

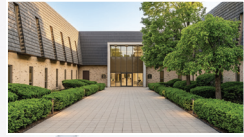
# Morris County's Office Value Leader



2 RIDGEDALE AVE



3 WING DR



14 RIDGEDALE AVE



# A PORTFOLIO BUILT FOR TENANT SUCCESS

Prime Location. Exceptional Value. Proven Choice.

2 Ridgedale Ave



14 Ridgedale Ave



3 Wing Dr



**EI Realty** is a long-established, privately held real estate owner and developer based in Cedar Knolls, New Jersey. The firm has been developing, owning, and managing commercial real estate in the region since the mid-1960s. Their Cedar Knolls portfolio includes seven buildings, totaling over 400,000 sf.

Affiliated with **EI Associates**, a full-service architecture, engineering, and construction firm, EI Realty provides on-site design, construction, and property management services to its Morris County portfolio.

With immediate access to Routes 10, 287 & 80, EI Realty's Cedar Knolls corporate campus provides excellent connectivity to Morristown and the broader Northern New Jersey market, along with abundant nearby retail, hotels, dining, and business amenities





# 2 Ridgedale Avenue Cedar Knolls, NJ

## PROPERTY FEATURES

- 70,000 sf Three (3) Story Elevatored Office Building
- On-Site PNC Bank
- Abundant Parking
- NEWLY Renovated Restrooms

## AVAILABLE SPACES

### Suite 100: +/- 19,200 sf (*Divisible*)

- Upgraded Office/Flex Suite—Creative Office PLUS Flex Space
- Flexible Floor Plan; Many Uses Permitted
- Private Offices/Collaborative Spaces/Bullpen/Demo Rooms
- 10 ft Ceilings
- Multiple Access Points
- Private Loading Area
- Assembly Room

### Suite 201: +/- 4700 sf

- Reception/Waiting Area
- Eleven (11) Windowed Offices
- Eat-In Kitchen
- Conference Room
- Small Bullpen

