



2,200SF PER FLOOR

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3,000SF RETAIL LEVEL

**22 NORTH PARK PLACE**  
MORRISTOWN NJ 07960

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## — Brand New Opportunity At The Heart of The Green!

Rare to market retail opportunity at the 100% center of Morristown at base of neo-colonial masterpiece. On the South West corner of “The Green” sits a former TD Ameritrade office which underwent a \$500k renovation less than 5 years ago. Newly defined “Town Center” Zoning allows for multiple uses (see attachment for zoning ordinance) but is best suited for Day Care, Office, Restaurant or Medical use. Space is ±2,832SF with full height basement and private rear exit allowing for street level loading, refuse or fire egress. Second and Third floor office space is available too. **Building is also for sale.**

Space has 12’ clear to existing drop ceilings, 16’ to slab, multiple ADA bathrooms, one of a kind street presence and will be sure to lease quickly. Inquire today.

### LOCATION

THE GREEN  
MORRISTOWN CENTER

### APPROXIMATE SIZE

BASEMENT: 1,500SF  
RETAIL: 2,832SF  
FLOOR 2: 2,000SF  
FLOOR 3: 2,000SF

### ASKING PRICE

INQUIRE WITHIN

### CEILING HEIGHT

15’

### POSSESSION

IMMEDIATE

### TERM

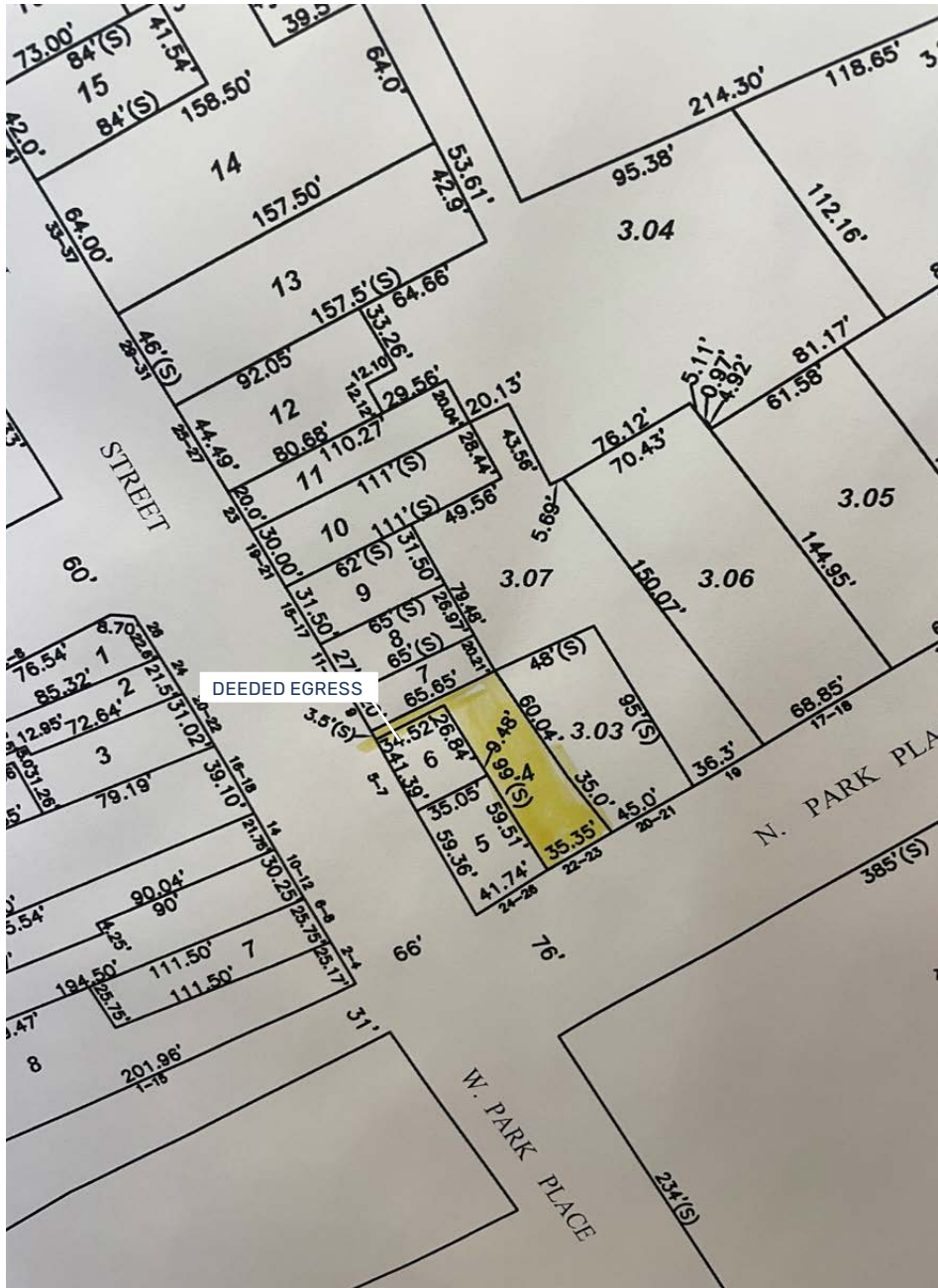
NEGOTIABLE

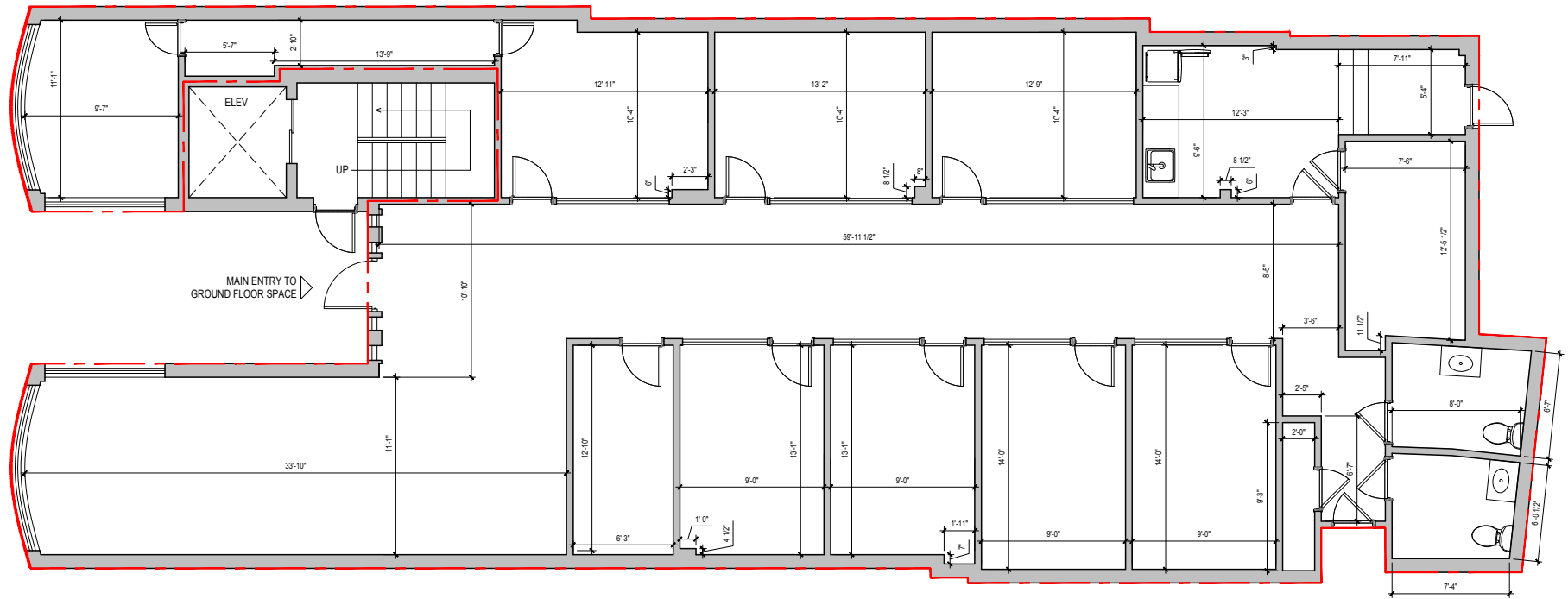
### TAXES (2023)

