

Creative thinking  
starts here.

Welcome to



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Designed  
for you.



When completed, 21 South Street will feature a completely renovated interior with a dedicated lobby and an entirely new core with a new elevator and mechanical systems.

Entry to the offices at 21 South Street will be via a 2-story lobby with entrances from both Dehart Street and South Street. It will feature high-end finishes including stone flooring with wood and metal wall accents.

# Getting here is so easy.

21 South Street is located just blocks from the Morristown Train Station with daily service on the Morris and Essex Lines to Newark Broad Street, Secaucus Junction, New York Penn Station and Hoboken Terminal.

Morristown benefits from short commuting times to New York City via New Jersey Transit's Midtown Direct express trains.



# Working here will make your day.

At 21 South Street you can take a walk on the Morristown Green, browse the shops, eat at the restaurants, take in a show or simply get things done on your lunch break. It's all part of the Morristown downtown community that works perfectly for you, your employees and your clients day and night.



# You get the picture.

- A wonderful walkable small city environment
- An incredible new office building
- Walk to dining, shopping, fitness and more
- Convenient parking for your employees and clients
- Close accessibility to commuter transit lines



## 21 South Street Overview

The Hampshire Companies is responsible for building the only two new office buildings in Morristown in over 30 years, 49 Market St. and now the new 21 South Street. The renovated property represents the finest boutique commercial office opportunity in the City.

Wells Fargo will remain a tenant on the first floor and will have a direct street entrance separate from the office tenants.





# Aerial View

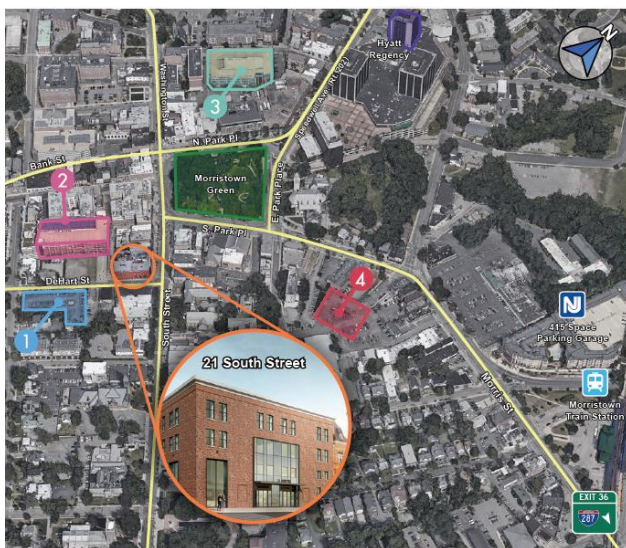
- 1 Building parking lot directly across the street providing 78 spaces
- 2 Agreement with the Morristown Parking Authority (MPA) for an additional 85 spaces in nearby DeHart Street Garage
- 3 Nearby Dalton Garage available for additional spaces
- 4 The new Dumont Garage - (Delivery TBD)

Total of 163 parking spaces  
3/1000 Usable Square Feet

# Facts & Stats

- Lobby – Two story lobby with stone flooring and wood and metal wall accents.
- Restrooms – Modern and bright with porcelain floor tile, full height tile accent walls and touchless fixtures.
- Tenant Spaces – To be delivered in shell condition with concrete floors and solar window shades.
- New Heating, Ventilation & Air Conditioning systems will provide individual control for tenants.

(Subject to change)



# Floor Plans

(Plans subject to change)

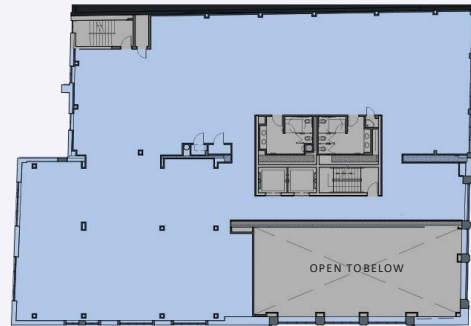
- AVAILABLE
- LEASED
- LOBBY/Common AREA
- CORE AREA

# 21 South Street

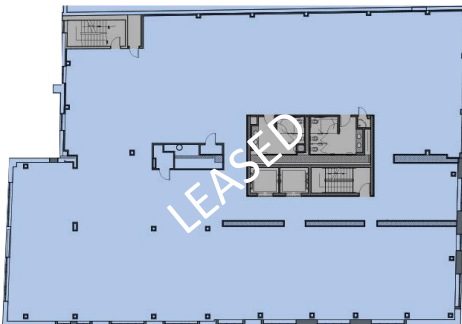
Available  
FIRST FLOOR  
Retail  
1,775 RSF



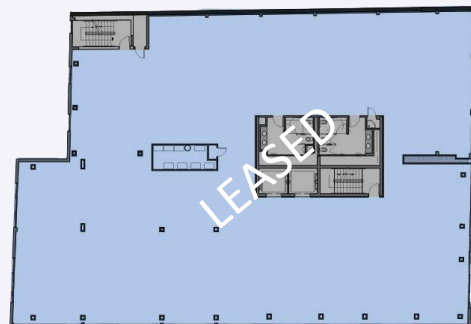
Available  
SECOND FLOOR  
Single Tenant  
10,602 RSF (Divisible)



THIRD FLOOR  
Single Tenant  
12,140 RSF



FOURTH FLOOR  
Single Tenant  
12,140 RSF



# Preliminary Construction Schedule

## 21 South Street - Milestones

MONTH	ACTIVITY NAME
1	• OBTAIN PERMITS • COMMENCE DEMOLITION
2	• INSTALL FOUNDATIONS
3	• INSTALL STEEL
4	• INTERIOR FRAMING
5	• COMPLETE BRICK
6	• INSTALL STOREFRONTS
7	• FINISH ROOF
8	• MEP ROUGH
9	• INSTALL ELEVATORS
10	• INSTALL WINDOWS
11	• LOBBY FINISHES
12	• COMPLETE PUNCHLIST • FINAL COMPLETION

# Shaping Your future. Building on our past.

## THE HAMPSHIRE COMPANIES HAS:

- 60 years of experience in real estate development
- A keen understanding of how today's workforce lives and works
- A grounded philosophy in shared values and common purpose
- Business principles that enables us to turn information into intelligence
- The experience that allows us to turn understanding into sustained action that serves our clients, the community and the future

