



CHILMARK
REAL ESTATE SERVICES, LLC

**CLASS A SPACE
AVAILABLE FOR LEASE**

5,100 SF Available for Lease

233 MOUNT AIRY ROAD, BASKING RIDGE, NJ



With its modern common areas and efficient floor plans, 233 Mt. Airy Rd. is the ideal place for your business. Located in the heart of Somerset County's Blue-Chip Corridor, with convenient access to major thoroughfares, tenants also enjoy a host of nearby amenities, including the YMCA, hotels, restaurants, and retail.

PROPERTY HIGHLIGHTS

- Two story, Class A, 66,000 SF building under new ownership
- Impressive lobby with granite flooring
- Multiple telecommunications vendor access
- Rich landscaping, plantings and pond
- Loading dock / Ample parking
- 24/7 security card access
- Responsive, on-site property management and ownership

www.chilmarkre.com

MICHAEL P. WITKO

Founding Member

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ED FLANAGAN

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732-300-2500

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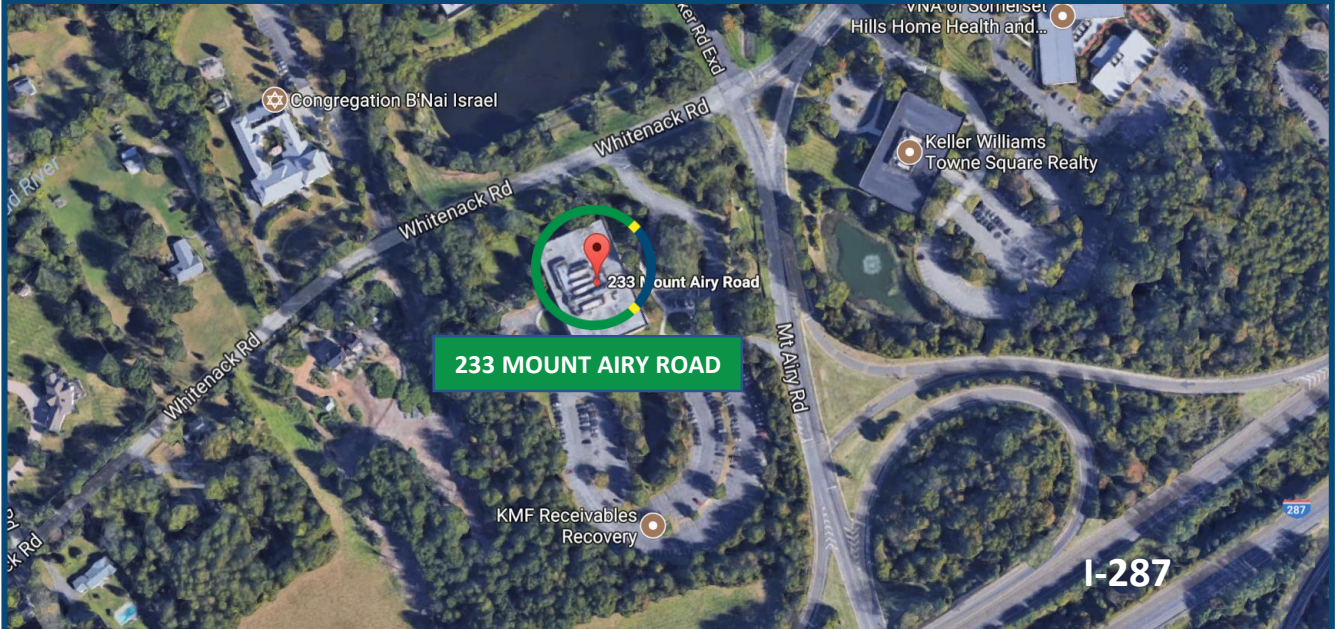


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LOCATION HIGHLIGHTS

- Situated at the four-way interchange of 1-287 (exit 26B) & Mt. Airy Road, with proximity to 1-287, & Rt. 24, 202 & 206
- Proximity to Basking Ridge and the Bernardsville train stations
- Easy access to Newark Liberty International Airport
- Near the newly renovated and expanded Somerset Hills YMCA offering fitness and nutrition programs, as well as day-care
- Convenient to several restaurants, banks, and hotels including Somerset Hills Hotel, Hotel Indigo Basking Ridge, and Marriott Courtyard Basking Ridge
- Close to leading corporate neighbors and upscale communities with highly rated school districts
- Minutes to downtown Morristown and Bridgewater Commons Mall
- Country clubs and recreation centers nearby

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