

340
MK **FOR TODAY'S**
WORKFORCE

213,000 RSF REMAINING!

Completely renovated work space, just 5 minutes
from downtown Morristown



340 MK FOR TODAY'S WORKFORCE

OVERVIEW

Ownership is breathing new life into 340MK to create a contemporary workplace for today's workforce.

New amenities, new finishes, new common areas, and a new setting fuse to create a new paradigm for office – all within five minutes of amenity-rich downtown Morristown.



340 MK FOR TODAY'S WORKFORCE

CAPITAL IMPROVEMENTS

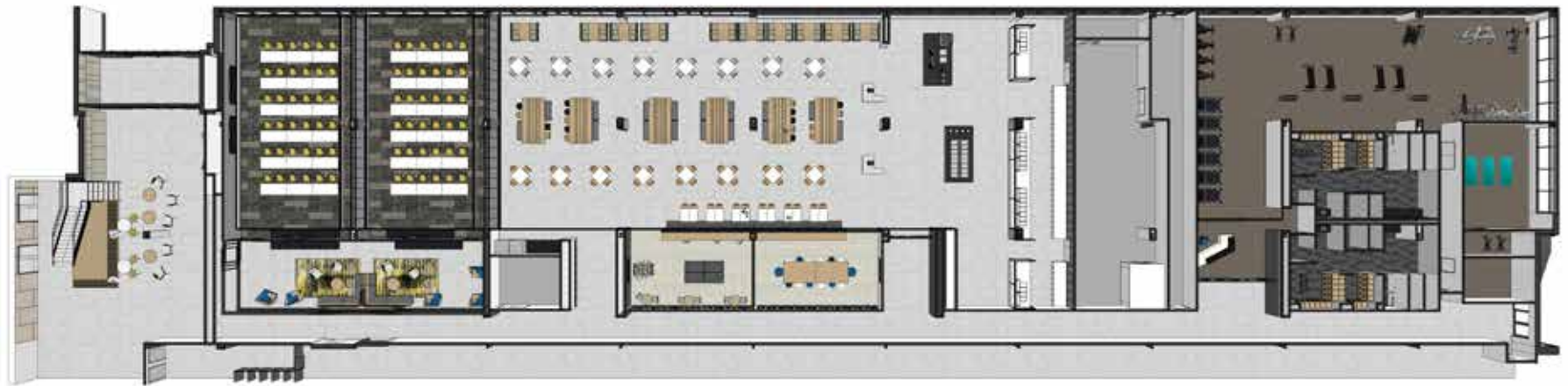
The transformation underway at 340 MK is bringing forth a new type of office building with Millennial-friendly features:

- New façade featuring full-height glass curtain walls
- New circular entrance and extensive site work to improve traffic flow
- New, striking common area finishes
- State-of-the-art mechanical systems and controls
- Abundant power feed



340
MK **FOR TODAY'S**
WORKFORCE

AMENITY SCHEME



340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.



340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.



340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.



340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.



340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.

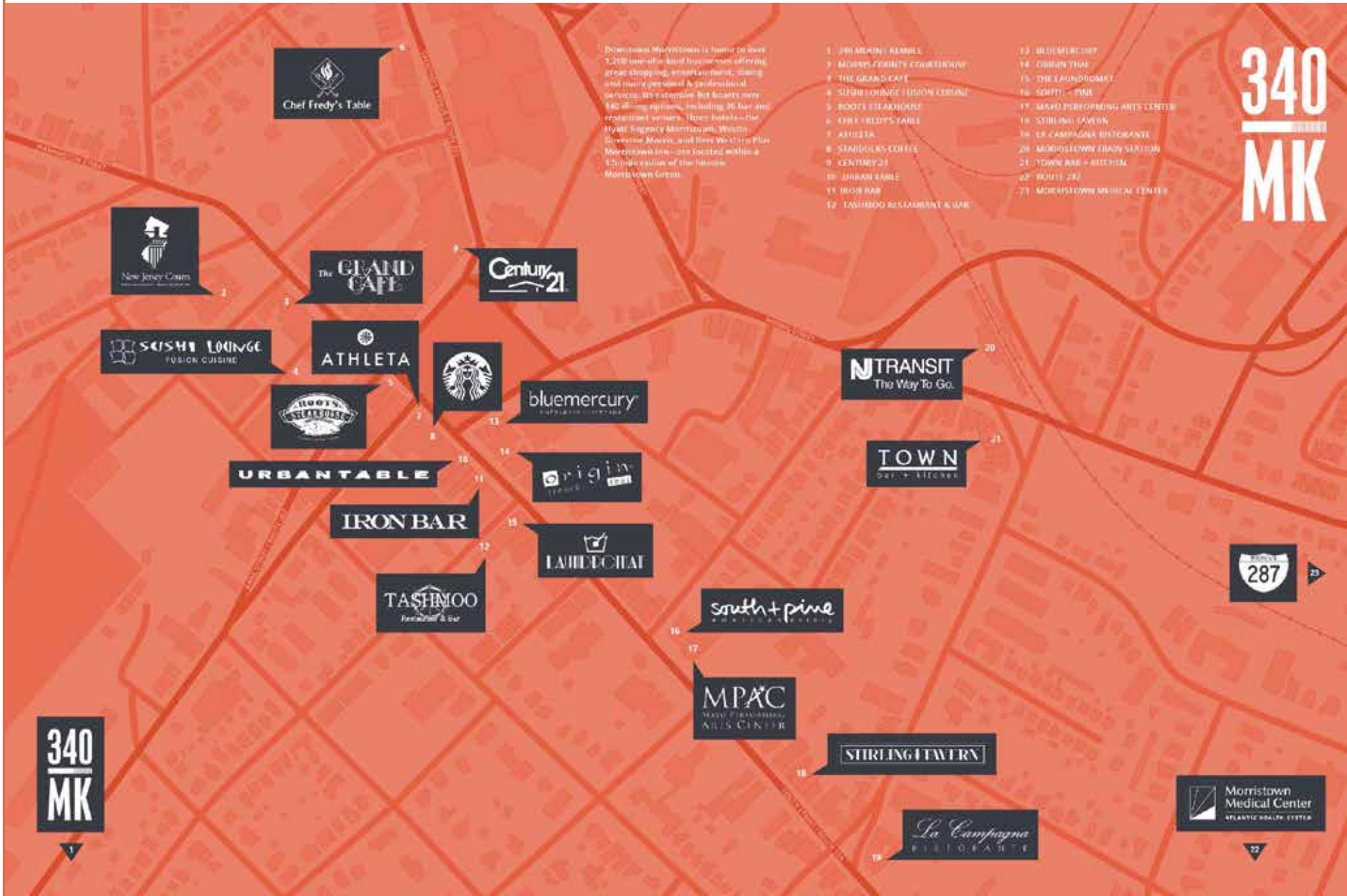


340 **FOR TODAY'S** MK **WORKFORCE**

AMENITIES

Amenities designed to enhance daily interactions, spur creativity, and promote productivity.





