SJP | PROPERTIES

M 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.

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PHOTOS

PHOTOS

PHOTOS

PHOTOS

M Station
AT MORRISTOWN

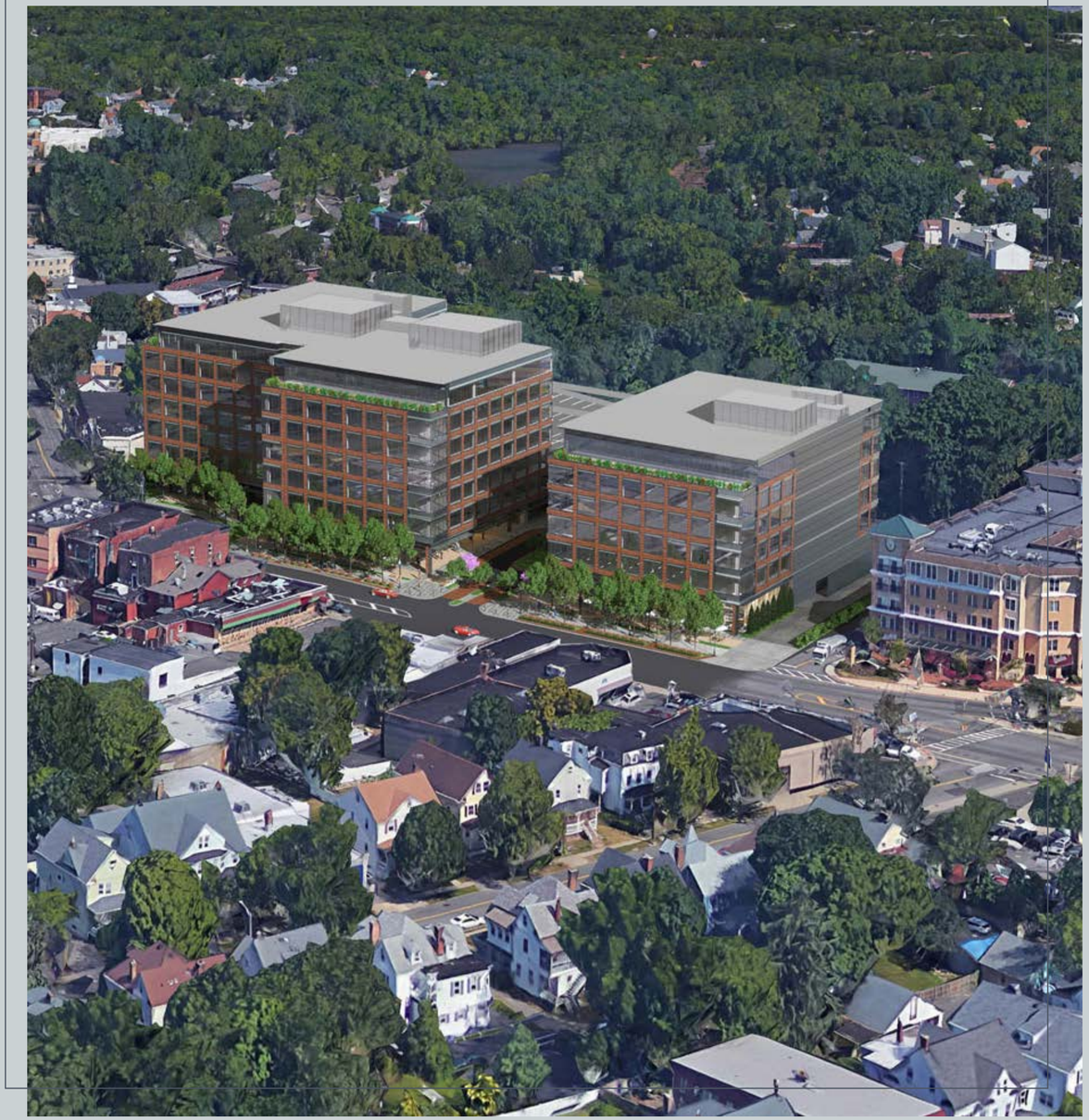
110

Deloitte.
DO NOT ENTER
NJ TRANSIT
MORRISTOWN
STATION

RENDERINGS

RENDERINGS

RENDERINGS



ACCESS

M Station
AT MORRISTOWN
ACCESS
80
PARSIPPANY-TROY HILLS
202
287
EXIT 36B
LAFAYETTE AVE
10 MINS TO
MORRISTOWN
EXECUTIVE
AIRPORT
MORRISTOWN
280
24
TRANSIT
The Way To Go.
MIDTOWN DIRECT
SERVICE TO NY
PENN STATION
MORRISTOWN
TRAIN STATION
202
287
BERNARDSVILLE
SUMMIT
