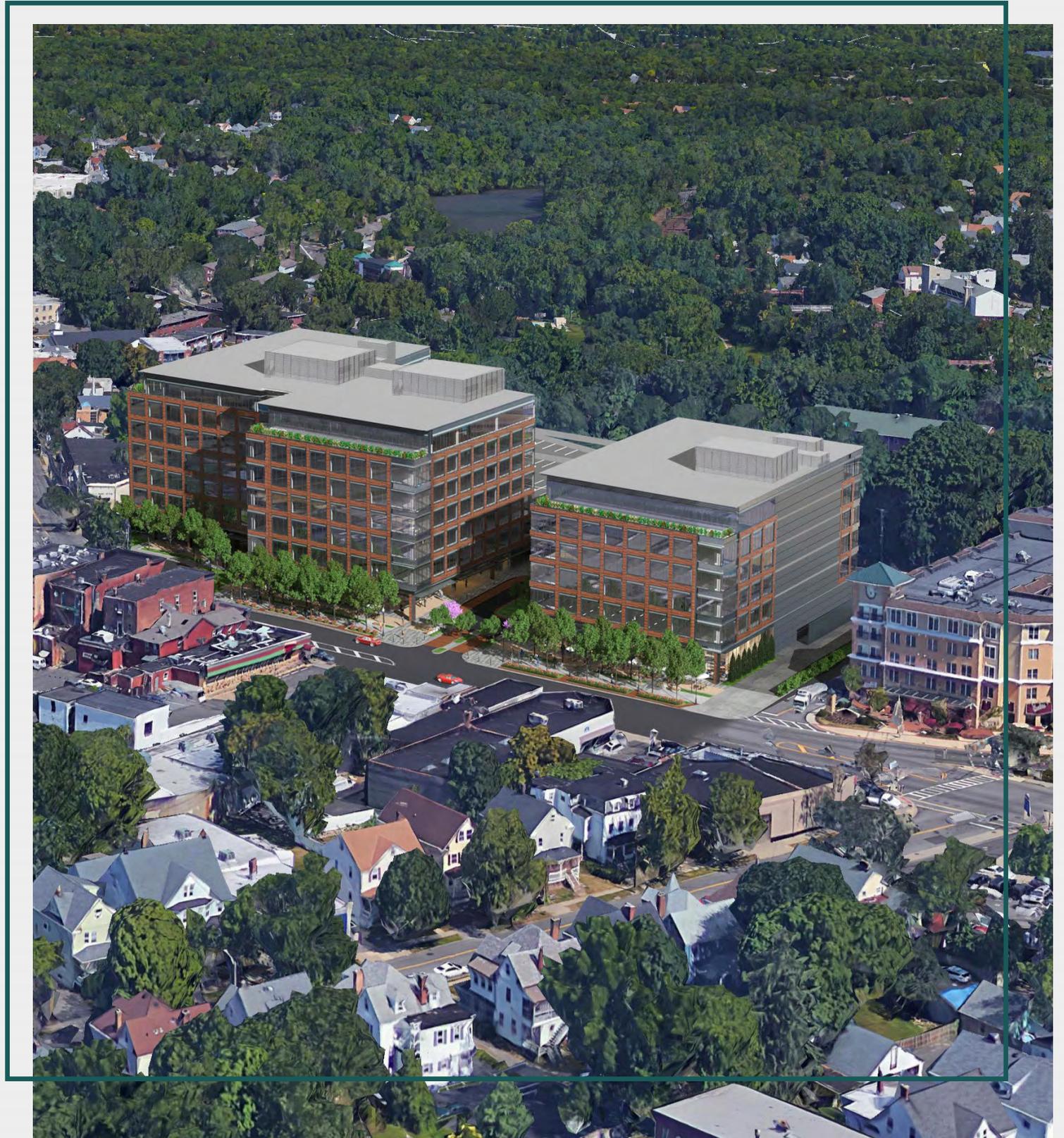
# RENDERINGS



# RENDERINGS



# RENDERINGS



# ACCESS



# BEST IN CLASS LABOR

## NEW JERSEY & GREATER MORRIS COUNTY AREA



**28K**  
BUSINESSES



**555**  
CORPORATE  
HEADQUARTERS



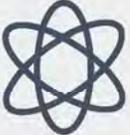
**501,392**  
CURRENT POPULATION



