

BELOW MARKET SALE OPPORTUNITY
WHIPPANY, NJ
80 S. JEFFERSON ROAD

IDEAL FOR USER/INVESTOR—ENTIRE BUILDING AVAILABLE

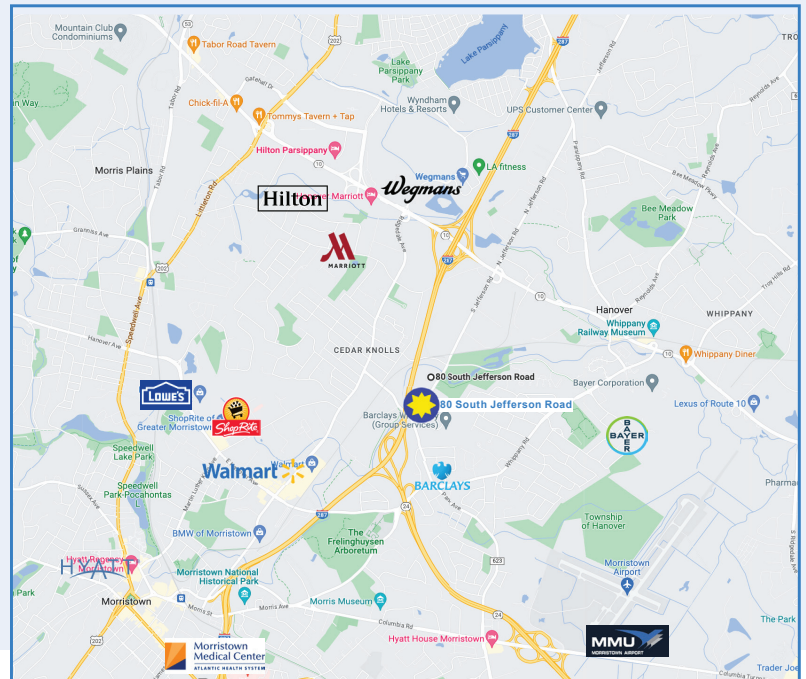
CURRENT AVAILABLE SPACES

- 1st Floor and 3rd Floor
Up-to 25,000 sf (divisible) on each floor
- 2nd Floor
Approx. 6000 sf (divisible)

BUILDING FEATURES

- 85,000 sf three-story modern office building
- On-site management
- Cafeteria
- Monument signage available
- 24/7 Access
- Abundant parking (5 - 1000 sf ratio)
- Full building back-up generator
- Overhead receiving/loading doors
- 5 mins from Morristown
- Near all major highways

[Call for Pricing](#)



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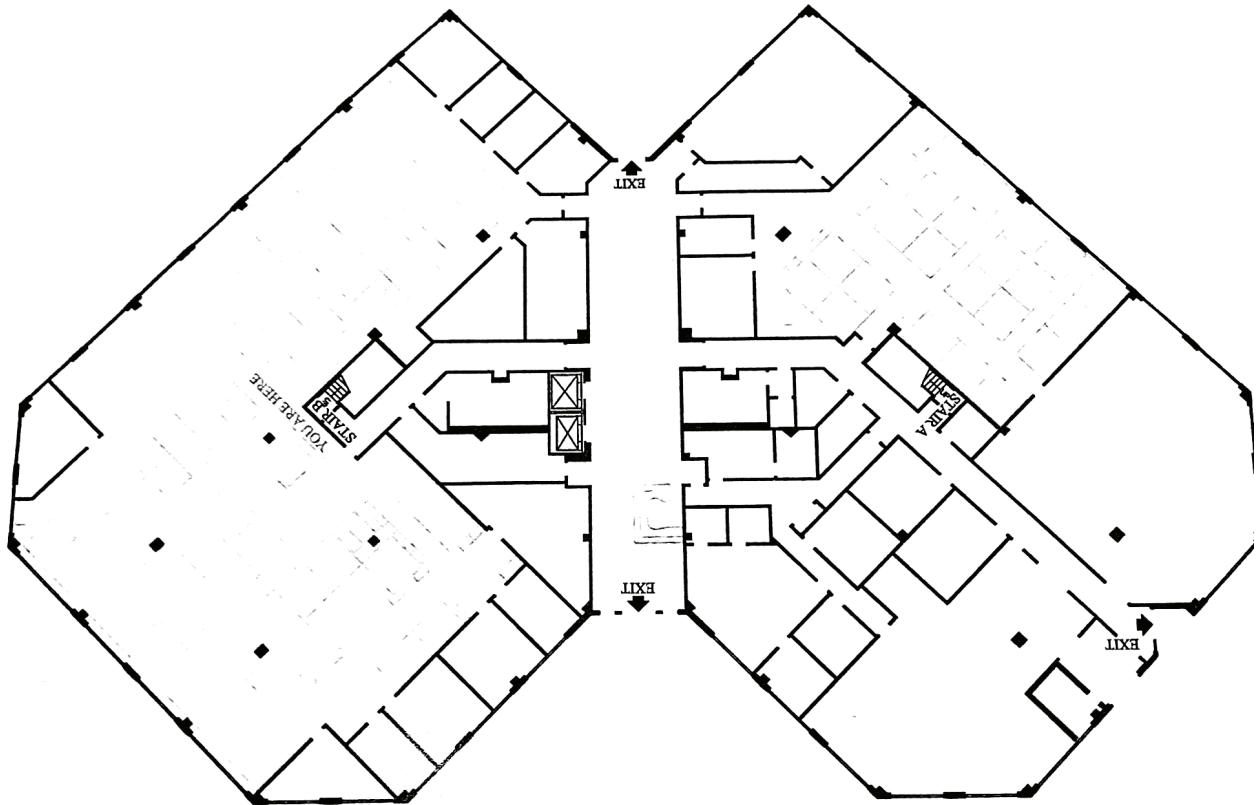
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**1ST FLOOR
UP-TO 25,000 SF (DIVISIBLE)**



