

HQ | PLAZA MORRISTOWN



CLASS A OFFICE SPACE

In the Heart of Downtown Morristown

1, 2, & 4 SPEEDWELL AVENUE, MORRISTOWN, NJ



Property Highlights

HQ | PLAZA
MORRISTOWN



Renovated
Outdoor Plaza



3,000 Covered
Parking Spaces Onsite



Walking distance to NJ
Transit Morristown Train Station
(Midtown direct service to NYC)



Easily accessible to
Routes 10, 202 & I-287



Walking distance to hundreds
of conveniences including
restaurants, shopping, banking
and the Morristown Green



Minutes from Mayo
Performing Arts Center



Proximity to Top Rated
Morristown Memorial Hospital
(ranked #2 in NJ)



On-Site Amenities



**HYATT
REGENCY**

3 SPEEDWELL AVE

- Starbucks Coffee Bar
- 31,000 SF of meeting space
- Video conferencing available

125,000 SF Retail Plaza

- Two full-service restaurants
- Gourmet café
- Cradles to Crayons Childcare & Learning Center
- 10-screen AMC Movie Theatre
- 40,000 SF Crunch Fitness health club with indoor pool
- Hand & Stone Massage Spa



COMING SOON



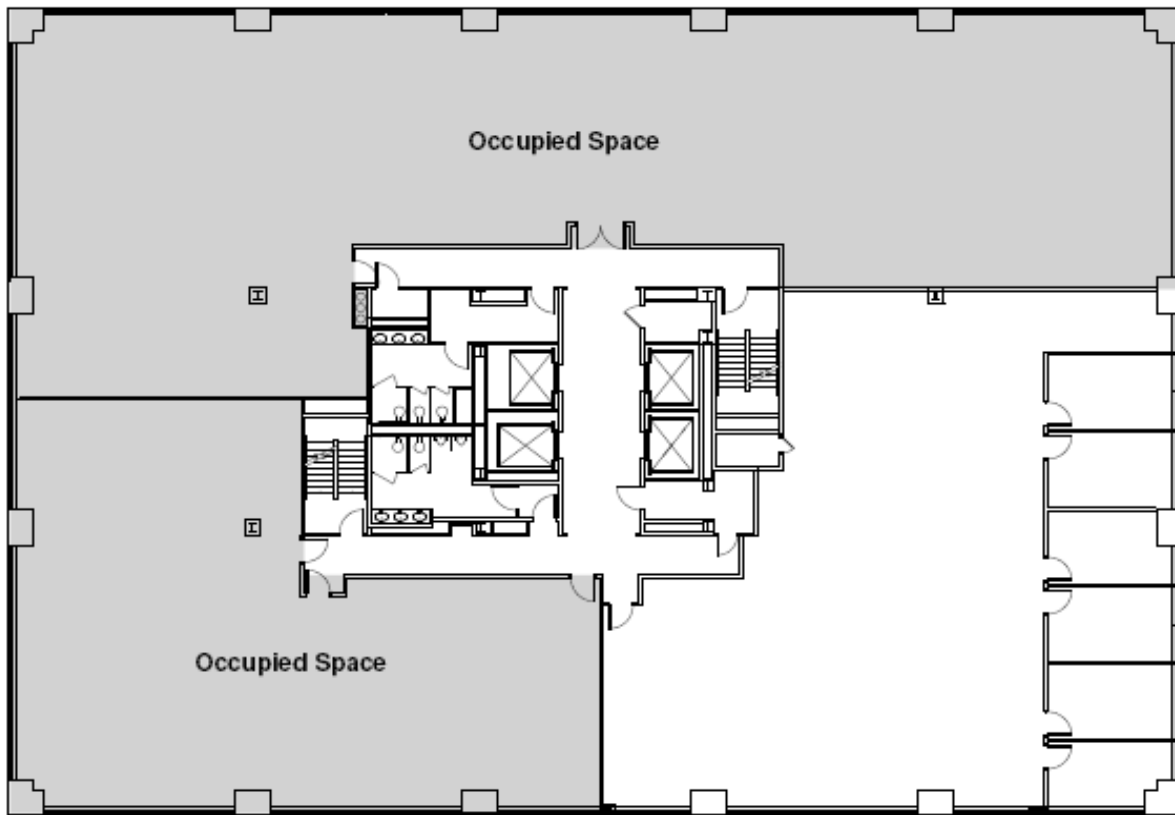
Unmatched workplace destination in a renowned downtown