**HUB LOCATION**  
FOR LIFE SCIENCES, TECHNOLOGY,  
PHARMA, CONSULTING, FINANCE



**10<sup>TH</sup> BEST COUNTY  
TO LIVE IN THE US**



**NJ RANKED 6<sup>TH</sup>**  
FOR LIFE SCIENCES JOBS



**NJ RANKED 7<sup>TH</sup>**  
FOR TECH JOBS



**50.8 BILLION**  
GROSS REGIONAL PRODUCT



MORRIS COUNTY SCHOOL OF TECHNOLOGY  
**RANKED #2 IN AMERICA'S  
TOP HIGH SCHOOLS**



**389,000**  
TOTAL EMPLOYEES



**204,000**  
WITH BACHELORS DEGREES



**FORTUNE 500  
COMPANIES**



**3.6% UNEMPLOYMENT**  
COMPARED WITH 4.6% STATE AVERAGE



**14% IN PROFESSIONAL SCIENTIFIC  
AND TECHNICAL SERVICES**



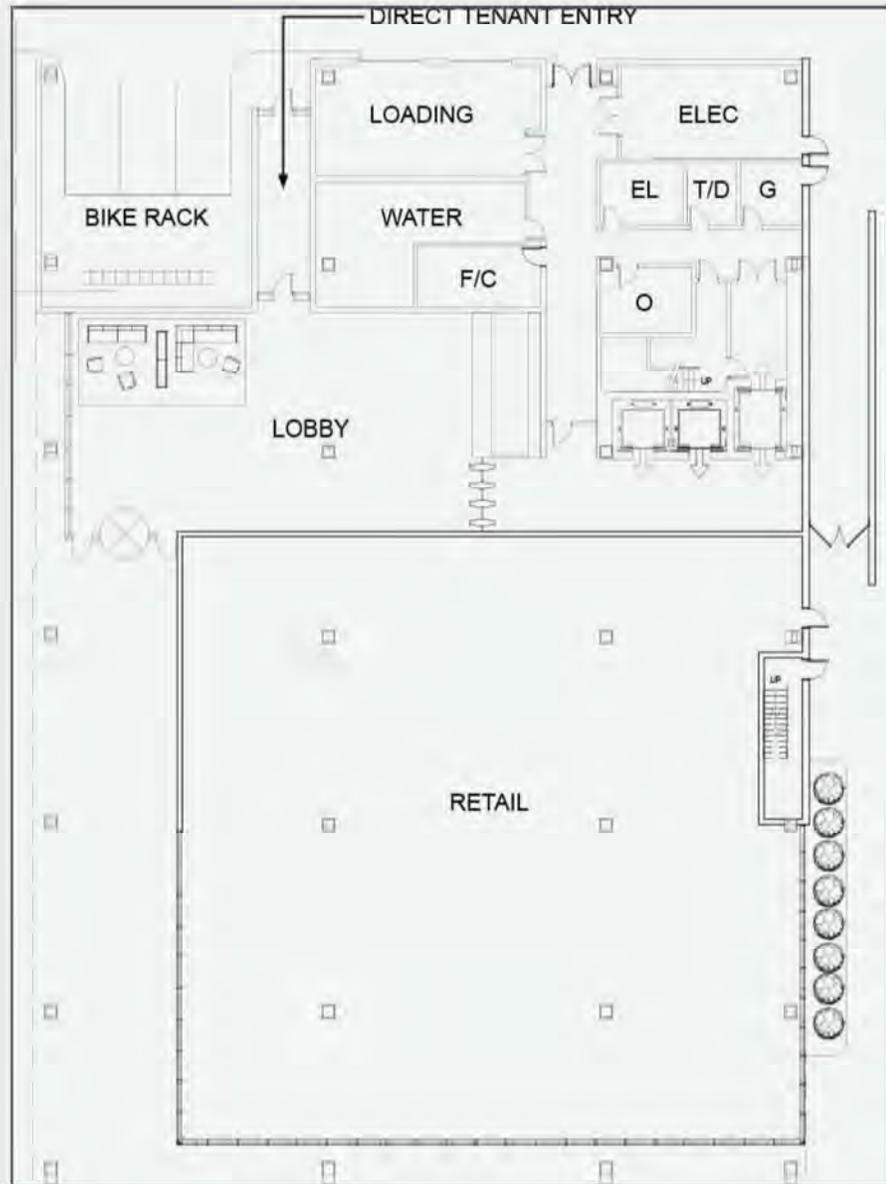
**77,800**  
WITH ADVANCED DEGREES