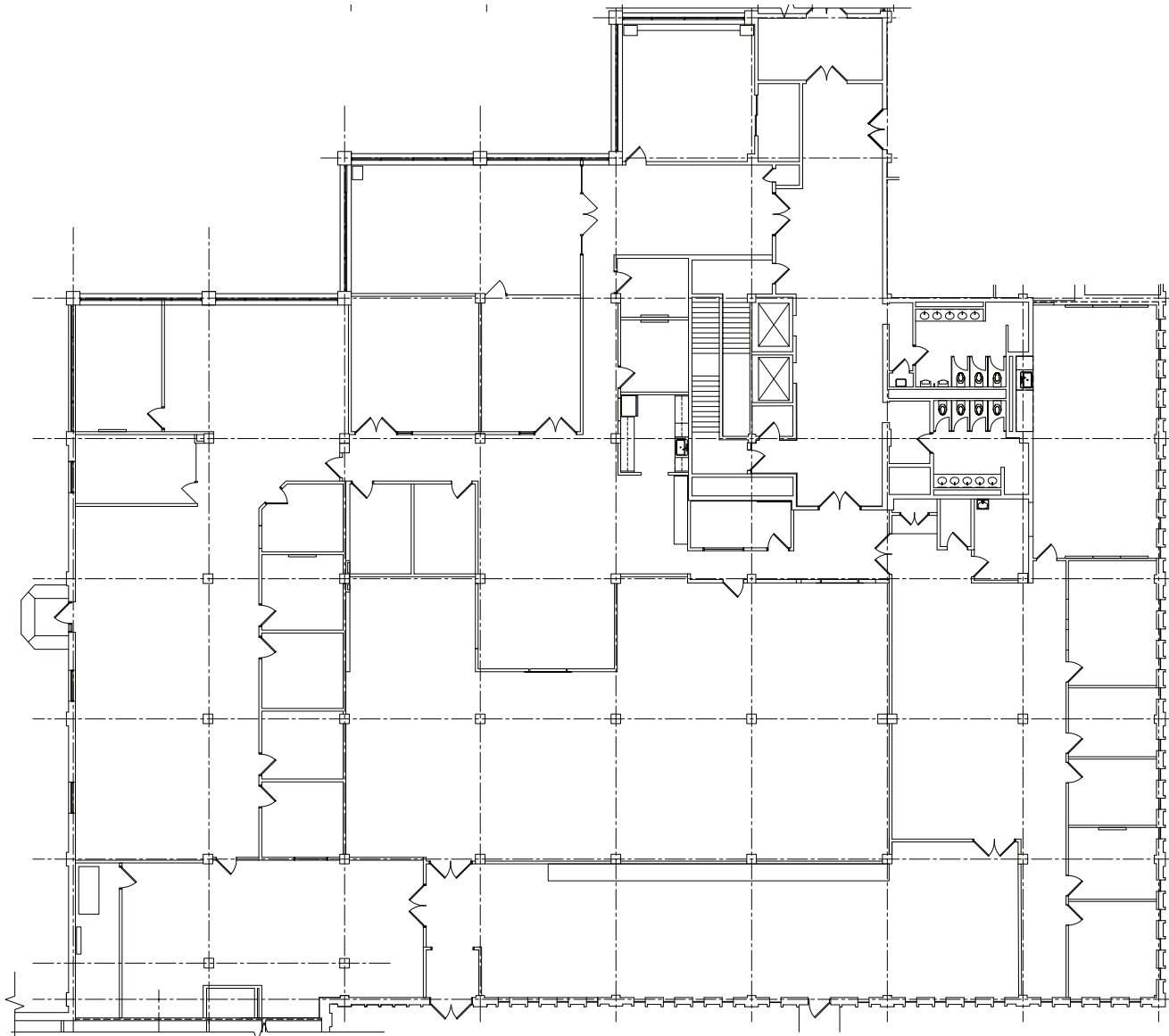
### Suite 243: +/- 1700 sf

- Four (4) Private Offices
- Conference Room
- Eat-In Kitchen
- Storage Room

**Rental Rate: \$18.00 PSF + Tenant Electric**

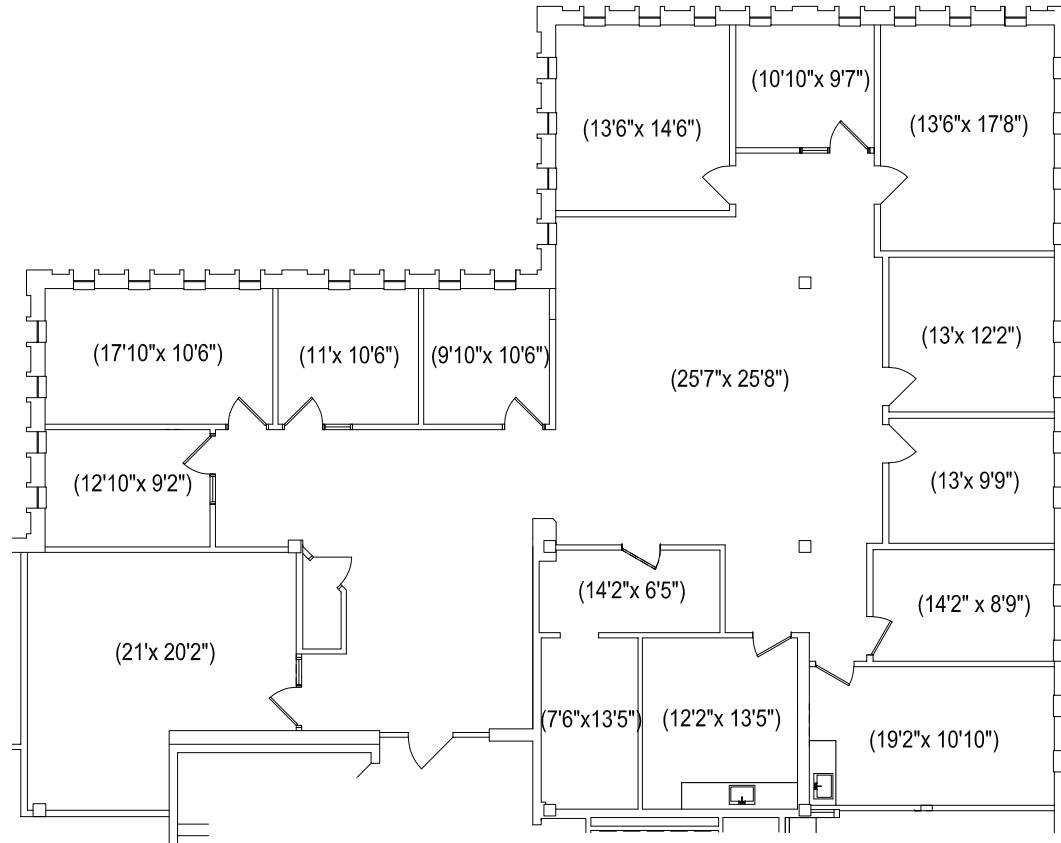


**Suite 100 Floor Plan**  
**+/- 19,200 sf**



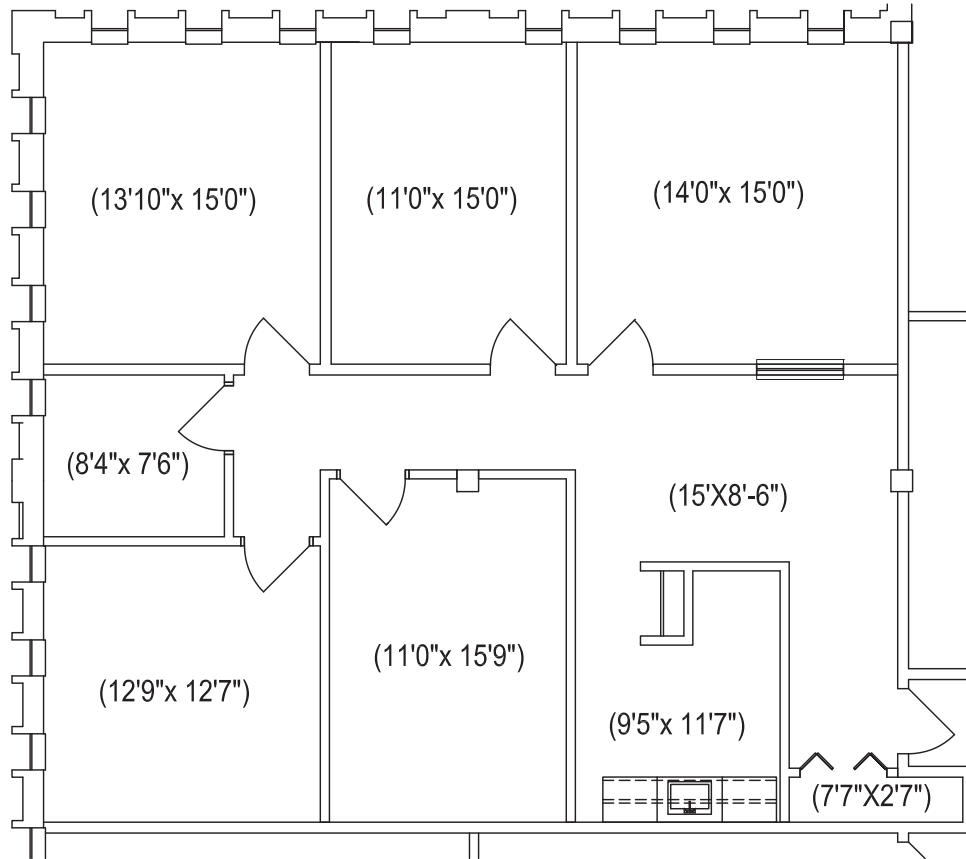
**Floor Plan Not Drawn to Scale.**

**Suite 201 Floor Plan  
+/- 4700 sf**



**Floor Plan Not Drawn to Scale.**

**Suite 243 Floor Plan**  
**+/- 1700 sf**



**Floor Plan Not Drawn to Scale.**

# 14 Ridgedale Avenue Cedar Knolls, NJ

## PROPERTY FEATURES

- 50,000 sf Two (2) Story Elevatored Office Building
- Abundant Parking
- Flexible Floor Plans

## AVAILABLE SPACES

### Suite 104: +/- 1650 sf

- Move-In Ready Physical Therapy Space
- PRIVATE Entrance off Parking Lot
- Reception/Waiting Area
- Washer/Dryer Hook-Up Nook
- Large Open Bullpen