Tenants and visitors will enjoy an office experience anchored by a newly revitalized main concourse that provides access to a curated selection of lifestyle amenities



16,500 SF FLOOR PLATES

Typical Multi Tenant Floor Layout



West Tower

1 SPEEDWELL AVE

3rd Floor 8,410 RSF

2nd Floor 6,504 RSF

East Tower

2 SPEEDWELL AVE

8th Floor 2,398 RSF

4th Floor 10,067 RSF

2nd Floor 2,689 RSF

2nd Floor 9,661 RSF

*Furnished Space

North Tower

4 SPEEDWELL AVE

9th Floor 1,708 RSF

5th Floor 3,892 RSF

4th Floor 13,970 RSF

2nd Floor 2,368 RSF



**HQ | PLAZA
MORRISTOWN**

Coming Soon to HQ Plaza

- Masseria by Joe Cetrulo
- Sushi Lounge
- Park Tavern

○ Restaurants

- | | |
|---------------------------|---------------------|
| 1. Chef Fredy's Table | 12. Iron Bar |
| 2. Playa Bowl | 13. Homestead |
| 3. Fig & Lily Garden | 14. The Laundromat |
| 4. 1776 by David Burke | 15. Tacoria |
| 5. The Grand Café | 16. Tashmoo |
| 6. Sushi Lounge | 17. Millie's Pizza |
| 7. The Frog | 18. South + Pine |
| 8. The Committed Pig | 19. Guerriero's |
| 9. Starbucks | 20. Stirling Tavern |
| 10. Roots Steak House | 21. Bistro 46 |
| 11. Office Tavern & Grill | 22. Swiss Chalet |

● Fitness

1. Crunch Fitness
2. F45 Training
3. CrossFit Morristown
4. Pure Barre
5. NBD Training Zone

● Entertainment

1. AMC Movie Theatre
2. MPAC (Mayo Performing Arts Center)

● Shopping

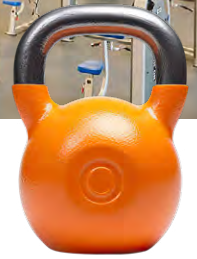
1. Hertz Car Rental
2. Whole Foods
3. Athleta
4. Bluemercury
5. Kings

● Hotel

1. Hyatt Regency

Where Business and Lifestyle Convene

HQ Plaza is a vibrant destination for premier office, dining and entertainment that is set to redefine the work-life experience in Morristown. Work, eat, exercise, shop, and relax in one place – courtesy of HQ Plaza’s 125,000-square-foot retail concourse and nearby amenities.



6:30AM

MORNING WORKOUT ON-SITE

Crunch Fitness at HQ Plaza makes getting a morning workout convenient and effortless before heading into the office. With 40,000 SF of fitness space, an indoor pool, and highly trained staff, Crunch Fitness offers a range of enjoyable workout options.



8:30AM

GRAB + GO BREAKFAST AT THE HYATT STARBUCKS

Running late? Order on the Starbucks app and conveniently pick it up from the Hyatt Regency Hotel located right next door. It’s a delicious and hassle-free way to start your day.



12:00PM

LUNCH AT THE NEW MASSERIA BY JOE CETRULO

One of the new restaurant concepts at HQ plaza, this upscale Italian steakhouse will seat up to 200 guests with seasonal outdoor seating. Host a power lunch or have a client meeting without leaving the complex.



5:30PM

RELAX AND UNWIND

After a long day at the office, treat yourself to some well-deserved relaxation at Hand and Stone Massage Spa, conveniently located in the plaza, and recharge your mind and body for the evening ahead.



7:30PM

DINNER AND A MOVIE

Following Happy Hour, or an afternoon massage, head over to the HQ Plaza AMC movie theatre for the latest blockbuster release. It’s the perfect blend of work, self-care and entertainment, turning an ordinary weekday into an extraordinary experience.

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FOR MORE INFORMATION, PLEASE CONTACT:

Robert Donnelly Jr

+1-973-292-4621

robert.donnelyjr@cushwake.com

Ben Brenner

+1-973-292-4617

ben.brenner@cushwake.com

1150 Headquarters Plaza

West Tower - 3rd Floor

Morristown, NJ 07960

+1-973-993-1200

cushmanwakefield.com



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