# SITE PLAN

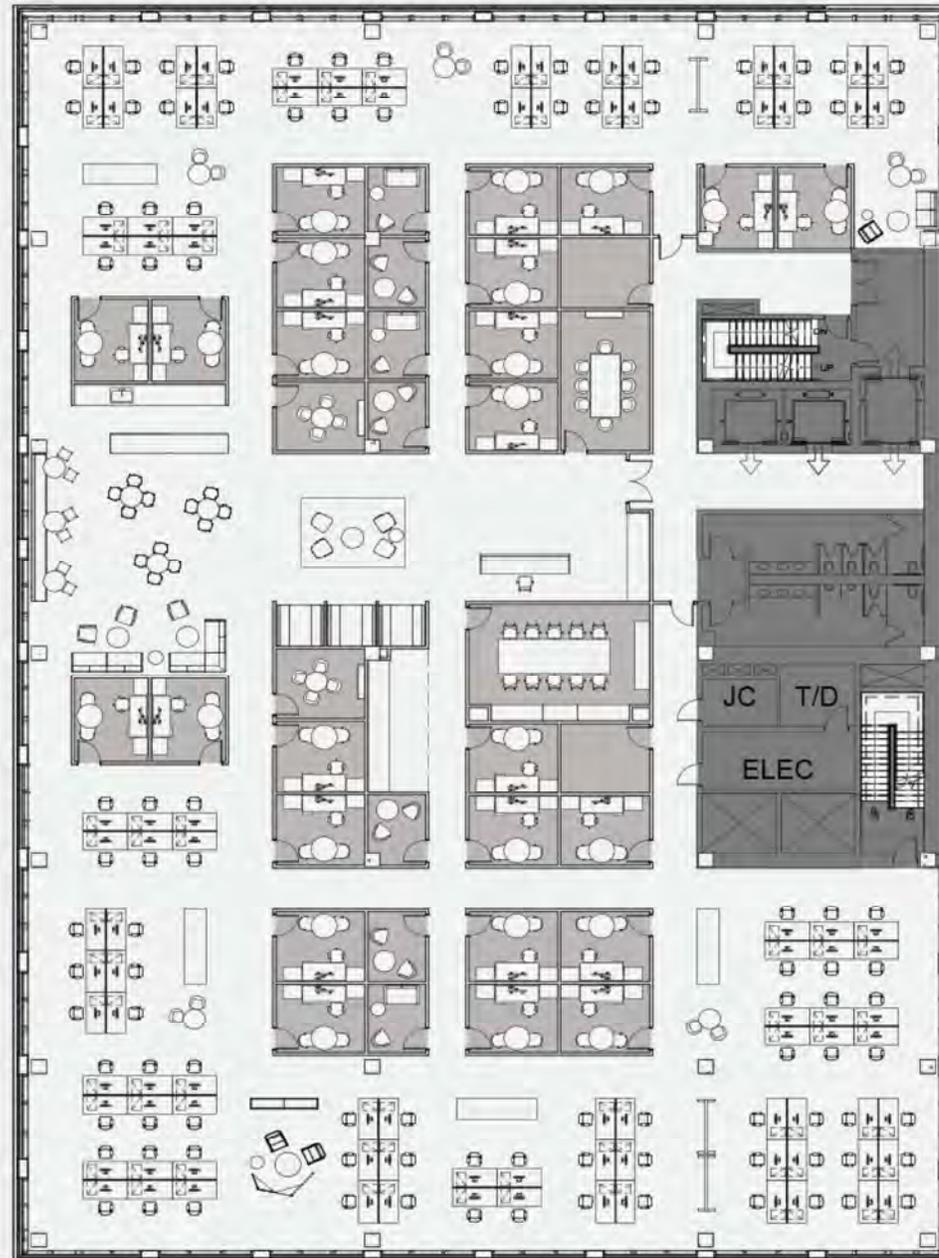


TRAIN STATION 500 FT →

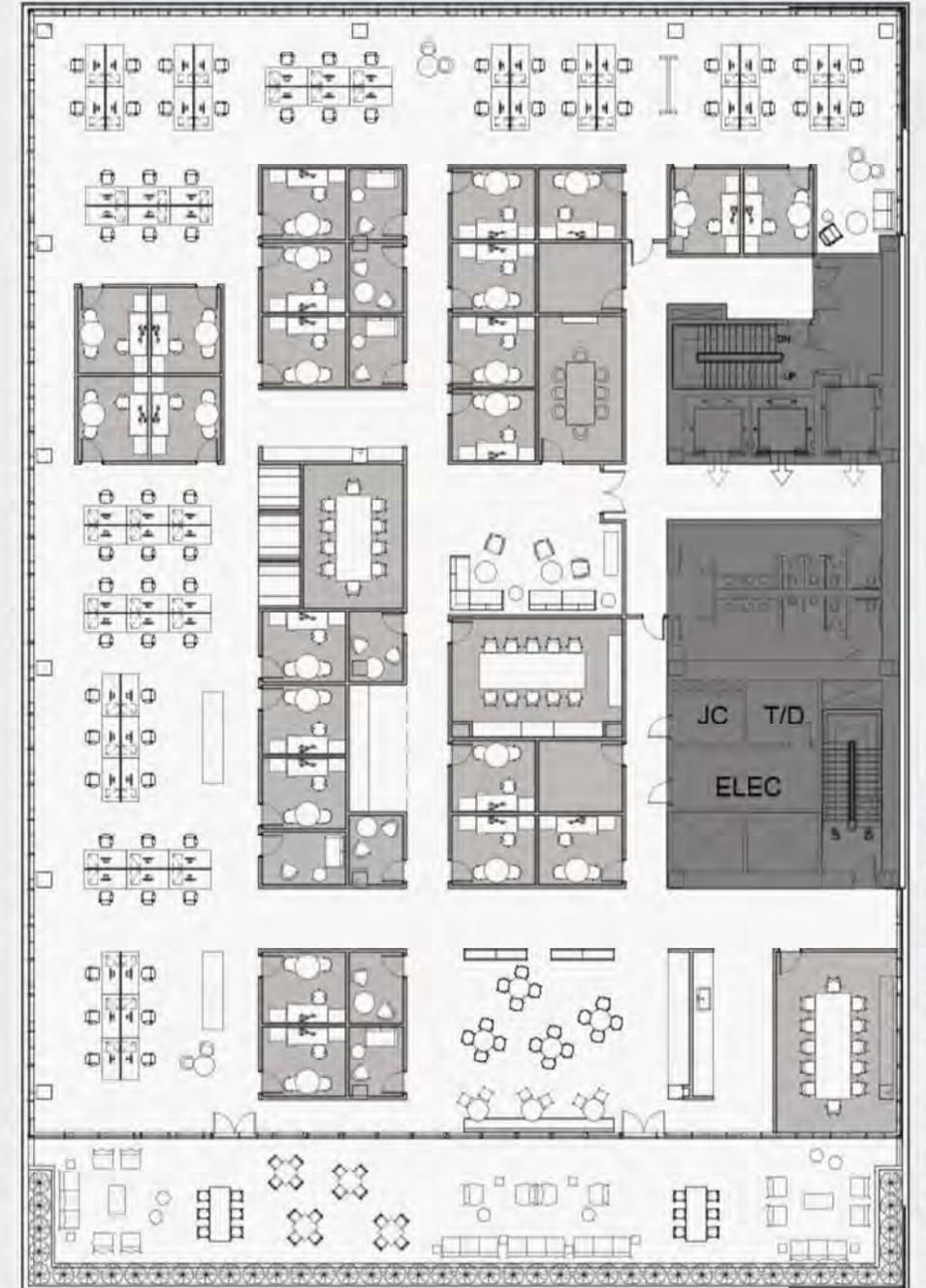
# FLOOR PLANS



GROUND FLOOR



TEST FITS: FLOORS 2-5



TEST FITS: PENTHOUSE

# TYPICAL FLOOR: SAMPLE TEST FIT



# STACKING PLAN



# LEASING

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