78
WESTFIELD
78
WARREN
GARDEN STATE
PARKWAY
NEWARK
280
EAST
RUTHERFORD
30 MIN TO
NEWARK LIBERTY
INTERNATIONAL AIRPORT
HACKENSACK
80
GEORGE
WASHINGTON
BRIDGE
LINCOLN
TUNNEL
1 HOUR TO
NEW YORK
PENN STATION
HOLLAND
TUNNEL
HOBOKEN
78
LAGUARDIA
AIRPORT
JOHN F. KENNEDY
INTERNATIONAL
AIRPORT
BROOKLYN

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

10TH BEST COUNTY
TO LIVE IN THE US

NJ RANKED 6TH
FOR LIFE SCIENCES JOBS

NJ RANKED 7TH
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

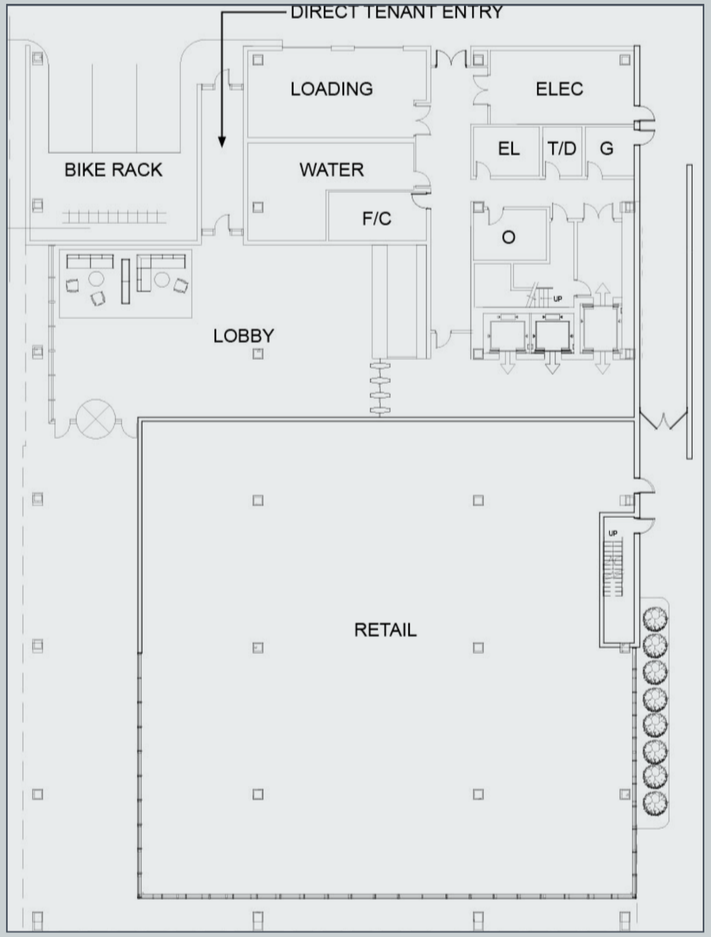
14% IN PROFESSIONAL SCIENTIFIC AND TECHNICAL SERVICES

