

*PREMIERE
MEDICAL SPACE
FOR LEASE*

4,107 SF

91 S JEFFERSON ROAD
Whippany, NJ

***Turn-Key
Move Right In!***



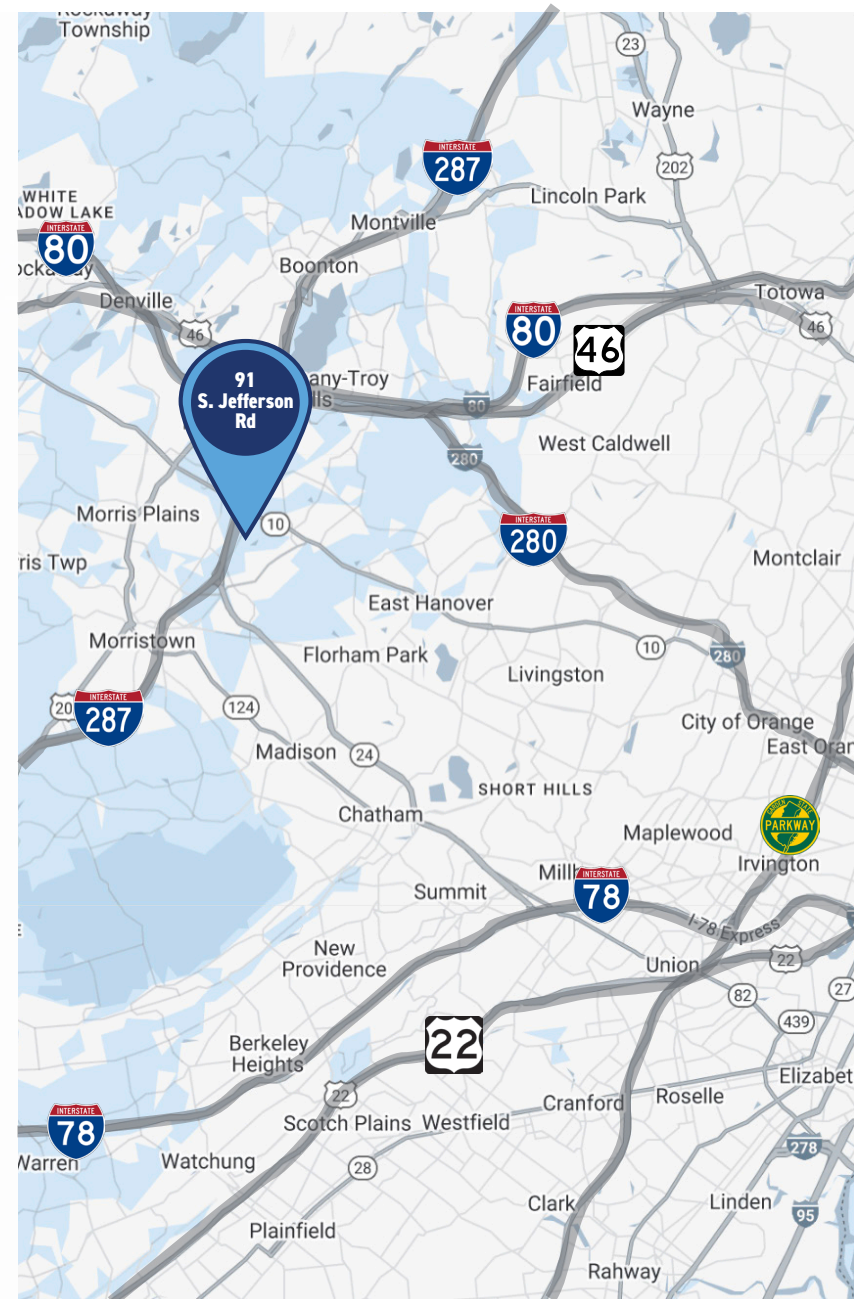
TEAM LIZZACK-HORNING

PROPERTY INFORMATION

91 S JEFFERSON ROAD *Whippany, NJ*

Total Space Available: 4,107 SF

- Total Building Size: 21,000 SF
- Lot Size: 2.3 Acres
- Floors: 3
- Ready to Occupy: High-quality custom build-out
- Parking: Covered parking & surface spaces
- Inquire for lease rate