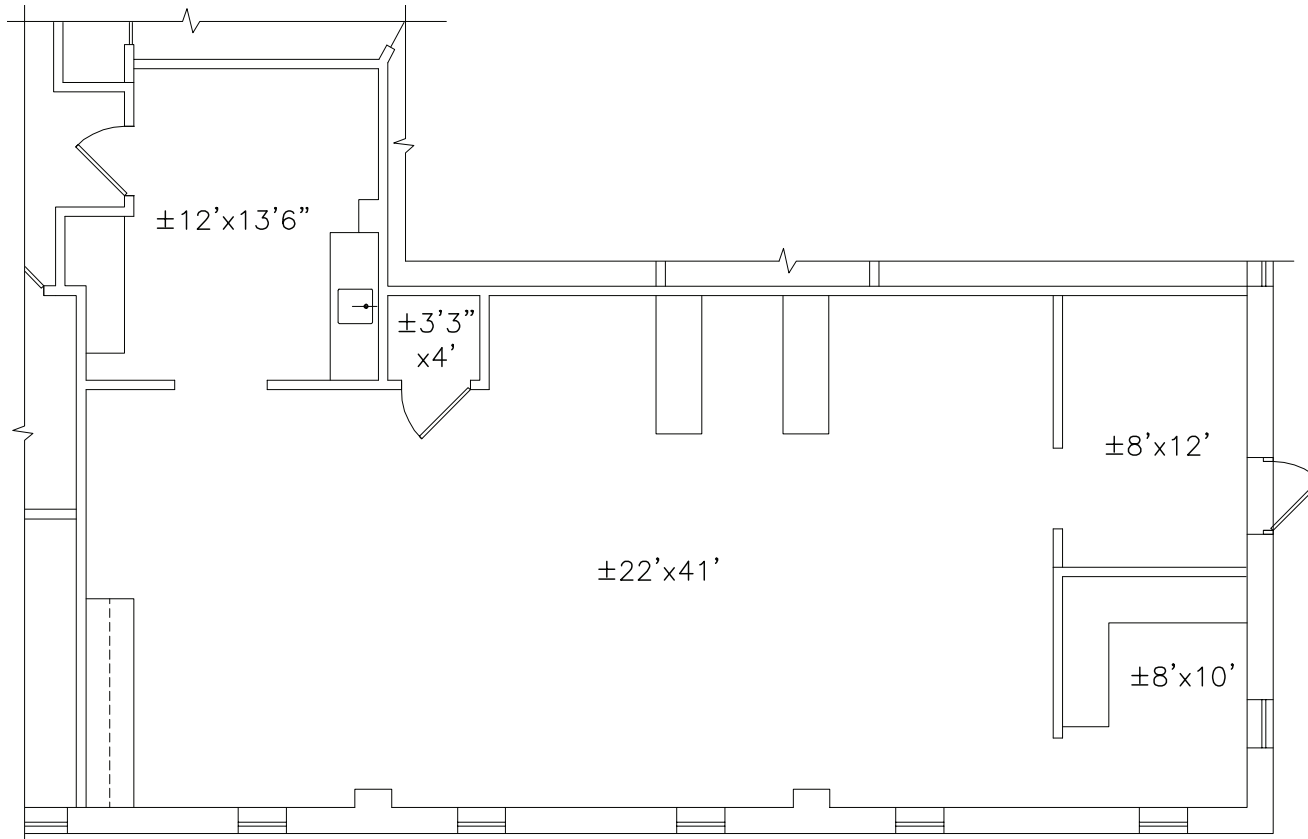
### Suite 260 +/- 2600 sf

- Reception Area
- 7 Offices
- Conference Room
- Storage Room

**Rental Rate: \$18.00 PSF + Tenant Electric**

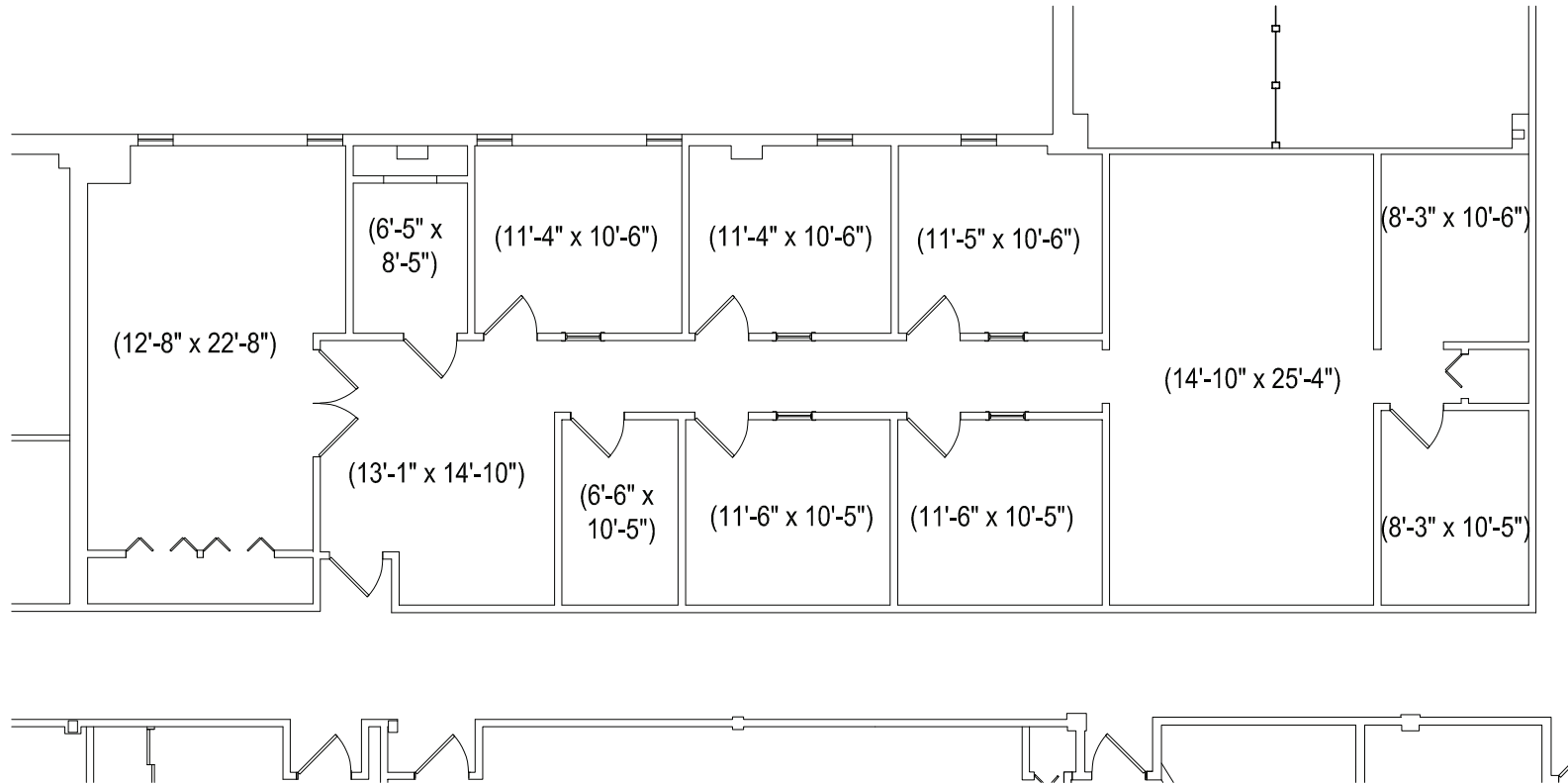


**Suite 104 Floor Plan  
+/- 1650 sf**



**Floor Plan Not Drawn to Scale.**

**Suite 260 Floor Plan**  
**+/- 2600 sf**



**Floor Plan Not Drawn to Scale.**

# 3 Wing Drive Cedar Knolls, NJ

## PROPERTY FEATURES

- 65,000 sf Two (2) Story Elevatored Office Building