Downtown Morristown is home to over 1,200 people and businesses offering great shopping, entertainment, dining and many personal & professional services. An example list below are 240 dining options, including 30 bar and restaurant venues. Three hotels—the Hyatt Regency Morristown, Westin Governor Morris, and Best Western Plus Morristown Inn—are located within a 15-mile radius of the historic Morristown Green.

1. JIM MURPHY REMBLE
2. MORRIS COUNTY COURTHOUSE
3. THE GRAND CAFE
4. SUSHI LOUNGE FUSION CUISINE
5. ROOTS STEAKHOUSE
6. CHEF FRED'S TABLE
7. ATHLETA
8. STARBUCKS COFFEE
9. CENTURY 21
10. URBAN TABLE
11. IRON BAR
12. TASHMOO RESTAURANT & BAR
13. BLUEMERCURY
14. ORIGIN TEA
15. THE CAMPAGNA
16. SOFTI - PINK
17. MAVO PERFORMING ARTS CENTER
18. STIRLING LAVERN
19. LA CAMPAGNA RESTAURANTE
20. MORRISTOWN TRAIN STATION
21. TOWN BAR + BEECHER
22. ROUTE 287
23. MORRISTOWN MEDICAL CENTER

340 MK

8

Chef Fred's Table

2

New Jersey Court

3

The GRAND CAFE

9

Century 21

4

SUSHI LOUNGE
 FUSION CUISINE

6

ATHLETA

7

Starbucks

5

ROOTS STEAKHOUSE

13

bluemercury
 POPULAR CUISINE

20

N TRANSIT
 The Way To Go.

10

URBANTABLE

14

origin
 TEA

21

TOWN
 BAR + BEECHER

11

IRON BAR

15

LAUREL CHEAT

12

TASHMOO
 Restaurant & Bar

16

south + pine
 RESTAURANT & BAR

17

MPAC
 MAVO PERFORMING ARTS CENTER

18

STIRLING LAVERN

340 MK

19

La Campagna
 RESTAURANTE

23

Morristown Medical Center
 ATLANTIC HEALTH SYSTEM



DOWNTOWN MORRISTOWN

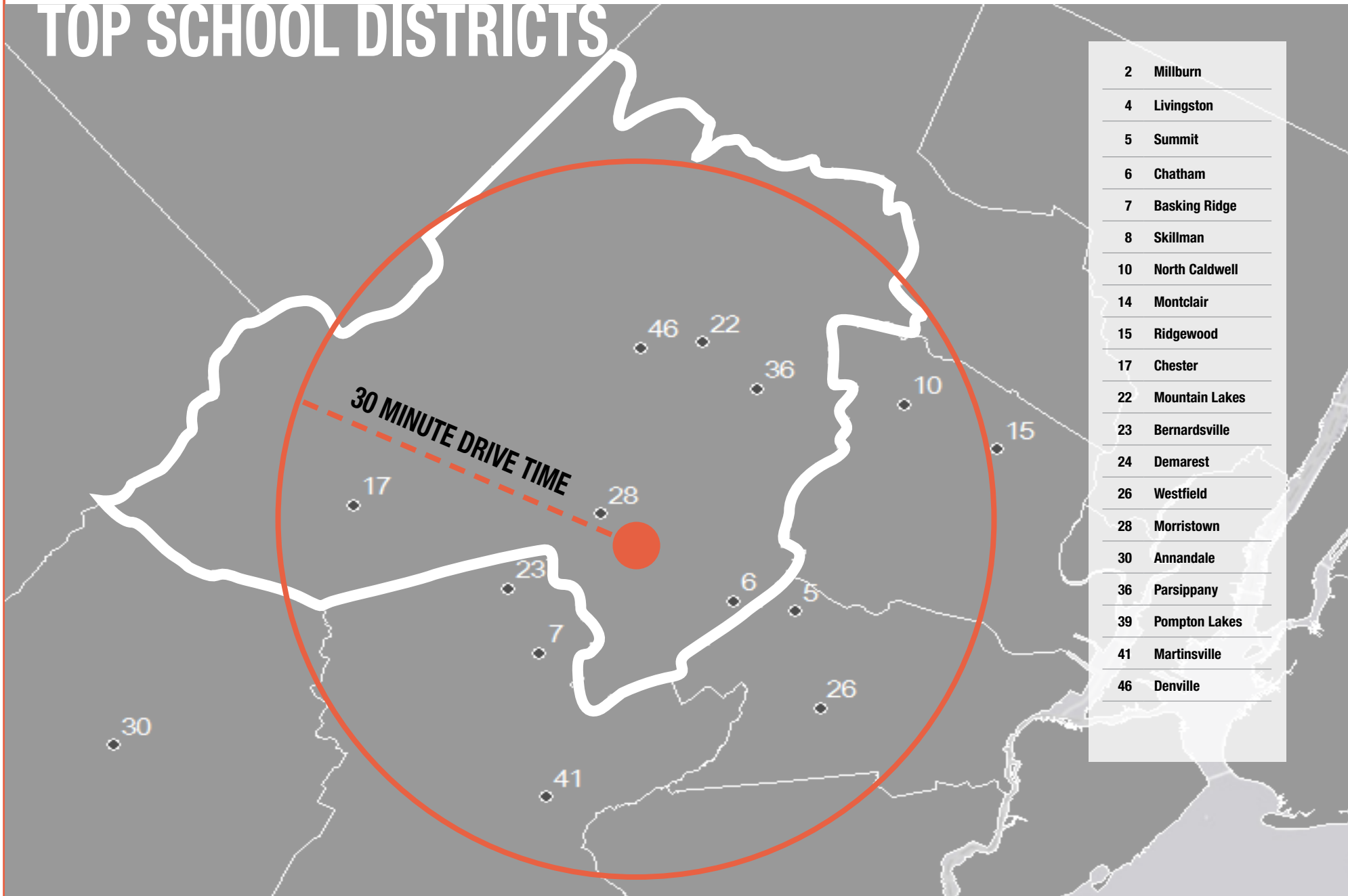
A "LIVE, WORK, GROW" COMMUNITY.



