

OFFICE/MEDICAL SPACE FOR LEASE  
**MORRIS PLAINS, NJ**  
301 GIBRALTAR DRIVE

**BEST DEAL IN TOWN! BELOW MARKET RATES!**

**AVAILABLE SPACES**

Build to Suit Spaces:

- 1st Floor: approx. 8000-17,500 sf
- 2nd Floor: approx. 8000-17,500 sf
- 3rd Floor: approx. 8000-17,550 sf

Available Immediately:

- Suite 3D: approx. 8000 sf - Turnkey Office

**PROPERTY FEATURES**

- 105,000 sf, three (3) story elevatored building
- Abundant parking
- Walking distance to Powder Mill Plaza including restaurants/banks/personal care services
- Immediate access to Routes 10/287/80
- Monument signage available

**Asking Rental Rate: \$16.50 psf  
plus Tenant Electric**

For more information contact:

**DAVID YOON**

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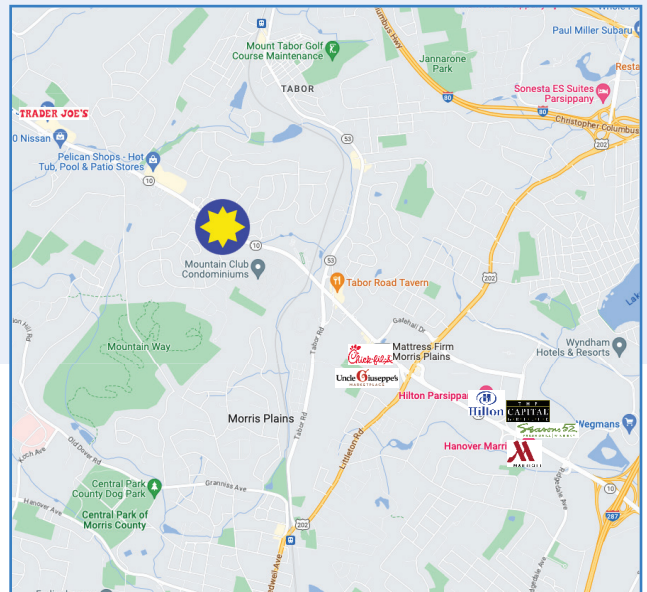
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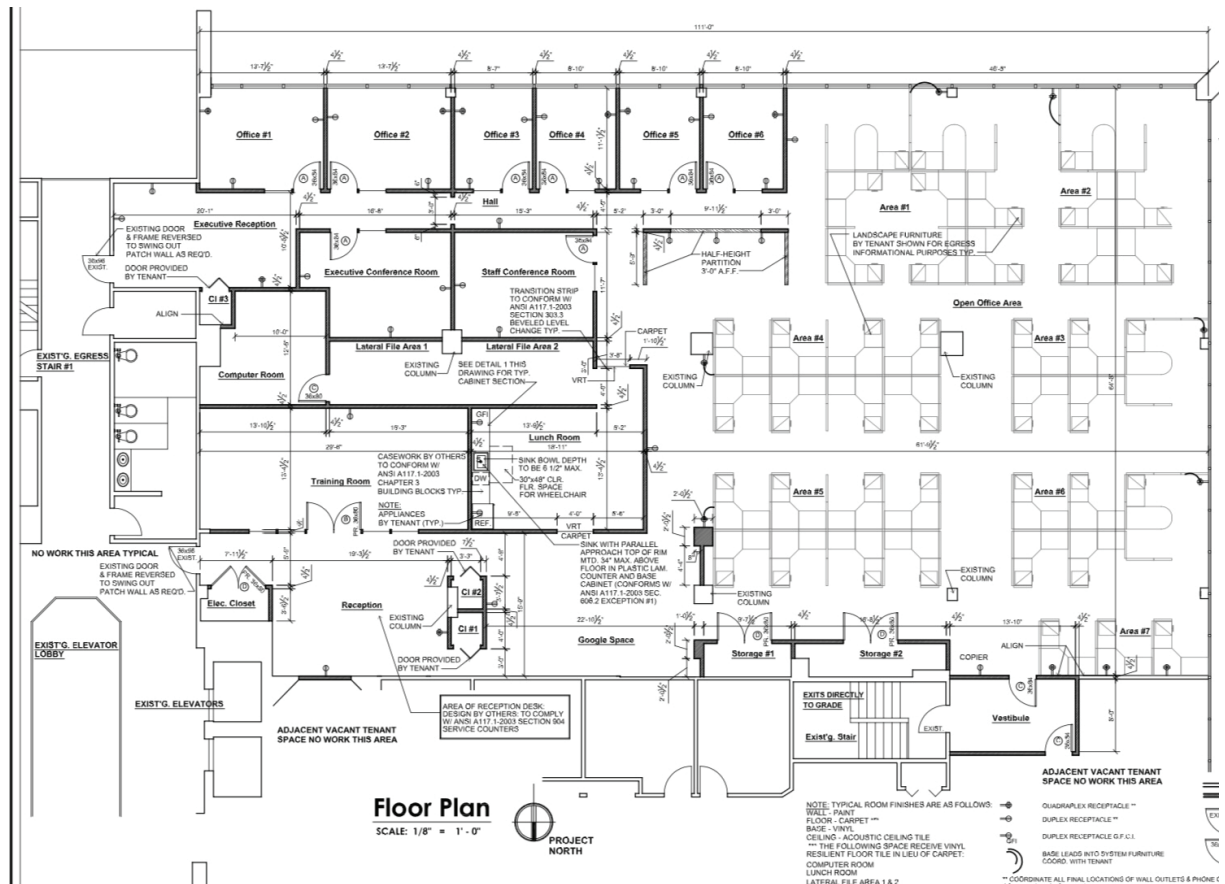
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Lobby

## SUITE 3D, APPROX 8000 SF, TURNKEY SPACE



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