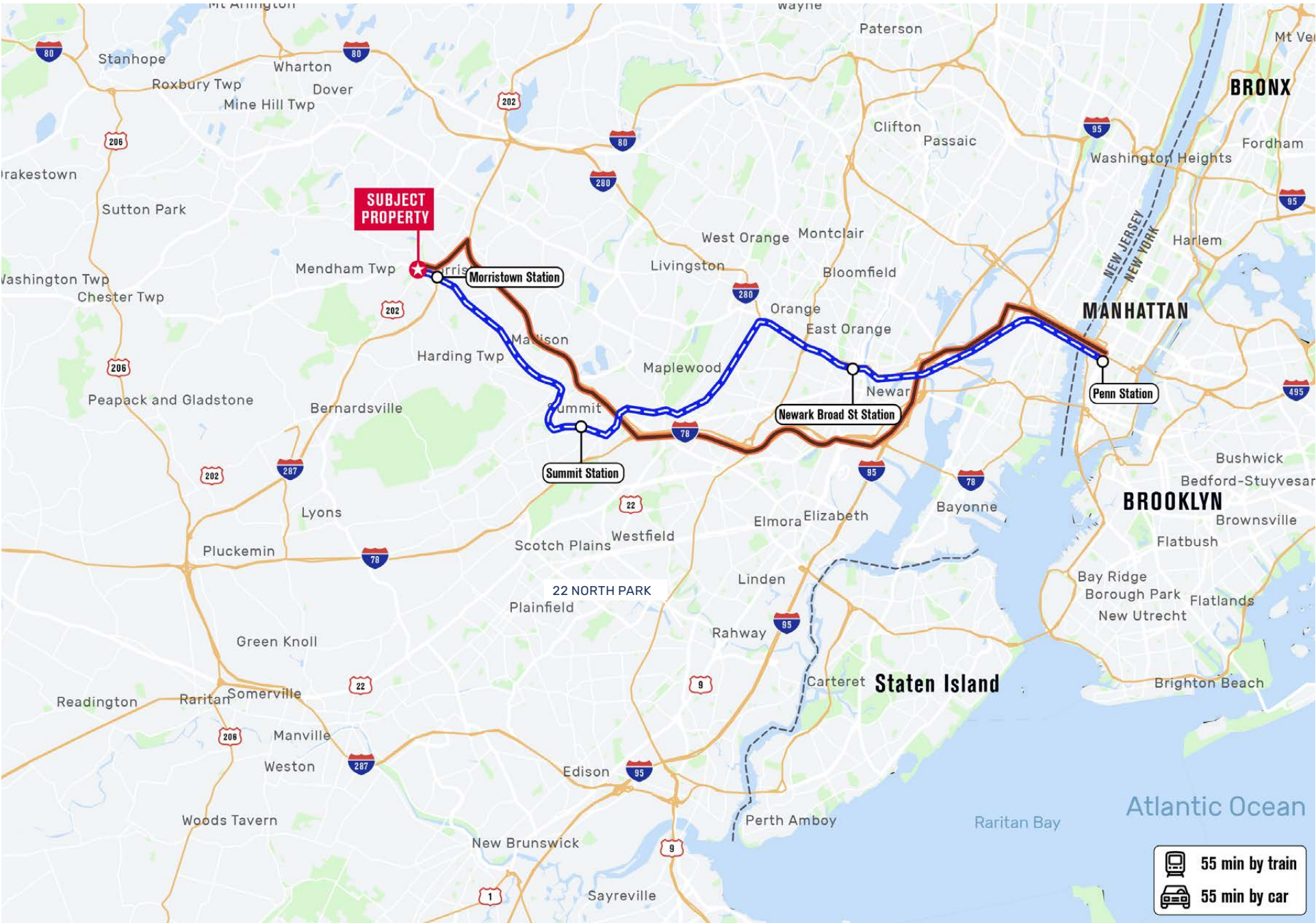
\$41,937.27





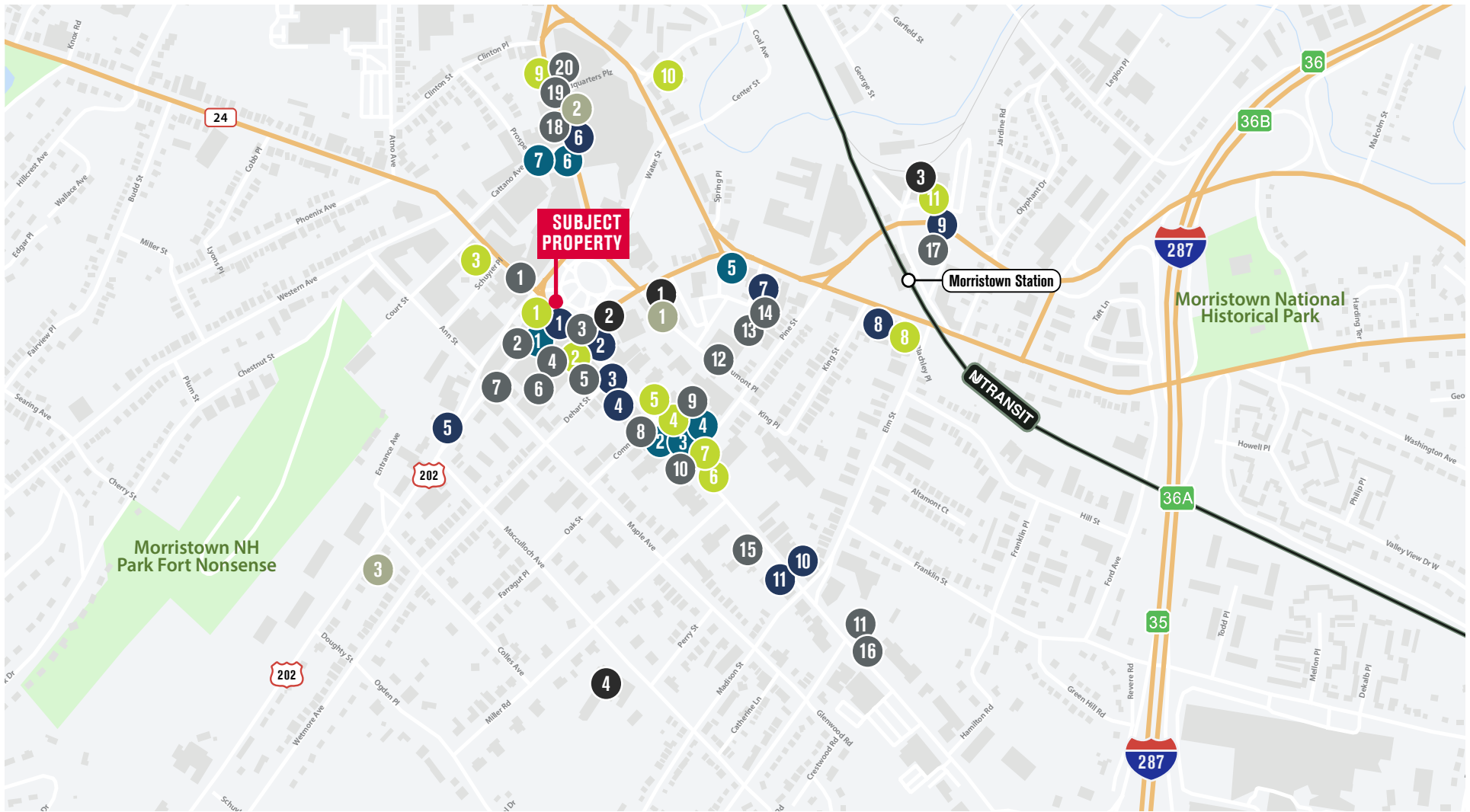












**RESTAURANTS**

- 1 The Committed Pig
- 2 The Office Tavern Grill
- 3 The Grand Cafe
- 4 Orala Mexican Kitchen
- 5 Tacoria
- 6 Pine American Eatery
- 7 Guerriero's
- 8 Rinconcito Latino
- 9 Chef Fredy's Table
- 10 Cafe Y Canela Colombian
- 11 El Encuentro Americano

**RETAIL**

- 1 Athleta
- 2 Willow St. Morristown
- 3 23 South
- 4 Fleet Feet Morristown
- 5 Work 'N Wear Store
- 6 Headquarters Mall-Office Plaza
- 7 Verizon
- 8 Colly Flowers
- 9 Staples
- 10 The Learning Express
- 11 Ricciardi Brothers

**LIFESTYLE**

- 1 Lotus Lounge Holistic
- 2 Massage Heights Morristown
- 3 NBD Training Zone
- 4 Refresh Nail N Spa
- 5 F45 Training Morristown
- 6 Pure Barre
- 7 Bloom
- 8 Zen Aesthetics Spa
- 9 Face Foundrie
- 10 Girl From Ipanema Spa
- 11 Elysium Biodynamic Spa & Salon

- 12 CrossFit Morristown
- 13 Boomerang Fitness
- 14 Body4Life Training
- 15 Ride+Reflect