- Home to 1,200 businesses (400 located in downtown)
- 140 Restaurants & 20+ Bars
- Retail options: local boutiques to national chains
- Three major downtown hotels: Hyatt, Westin, and Best Western Plus
- Pedestrian-centric, downtown living
- Wide variety of housing; single-family, townhouses, condominiums, and rentals
- Nearly \$1B in public, private, and non-profit investment over the past 20 years
- World class hospital: Morristown Medical Center
- Cultural and Historical Activities: 2 theaters and 2 national historic parks
- Outdoor Activities: 10 national, state, and county parks located within 20 minutes of downtown

TWENTY OF NJ'S TOP RANKED SCHOOL DISTRICTS
(590 Districts Total) WITHIN +/- 30 MINUTE DRIVE

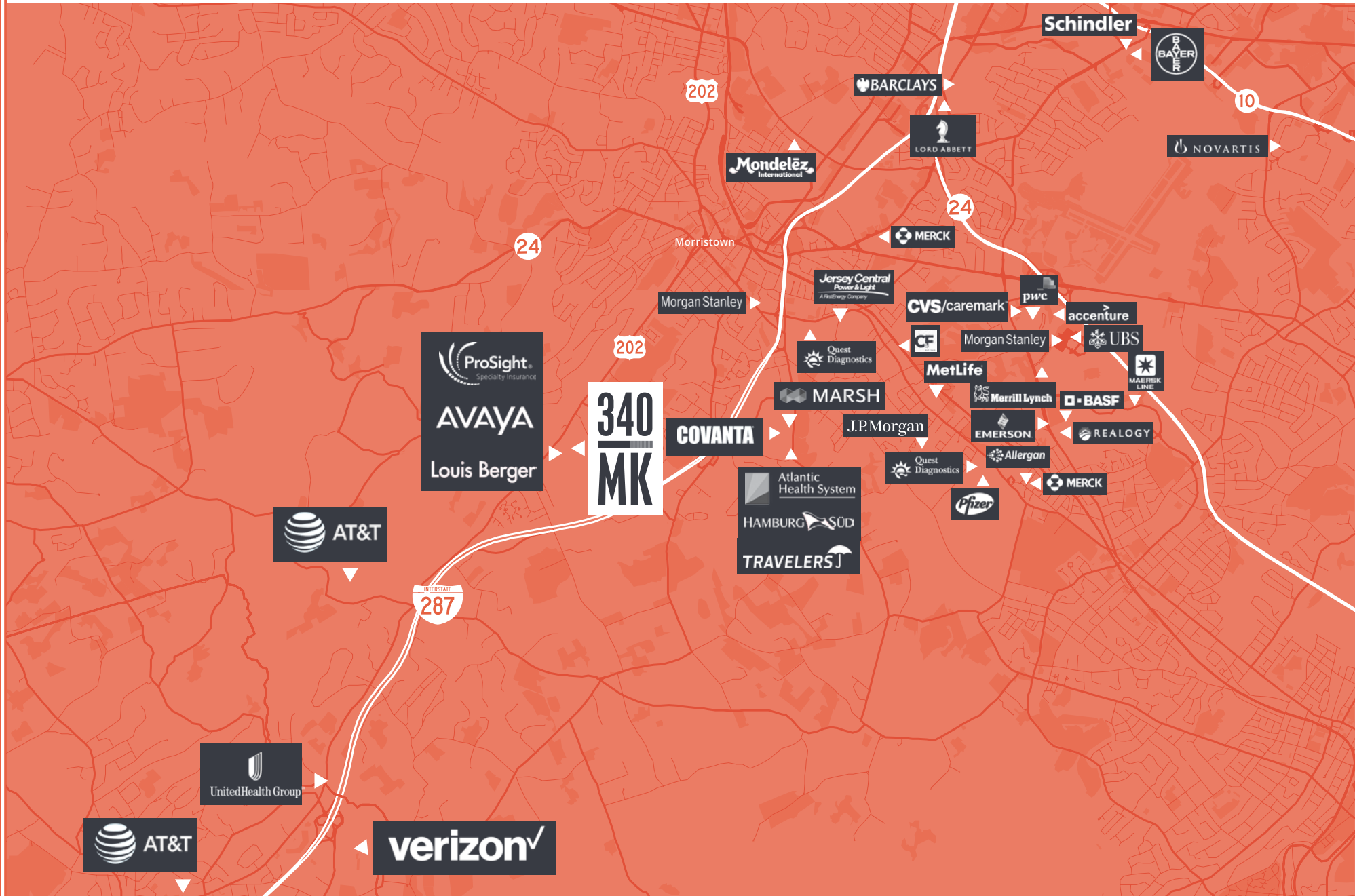
TOP SCHOOL DISTRICTS



2	Millburn
4	Livingston
5	Summit
6	Chatham
7	Basking Ridge
8	Skillman
10	North Caldwell
14	Montclair
15	Ridgewood
17	Chester
22	Mountain Lakes
23	Bernardsville
24	Demarest
26	Westfield
28	Morristown
30	Annandale
36	Parsippany
39	Pompton Lakes
41	Martinsville
46	Denville

340 MK RECRUITING HERE

REPRESENTATIVE TALENT



340 MK | RECRUITING HERE

2016 GROUNDBREAKING
Relocation & expansion
(from Bergen County)
Facility dedicated to R&D
200,000 rsf



“This new facility will provide a collaborative setting for the creative team developing the UPS technology of tomorrow.”

- UPS Chief Information Officer

MORRIS COUNTY TALENT BASE CASE STUDY

TALENT SETS:
Software Development
Customer Interface Development
Logistics Systems Engineering
Packaging Innovation



UPS INNOVATION CENTER

340 MK | GETTING HERE

CONVENIENT REGIONAL ACCESS

- I-287 – 3 minutes (1.4 miles) via Exit 33
- Downtown Morristown – 5 minutes (2 miles) via US-202N
- Morristown Municipal Airport – 14 minutes (8.7 miles) via I-287N
- Newark Liberty International Airport – 30 minutes (25.8 miles) via NJ-24E and I-78E
- New York Penn Station – 60 minutes via N.J. Transit / Morristown Station