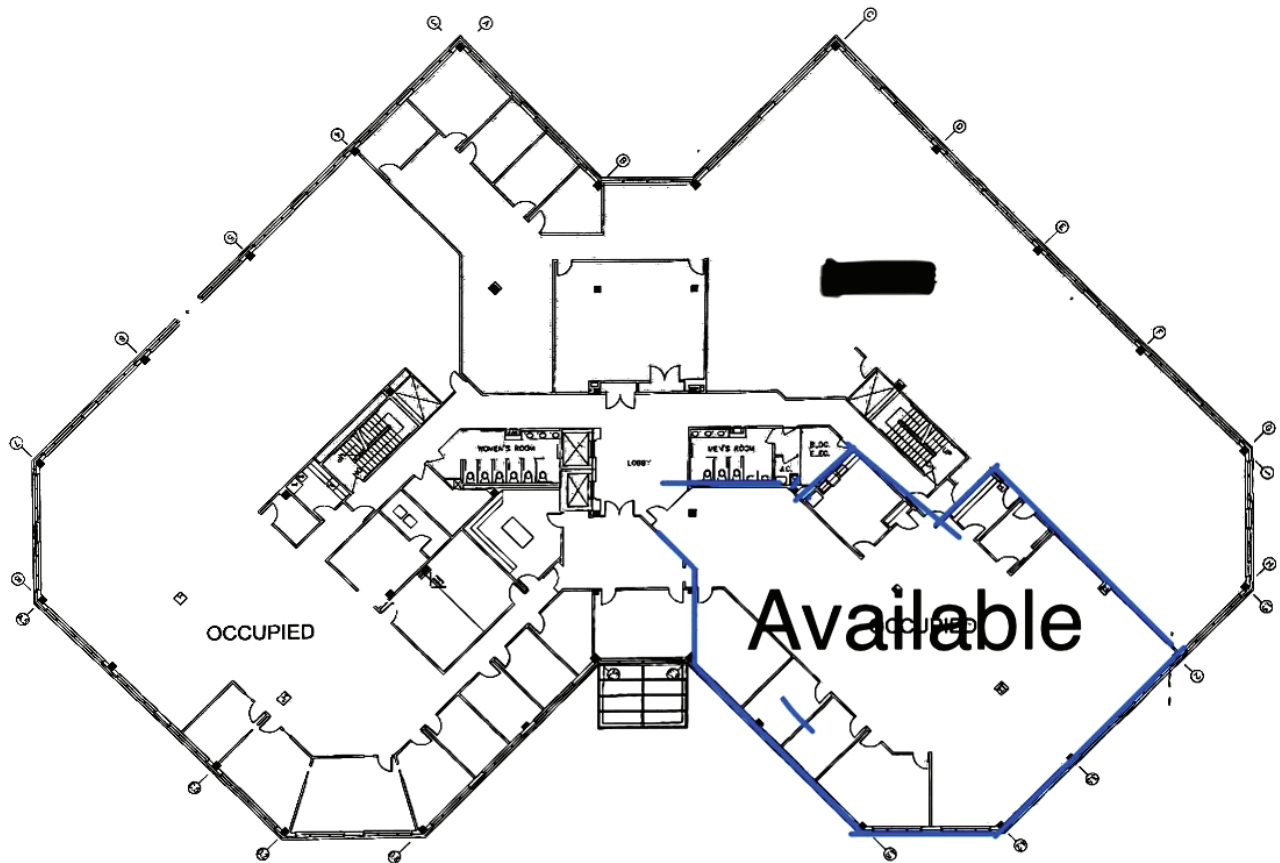
FLOOR PLAN MAY NOT BE DRAWN TO SCALE



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2ND FLOOR
APPROX. 6000 SF (DIVISIBLE)