- 16 Elysium Biodynamic Spa & Salon
- 17 Cross Kickboxing
- 18 Sakura Spa
- 19 Hand and Stone
- 20 Crunch Fitness

**CAFES**

- 1 Starbucks
- 2 Tyree's Table
- 3 SmartWorld Coffee
- 4 LOKL cafe
- 6 Dunkin'
- 7 Artist Baker

**CIVIC**

- 1 United States Postal Service
- 2 The UPS Store
- 3 UPS Alliance Shipping Partner
- 4 Assumption School
- 5 Morristown Medical Center

**DEVELOPMENTS**

- 1 Trident 33 Development
- 2 Rockefeller Group
- 3 Claremont Development

## GRID EXCLUSIVE CONTENT

### 2022 TRENDS REPORT

We are pleased to share the 2022 Jersey City Trends map with our friends and clients. The Trends Map was developed to help real estate professionals, the development community and the community at large, to get a snap-shot view of real estate trends across the entire city; and to see how the city is growing and redeveloping the previous years.

The “trends” are gleaned from our interviews and discussions with other professionals and developers whose primary market is Jersey City. We hope this map is helpful in understanding how the city is growing. Please view this map as a starting point for your investigation, not an end point.

[Download Trends Map >>](#)

[Download Trends Report >>](#)

### GRID BITS NEWSLETTER

Highlighting ALL of the real estate news each week from the George Washington Bridge to Bayonne Bridge! Grid Bits is a weekly news aggregator that updates our readership on all the new development projects, municipal & political news, green space & parks, new retail, industrial and office leases, regional lawsuits, community kickback and more!

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#### Grid In the News

[Albanese closes \\$70 million land deal in Jersey City, eyes 670-unit apartment tower](#)

[Investor buys 10 apartments, retail space in Jersey City Heights for \\$3.8 million](#)

[Journal Square office building nears full occupancy after 27,000 sq. ft. in recent leases](#)