340 MK

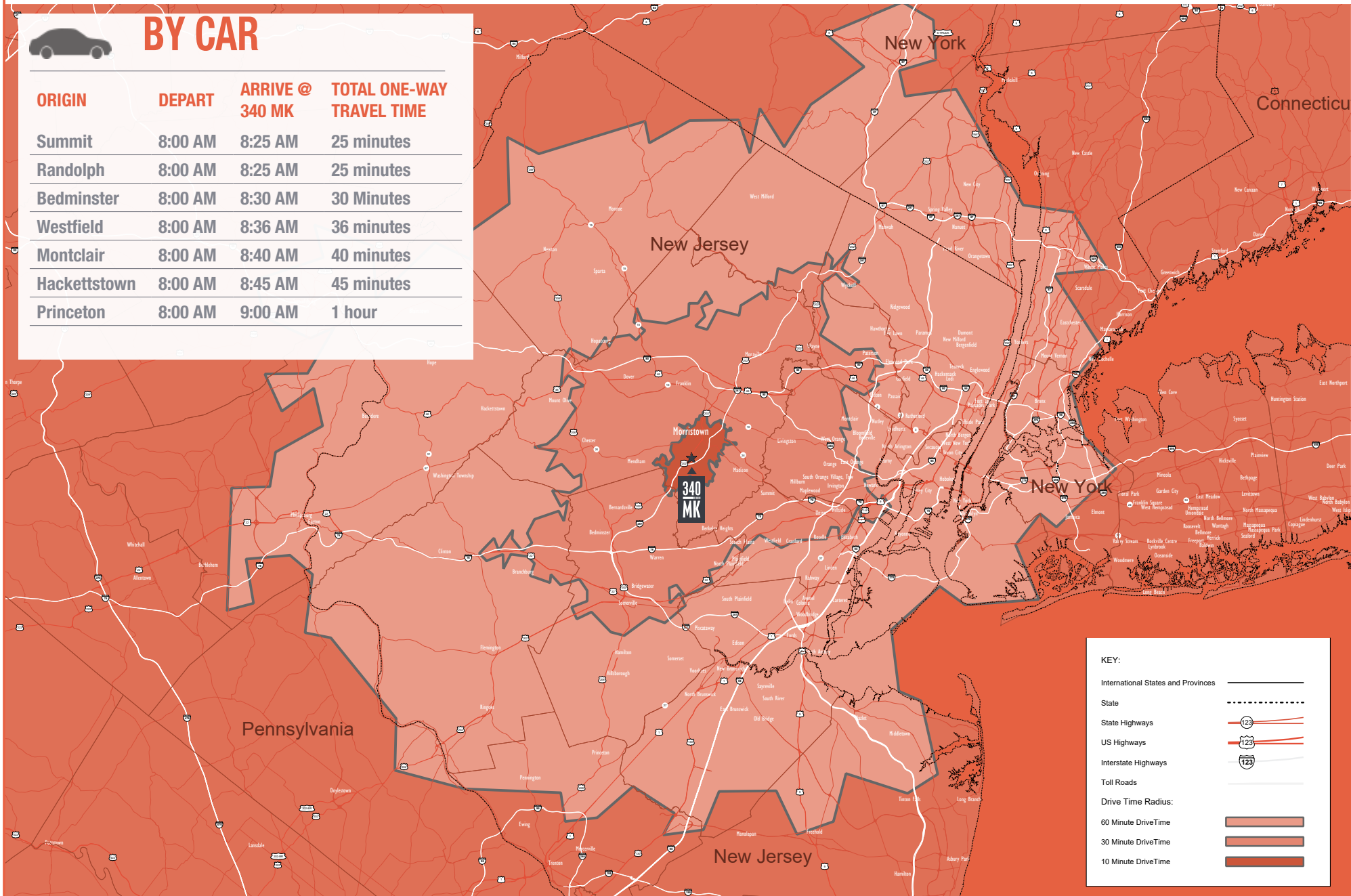
GETTING HERE

DRIVE TIME ANALYSIS



BY CAR

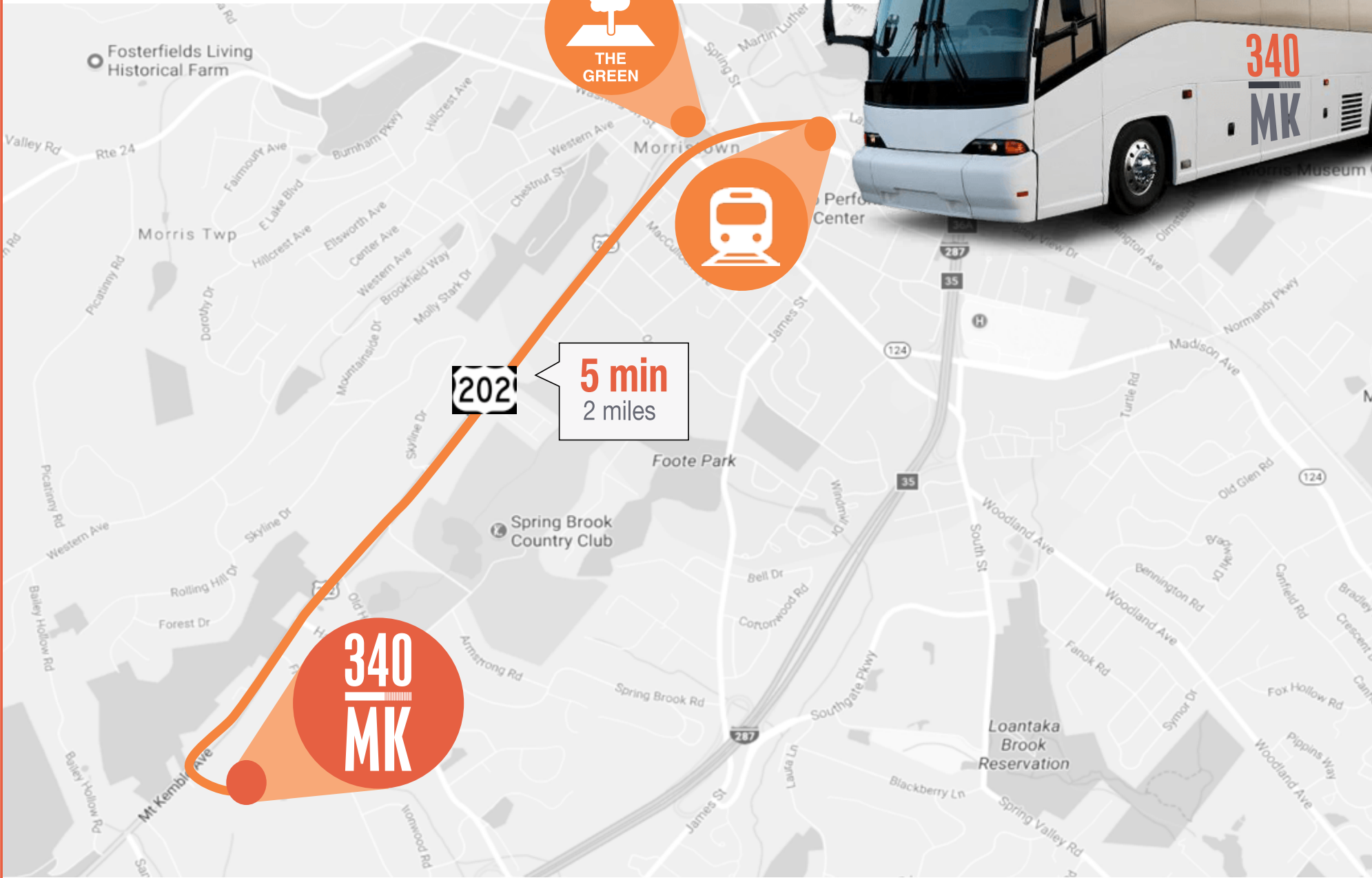
ORIGIN	DEPART	ARRIVE @ 340 MK	TOTAL ONE-WAY TRAVEL TIME
Summit	8:00 AM	8:25 AM	25 minutes
Randolph	8:00 AM	8:25 AM	25 minutes
Bedminster	8:00 AM	8:30 AM	30 Minutes
Westfield	8:00 AM	8:36 AM	36 minutes
Montclair	8:00 AM	8:40 AM	40 minutes
Hackettstown	8:00 AM	8:45 AM	45 minutes
Princeton	8:00 AM	9:00 AM	1 hour





