

180 PARK AVENUE



180 PARK AVENUE | FLORHAM PARK, NEW JERSEY 07932



**CUSHMAN &
WAKEFIELD**



BUILDING *Features*

Nestled amidst lush greenery in the heart of Florham Park, 180 Park Avenue redefines corporate excellence. This Class A, four-story building features a newly renovated atrium lobby with a full-service cafeteria & coffee bar, fitness center & studio, tenant lounge & conference center, outdoor patio with seating area & walking trails and NJ Transit shuttle.

Blending timeless elegance with contemporary comforts, this haven of natural serenity and sophistication sits within the prestigious community of The Green at Florham Park, a stunning mixed-used, master planned campus home to The Summit Medical Group, The Archer Hotel and The New York Jets.

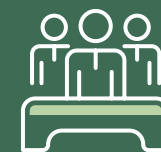
180 Park Avenue is minutes from downtown Morristown with numerous restaurants, hotels parks, golf course, retail and major highway routes and offers daily shuttles to and from the NJ Transit Train Station with easy access to Manhattan in less than 45 minutes.

With unrivaled amenities, stunning design, and flexible floorplates, 180 Park Avenue is not just an address; it's a statement of ambition, a place where aspirations take flight, and where the future of business is being shaped today. Elevate your corporate identity and join us at the forefront of Florham Park's dynamic business landscape.

EXCLUSIVE ON-SITE AMENITIES



FITNESS CENTER
& STUDIO



CONFERENCE
CENTER



ON-SITE PROPERTY
MANAGEMENT OFFICE



CAFETERIA &
COFFEE BAR



TENANT
LOUNGE AREA

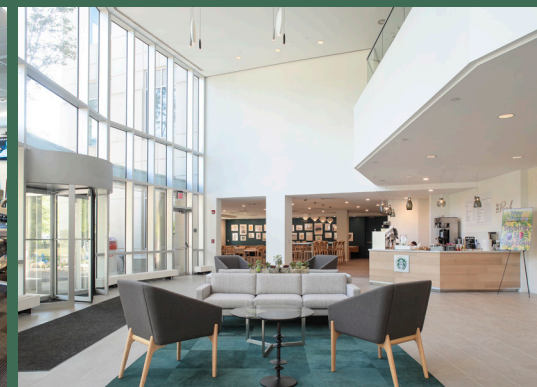


NJ TRANSIT
SHUTTLE

SPACE Features



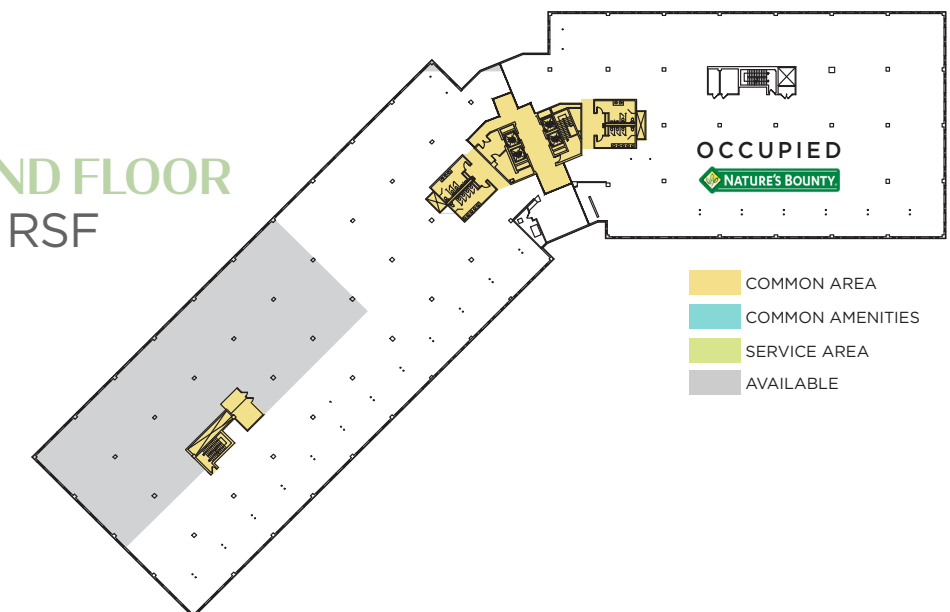
OUTDOOR PATIO WITH WI-FI, SEATING, AND WALKING TRAILS



PLAZA LEVEL 4,658 RSF



SECOND FLOOR 15,312 RSF



First and third floor are fully leased.

AMENITIES

within easy reach!

DINING

- 1 Park Avenue Club
- 2 Vanderbilt's Sports & Spirits
- 3 Mimi's Delicatessen
- 4 Tony Boys Sandwich House
- 5 Grillera Mediterranean Cuisine
- 6 Chipotle Mexican Grill
- 7 Bottle Hill Tavern
- 8 Blue Wasabi
- 9 Il Mondo Vecchio
- 10 Shanghai Jazz Restaurant
- 11 Slamwich ScRatch Kitchen
- 12 Dunkin'
- 13 La Rosa Chicken & Grill
- 14 54 Broadway Deli
- 15 Panera Bread
- 16 The Habit Burger Grill
- 17 The Thirsty Turtle
- 18 Starbucks
- 19 Nonna's Pizza & Italian
- 20 The Park Savoy Estate
- 21 Roots Steakhouse
- 22 Jockey Hollow Bar & Kitchen
- 23 Restaurant Serenade
- 24 Scalini Fedeli
- 25 Au Bon Pain
- 26 Blue Morel Restaurant & Wine Bar
- 27 Cosy Cupboard Tea Room
- 28 David Todd's
- 29 End of Elm
- 30 Hibiscus
- 31 La Campagna Ristorante
- 32 Rod's Steak & Seafood Grille
- 33 Sirin Thai Restaurant
- 34 Urban Table