77,800
WITH ADVANCED DEGREES

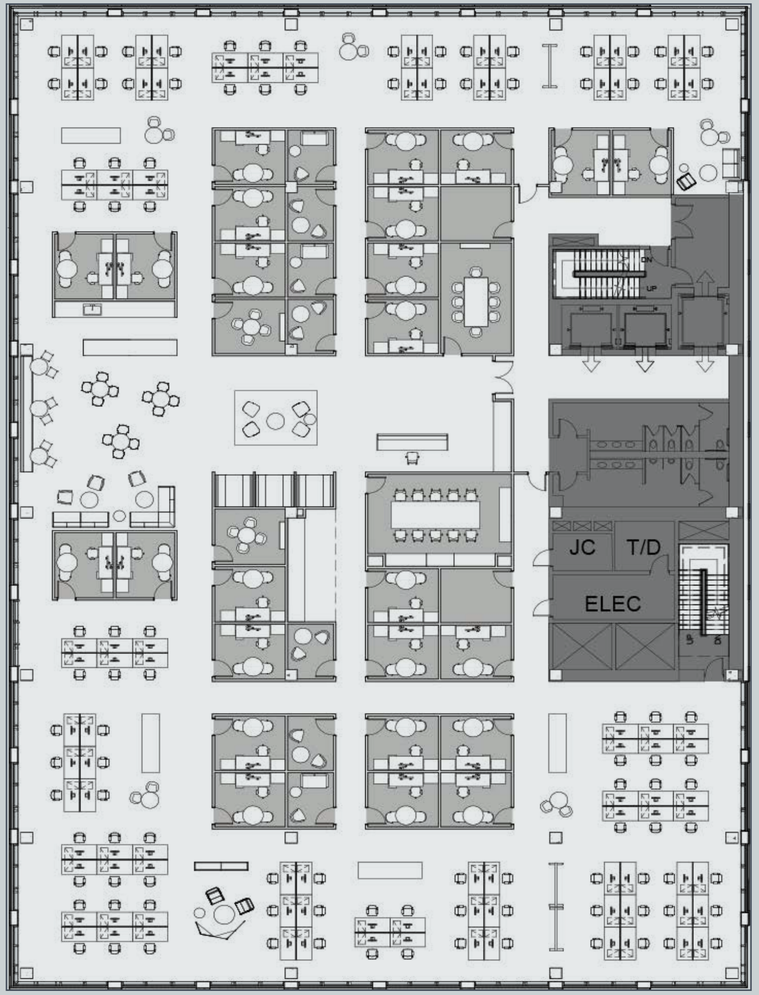
SITE PLAN

PARKING GARAGE
SPRING PLACE
SERVICE ENTRY
WEST PLAZA
M STATION WEST
RESERVED PARKING COURTYARD
BIKE RACKS
ENTRY PLAZA
M STATION EAST
SERVICE ENTRY
SPRING STREET
VEHICULAR SITE ENTRY
PEDESTRIAN PLAZA
MORRIS AVE STREETSCAPE
TRAFFIC ROUNDABOUT
MORRIS AVENUE
TRAIN STATION 500 FT