KEY:

- International States and Provinces
- State
- State Highways
- US Highways
- Interstate Highways
- Toll Roads
- Drive Time Radius:
 - 60 Minute DriveTime
 - 30 Minute DriveTime
 - 10 Minute DriveTime

340 MK SHUTTLE SERVICE




THE GREEN



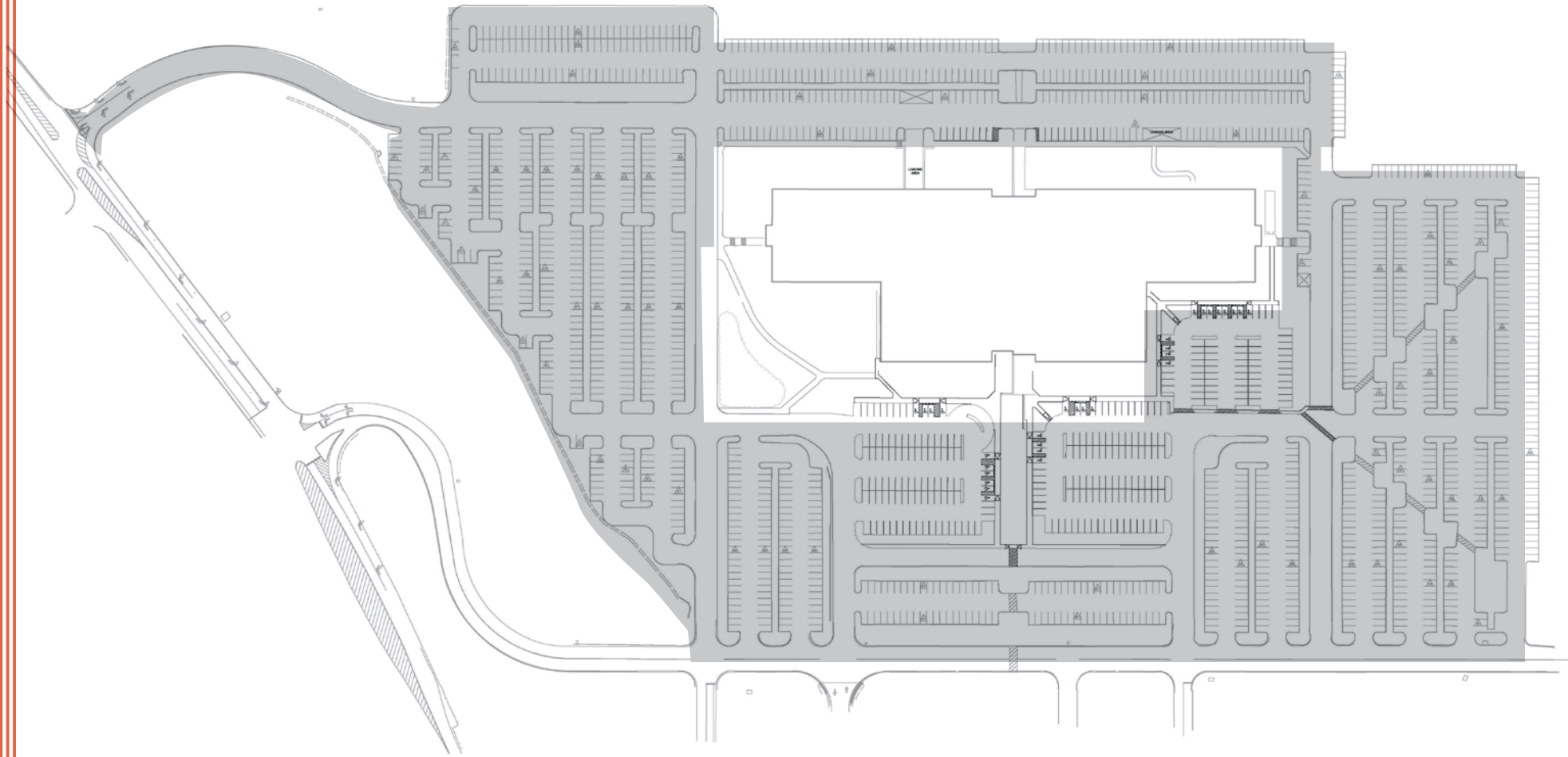
5 min
2 miles

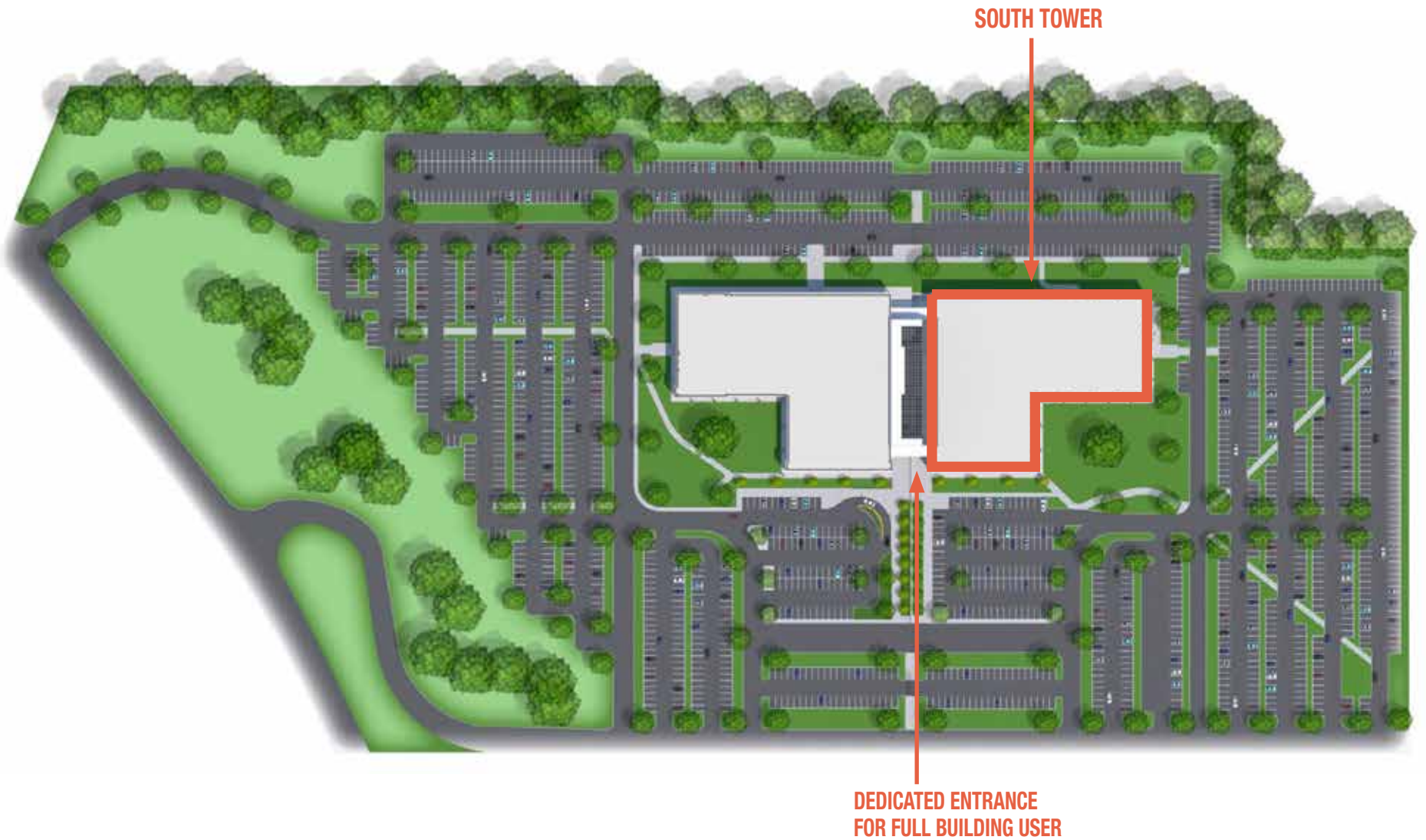
202

340
MK

340 | **PARKING**
MK | **HERE**

PARKING RATIO: 4.35 / 1,000







ACRES
40.08



YEAR BUILT
1982, currently
under renovations



BUILDING AREA
413,000 SF



NUMBER OF FLOORS
3 + Ground level



FINISHED CEILING HEIGHTS
9'6"
14' slab-to-slab



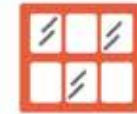
AMENITIES
Full service cafeteria, flexible
conference center, barista, fitness
center, game room / lounge



ZONING
OL-40 Office and
research laboratory zone



STRUCTURE
Steel frame with poured concrete
floors over metal decking with
30' x 30' column spacing



EXTERIOR WALLS
New glass façade with
vertical solar glazing



PARKING
Approximately
1,600 surface spaces



LOADING DOCK
Loading dock is under
grade with accommodations
for 12-14' vehicles



ROOF
Low slope, fully-adhered Ketone Ethylene
Ester (KEE) membrane manufactured
by Fibertite. Installed in 2005



ELECTRIC
3 separate feeds
carrying 3,500 amps,
each delivers 35,000
volts at 480-10,500
total amps