- Park-Like Campus
- Abundant Parking
- NEWLY Renovated Restrooms/Common Areas

## AVAILABLE SPACES

### Suite 259: +/- 4700 sf

- Reception Area
- Seven (7) Offices
- Conference Room
- Large Eat-In Kitchen
- File Room/Storage Room
- Bullpen

### Suite 260 +/- 7100 sf:

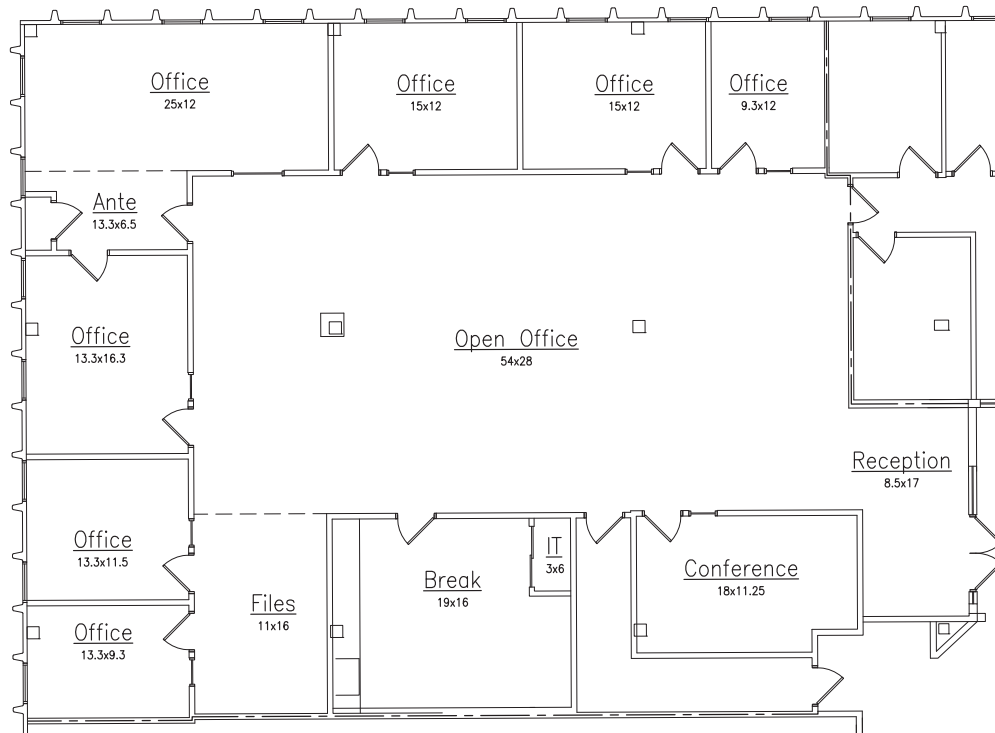
- 16 Private Offices
- Conference Room
- Storage Room/IT Room/File Room
- Large Eat-In Kitchen