EDUCATION

- 1 Wilson Prep Corporation
- 2 Steps Forward

ENTERTAINMENT

- 1 NJ Jets Training Center
- 2 MAYO Performing Arts Center

HOTELS

- 1 Wyndham Hamilton Park
- 2 Ave Florham Park
- 3 The Madison Hotel
- 4 Hyatt House

TRANSPORTATION

- 1 Morristown Airport
- 2 Morristown Train Station
- 3 Convent Station
- 4 Madison Train Station
- 5 Chatham Train Station

THE GREEN AT FLORHAM PARK AMENITIES

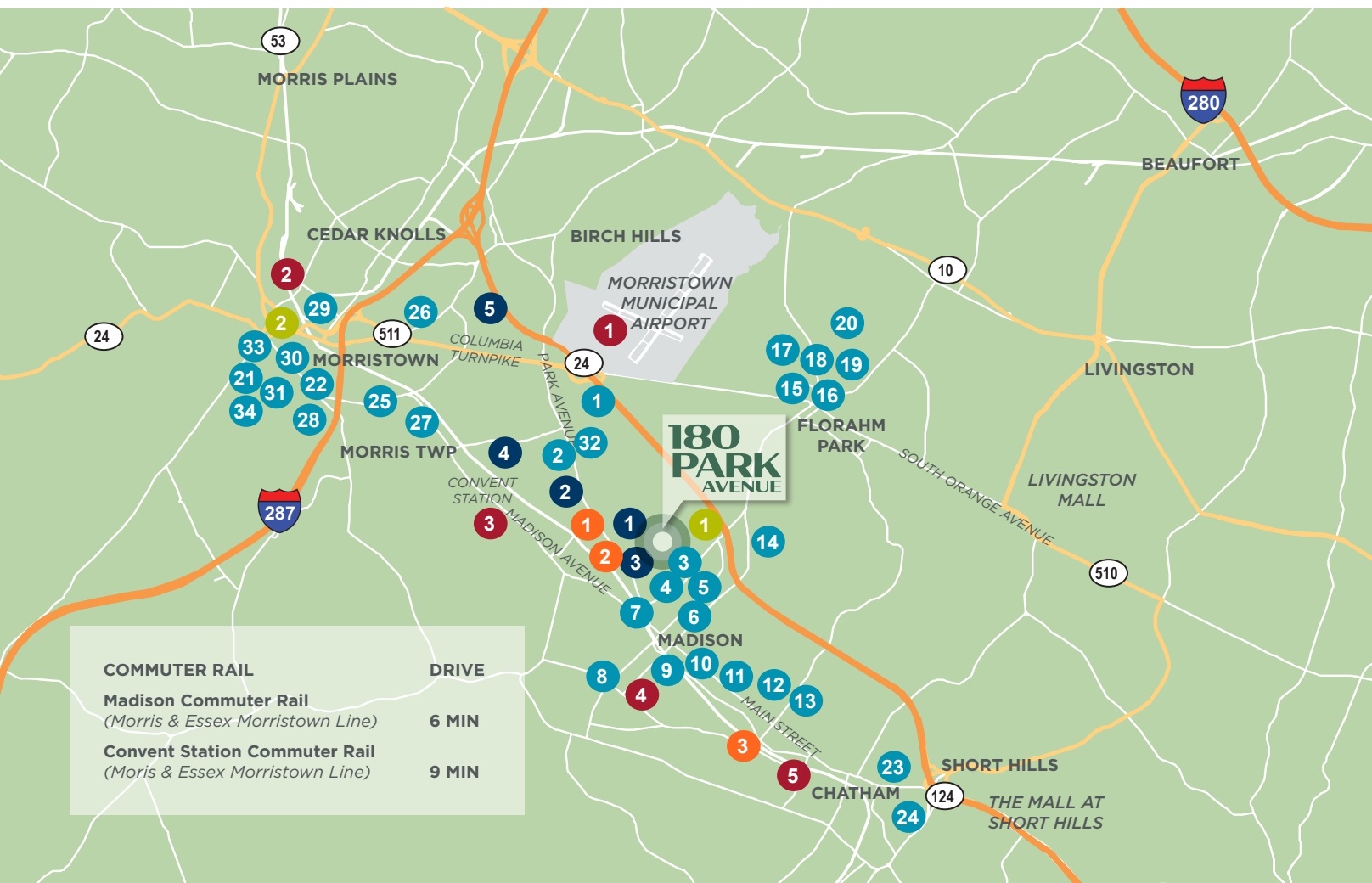
ARCHER HOTEL

RESTAURANTS

AVENUE RESIDENCES

SUMMIT MEDICAL GROUP/
MD ARDENSON

NY JETS PRACTICE FACILITY





WILLIAM O'KEEFE
Managing Director
+1 973 908 6101
william.okeefe@cushwake.com

BRIAN DECILLIS
Managing Director
+1 973 292 4631
brian.decillis@cushwake.com

COURTNEY BROOKE ROSENKRANTZ
Director
+1 908 418 0984
courtney.rosenkrantz@cushwake.com



**CUSHMAN &
WAKEFIELD**

WWW.180PRK.COM

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.