ELEVATORS
6 hydraulic
passenger elevators
2 freight elevators

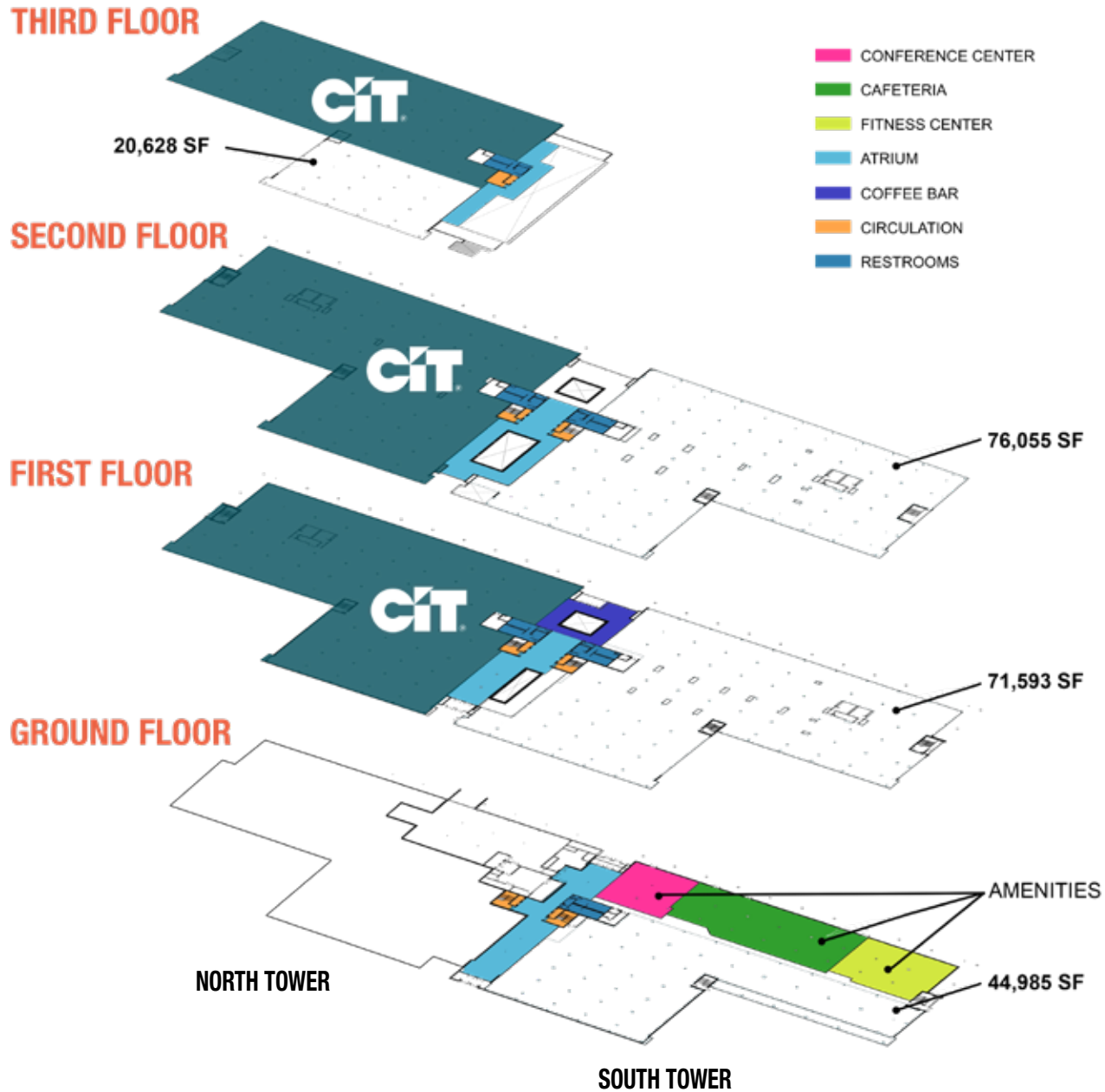


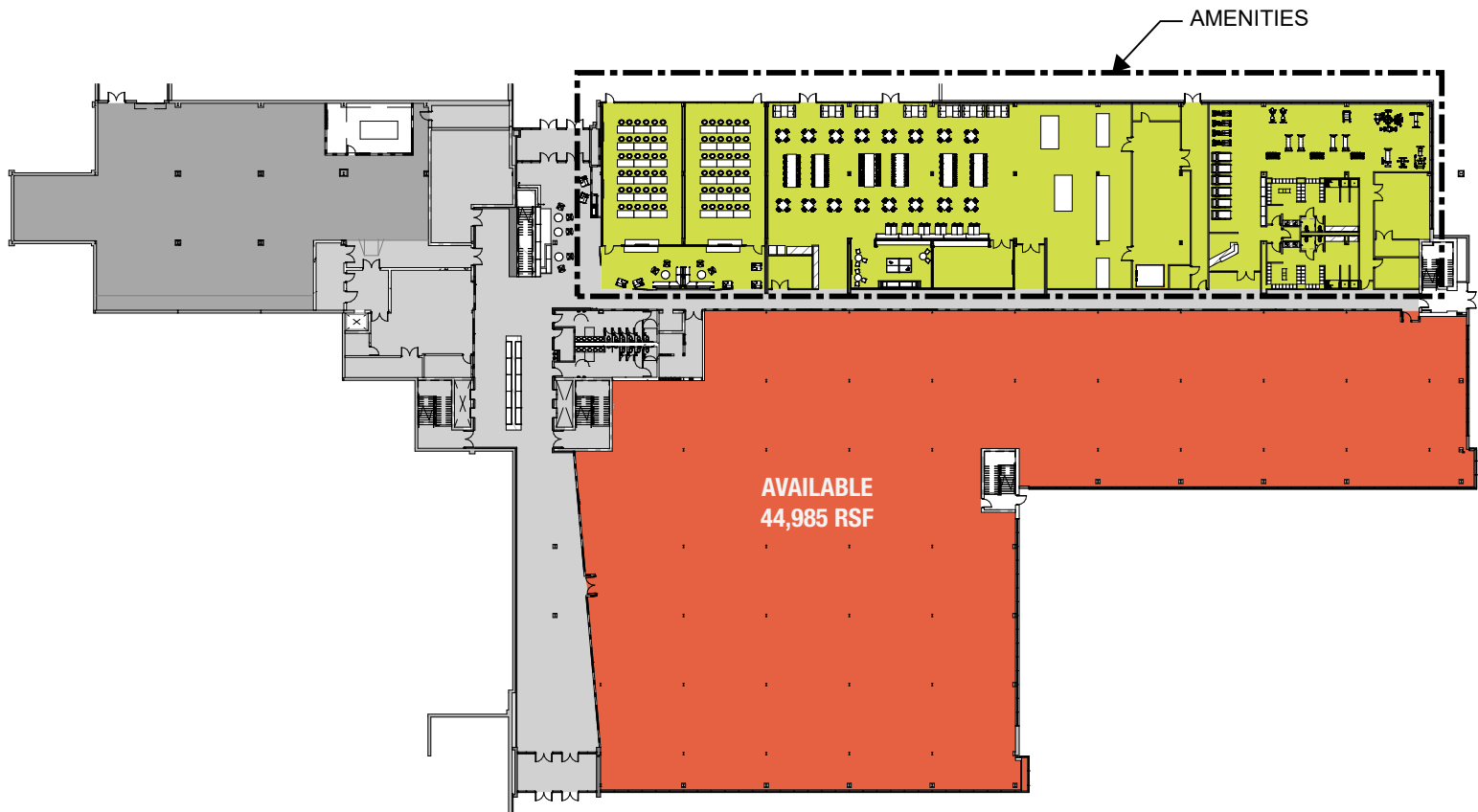
HVAC
Brand new energy efficient
system and controls.
Applied VAV rooftop units and
high-efficiency, direct expansion,
refrigerant coils (ten 125 ton units).

