

# LOCATION. CHARM. PROMINENCE.



**LIVINGSTON**  
Corporate • Park

# Location, Charm & Prominence In One Choice Address

**S**trategically located in Essex County just east of the Morris County line, 220 South Orange Avenue at Livingston Corporate Park is

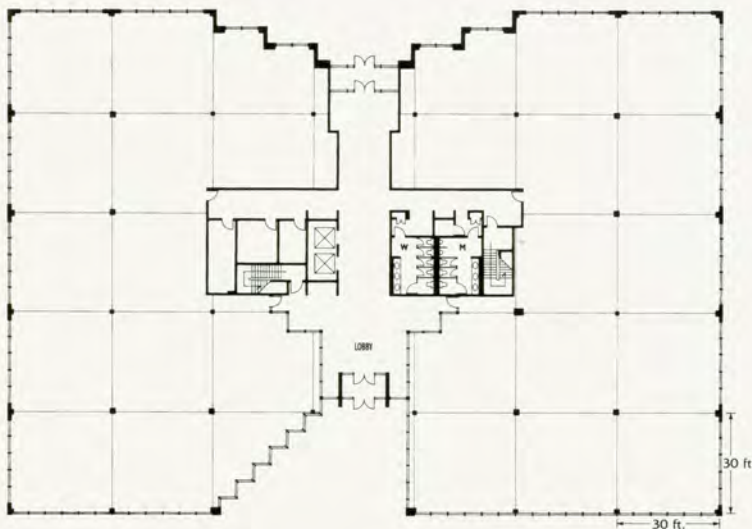
a distinctive office building of the highest quality set amidst a charming 78-acre backdrop

of towering trees, landscaped lawns and natural brooks.

220 South Orange Avenue is designed to confer prestige and cachet upon its privileged tenants and represents a unique opportunity to establish a prominent presence in a business community that has become a virtual corporate corridor of some of New Jersey's finest corporations.



- ▶ A three-story building with unit sizes of 2,500 to 25,000 sq. ft. (90,000 sq. ft. total).
- ▶ Two-story garden atrium lobby.
- ▶ Thirty-foot column spacing permits flexible office layouts.
- ▶ Five-foot windows, fully insulated and energy-efficient.
- ▶ Nine-foot finished ceilings.
- ▶ Twenty-four hour access security card system and on-site security.
- ▶ Fully sprinklered, fire alarm system.
- ▶ Ample on-site parking.
- ▶ Immediate access to Rtes. 10, 24, I-78, I-80, I-280, I-287, New Jersey Turnpike and the Garden State Parkway-- easily accessible from Morristown, Newark and Manhattan (just 45 minutes away).
- ▶ 4 miles from Morristown Airport, less than 1/2 hour from Newark Airport; nearby train and bus service.
- ▶ Directly opposite Livingston Mall with over 130 stores; The Mall at Short Hills is 5 minutes away.
- ▶ First-rate restaurants, shops, services, colleges and recreational facilities nearby.
- ▶ Proximity to many residential communities provides access to a large pool of executive, managerial and clerical personnel.
- ▶ Major corporations in the area include: CIT Financial, Formosa Plastics, Bell Labs, Nabisco Brands and AIG.



Floor Plan Above:  
220 South Orange Avenue  
A three-story 90,000 sq. ft. building  
Two passenger elevators

For Information, contact:  
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