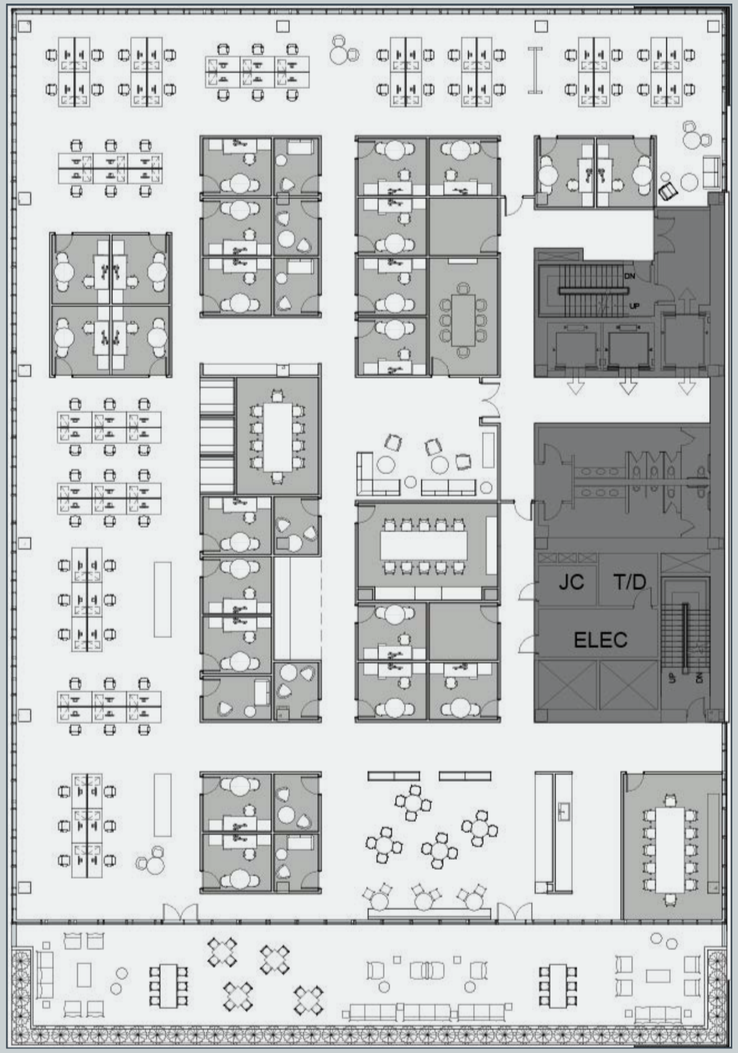
FLOOR PLANS



GROUND FLOOR



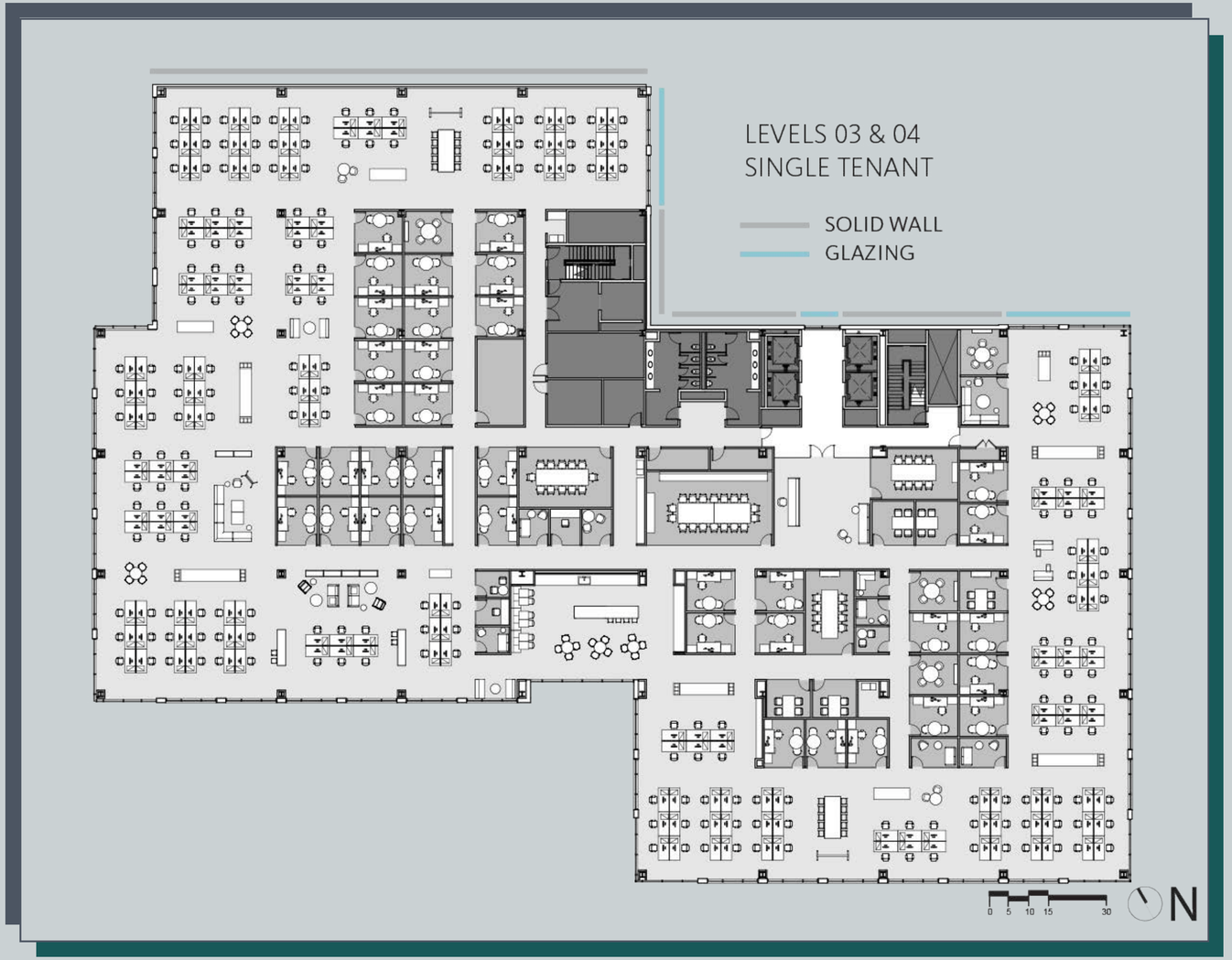
TEST FITS: FLOORS 2-5



TEST FITS: PENTHOUSE

EAST BUILDING

TYPICAL FLOOR: SAMPLE TEST FIT



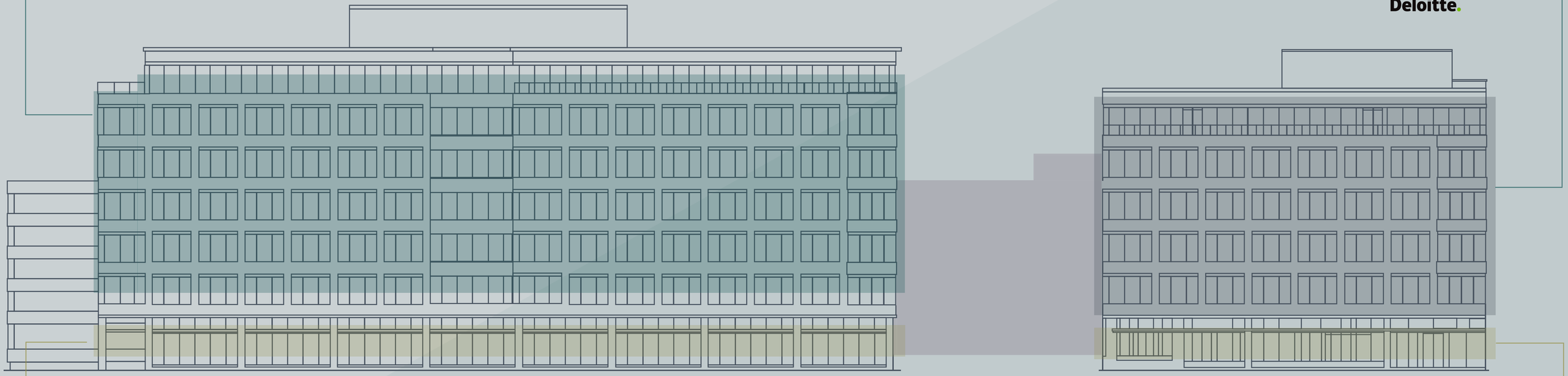
WEST BUILDING

STACKING PLAN

FLOORS 2-7: APPROXIMATELY 39,000 SQ FT EACH

EAST BUILDING LEASED

Deloitte.



RETAIL: APPROXIMATELY 20,000 SQ FT

RETAIL: APPROXIMATELY 10,000 SQ FT

LEASING

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