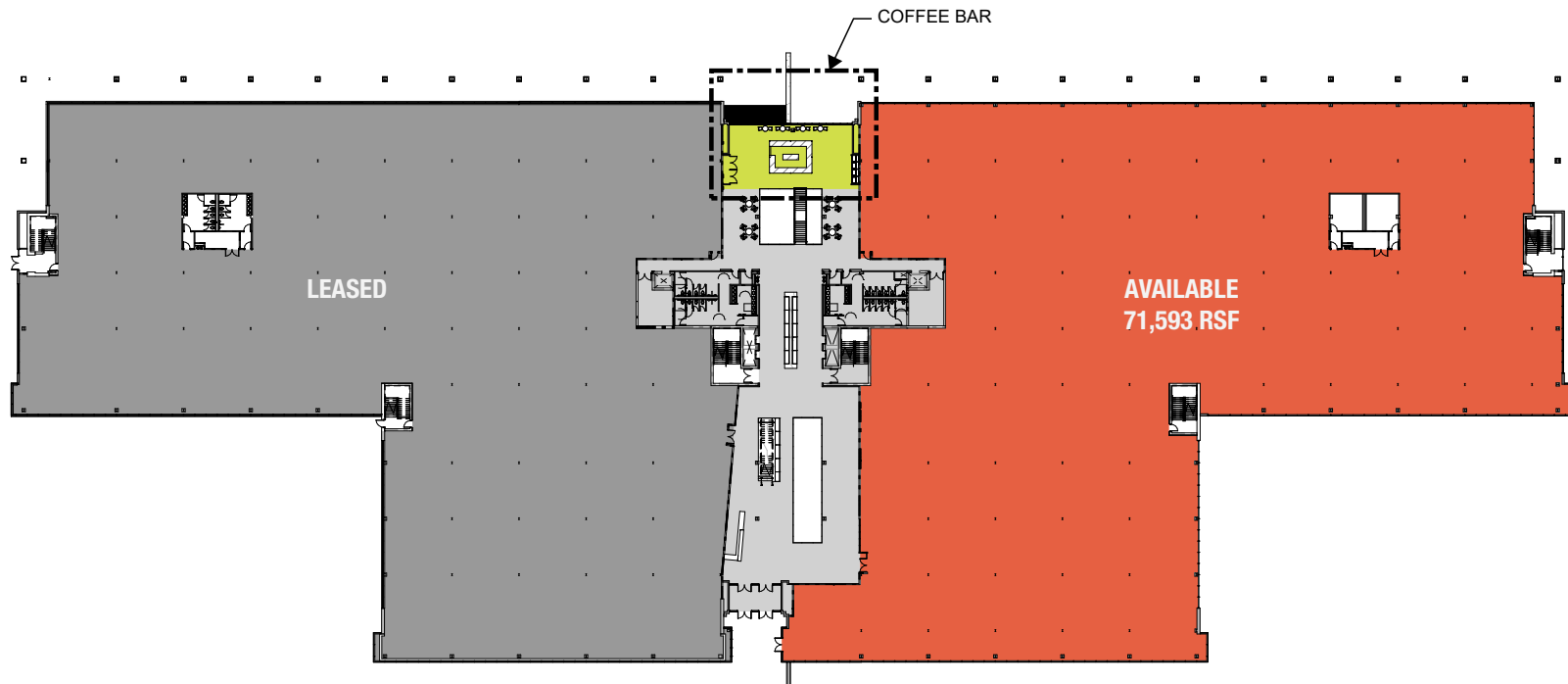
340
MK

GROWING
HERE

STACKING PLAN
UP TO 213,261 RSF AVAILABLE

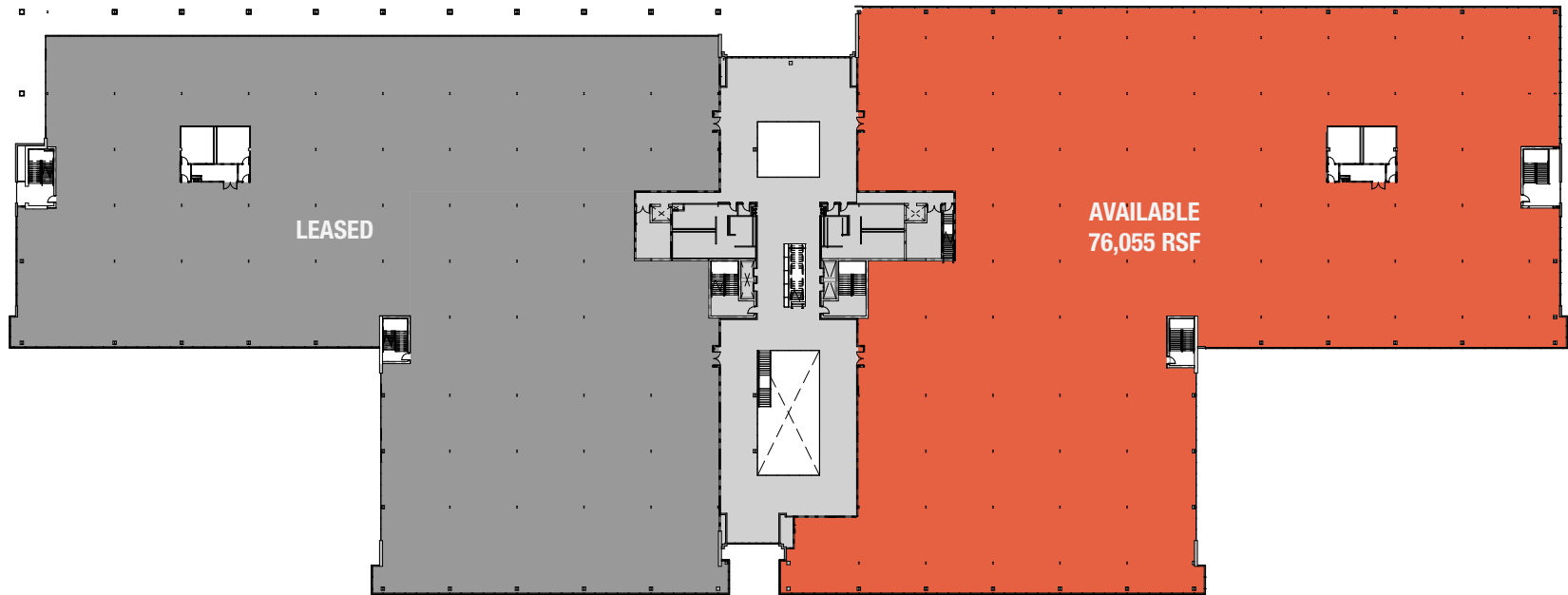