*Up to 12,000 sf of Contiguous Space Available*

**RENTAL RATE \$18.00 PSF + Tenant Electric**

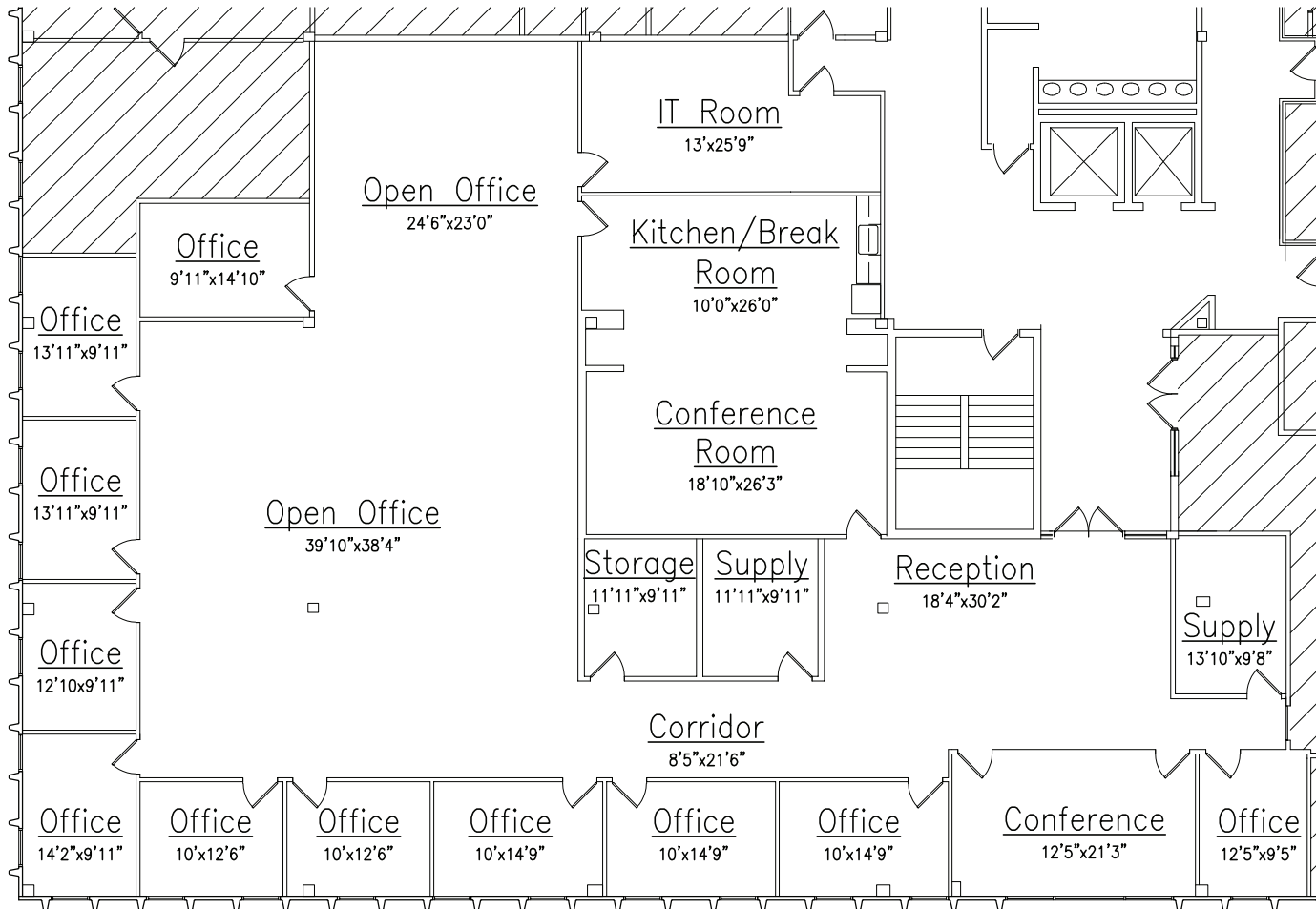


**Suite 259 Floor Plan  
+/- 4700 sf**



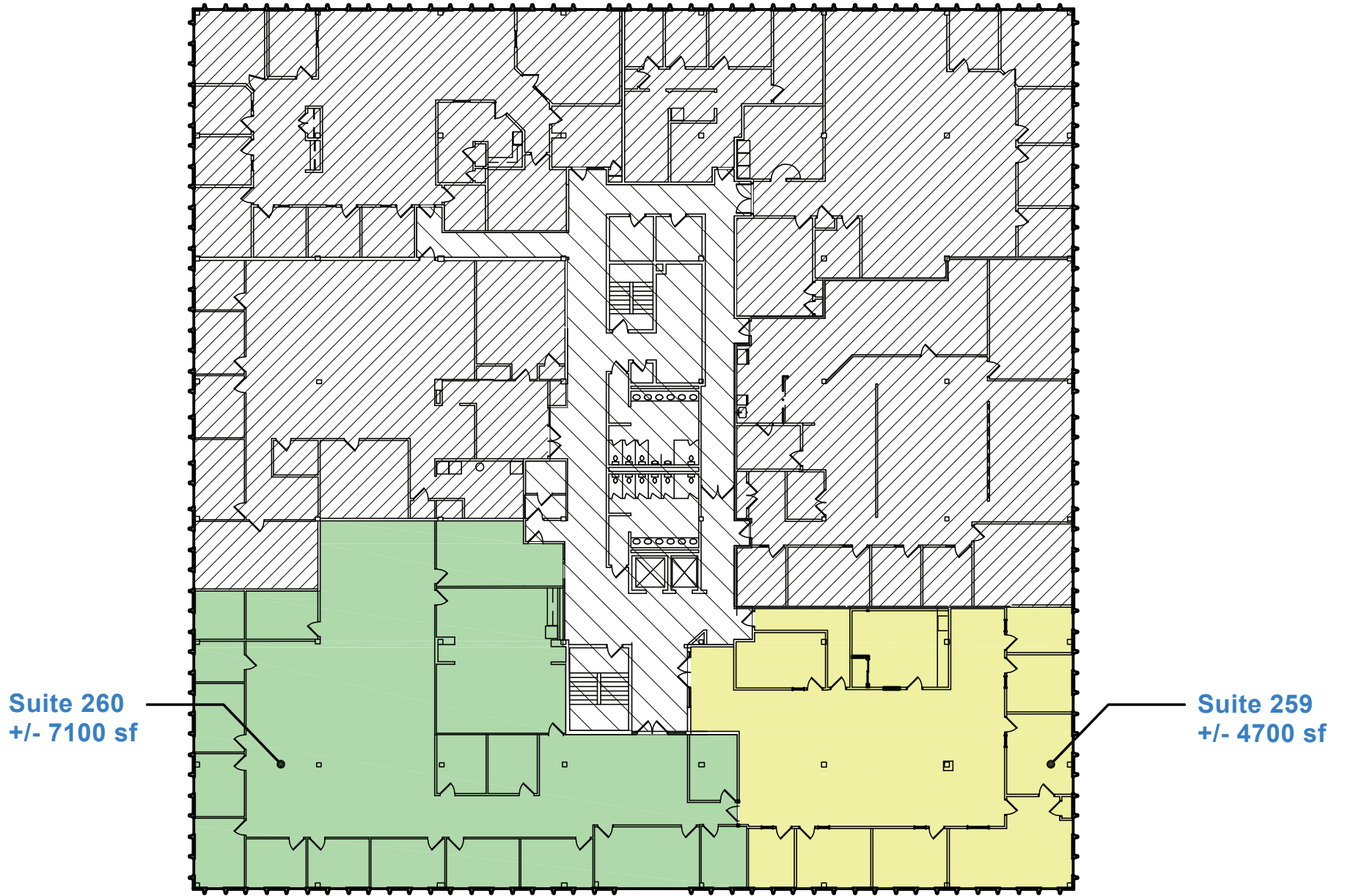