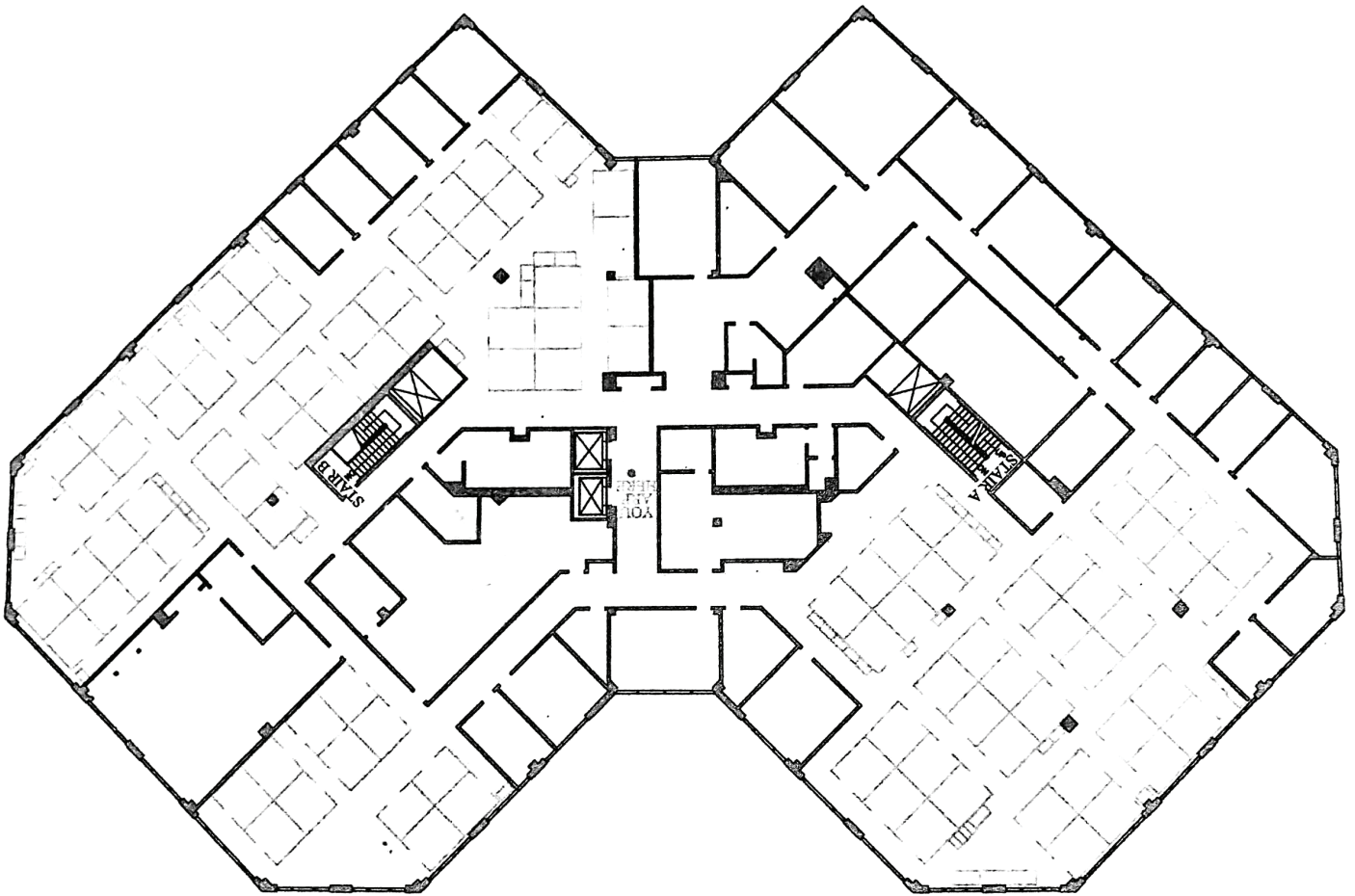
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**3RD FLOOR
UP-TO 25,000 SF (DIVISIBLE)**



FLOOR PLAN MAY NOT BE DRAWN TO SCALE