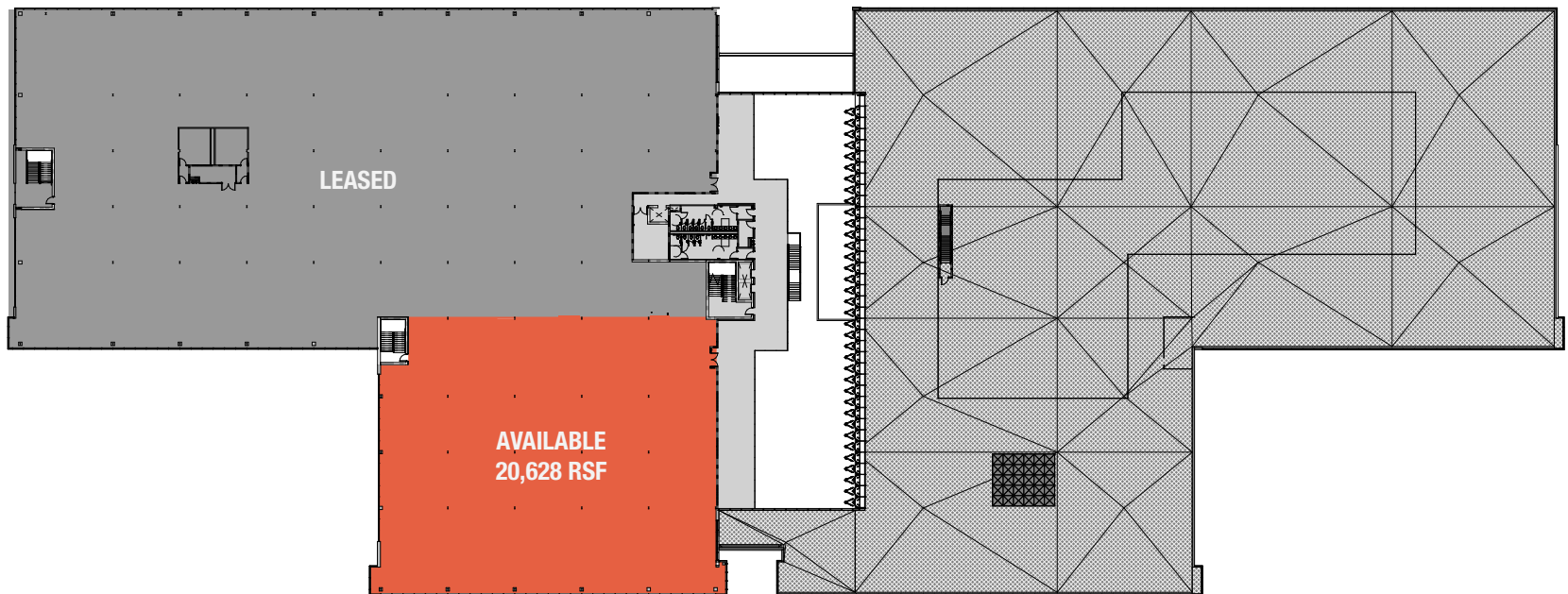




340 | **GROWING**
MK | **HERE**

SOUTH TOWER: SECOND FLOOR
76,055 RSF





340



MK



www.340mk.com