**Floor Plan Not Drawn to Scale.**

**Suite 260 Floor Plan**  
**+/- 7100 sf**

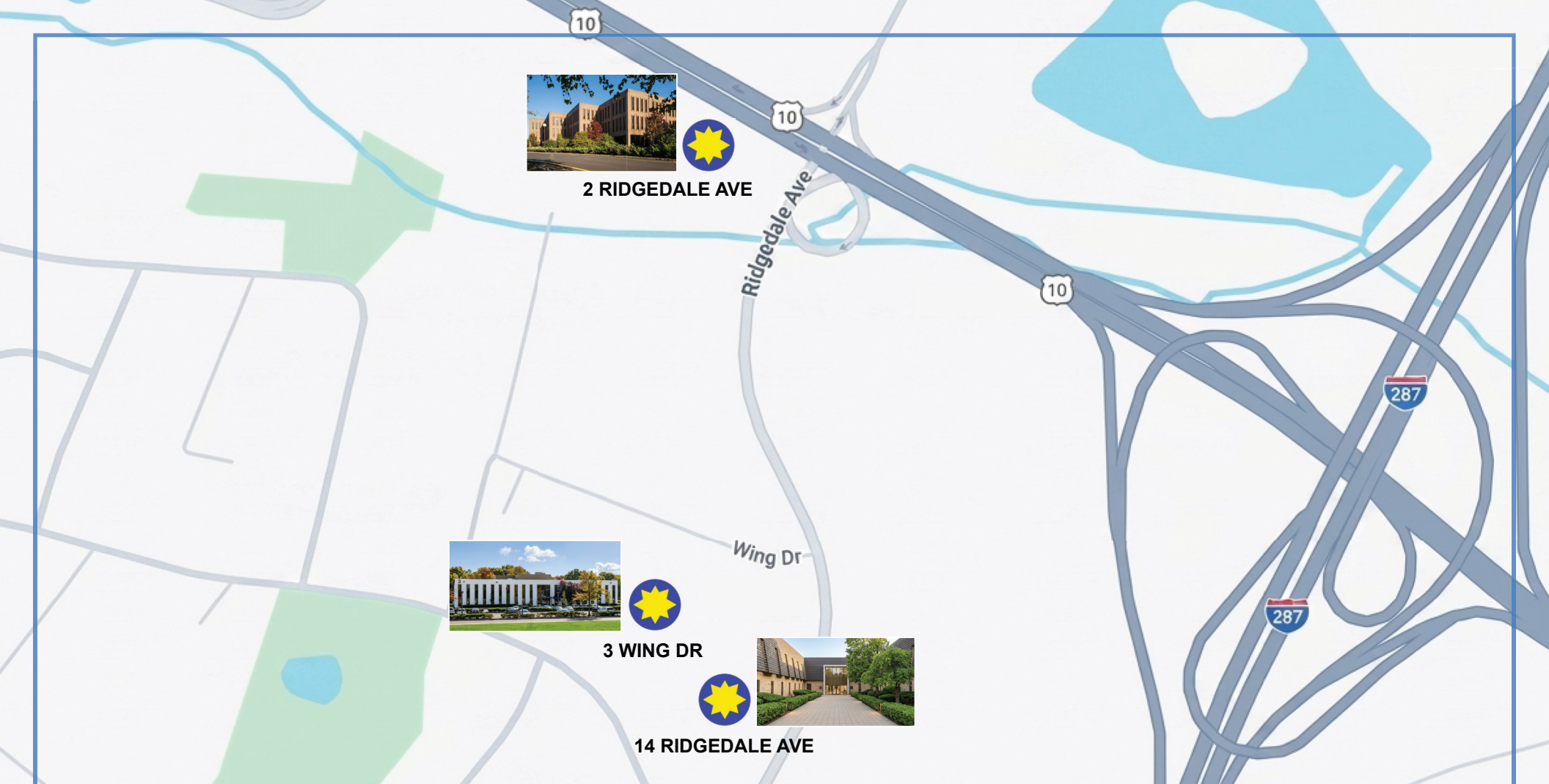


**Floor Plan Not Drawn to Scale.**

Up to 12,000 sf of Contiguous Space Available



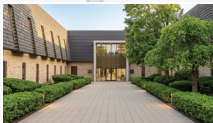
Floor Plan Not Drawn to Scale.



2 RIDGEDALE AVE



3 WING DR



14 RIDGEDALE AVE

# NEWMARK ASSOCIATES

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