PROPERTY HIGHLIGHTS

- **Prime Morris County Location:** Excellent visibility and easy access
- **Easy Highway Access:** Route 10, I-287, & I-80
- **Within a 10 Minute Drive From:** Morristown Medical Center, Downtown Morristown, and NJ Transit Morristown Station
- **High-Income Residential Area:** Strong demographics and a large daytime population
- **Ample Private Covered & Surface Parking/Convenient Access:** Patient-friendly layout with parking close to the entrance
- **Fast Occupancy:** Move-in ready with minimal downtime or renovation needs



Within a 5 mile radius:

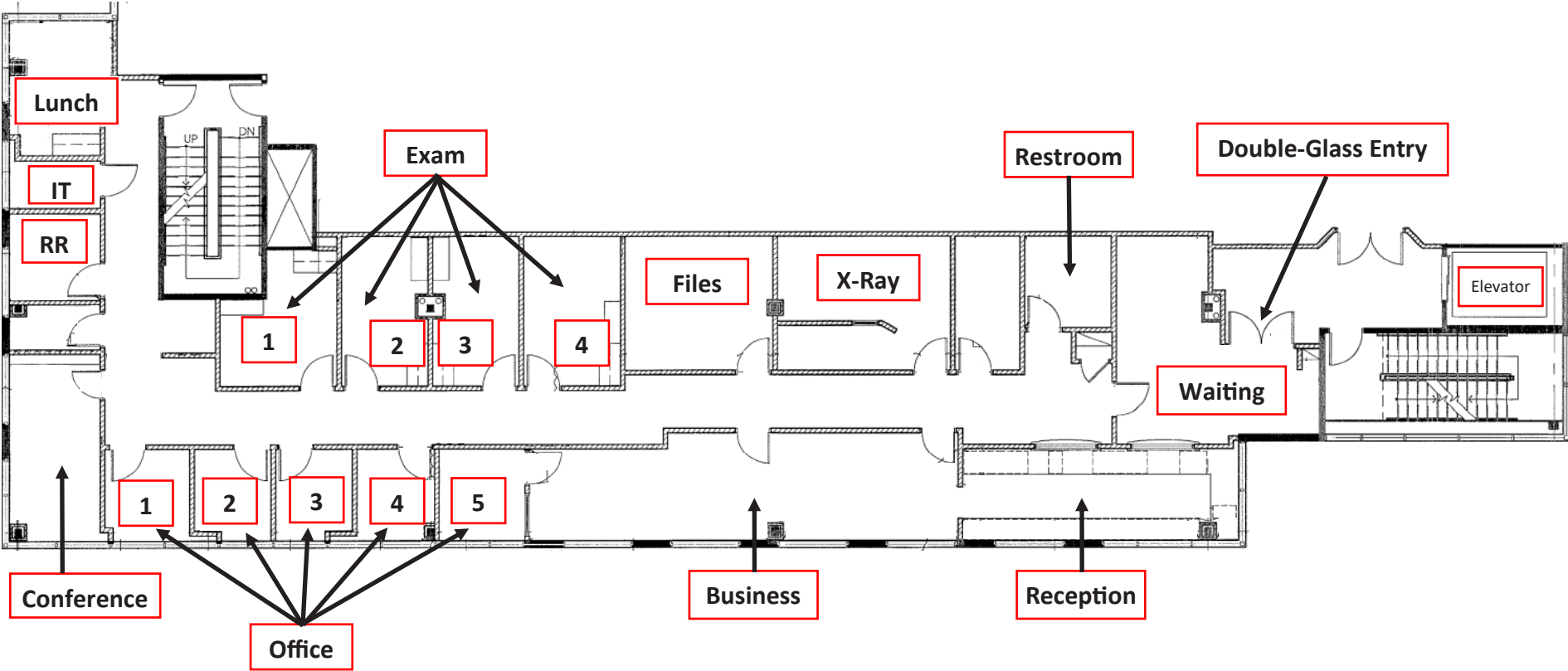
Population: **149,026**

Median Age: **41**

Average HH Income: **\$185,491**



FLOOR PLAN (2nd FLOOR)



PROPERTY PHOTOS - EXTERIOR



PATIENT DROP-OFF



PROPERTY PHOTOS - INTERIOR



2nd FLOOR VESTIBULE



INTERIOR HALLWAY



RECEPTION/WAITING AREA



BUILDING LOBBY



 For more information

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