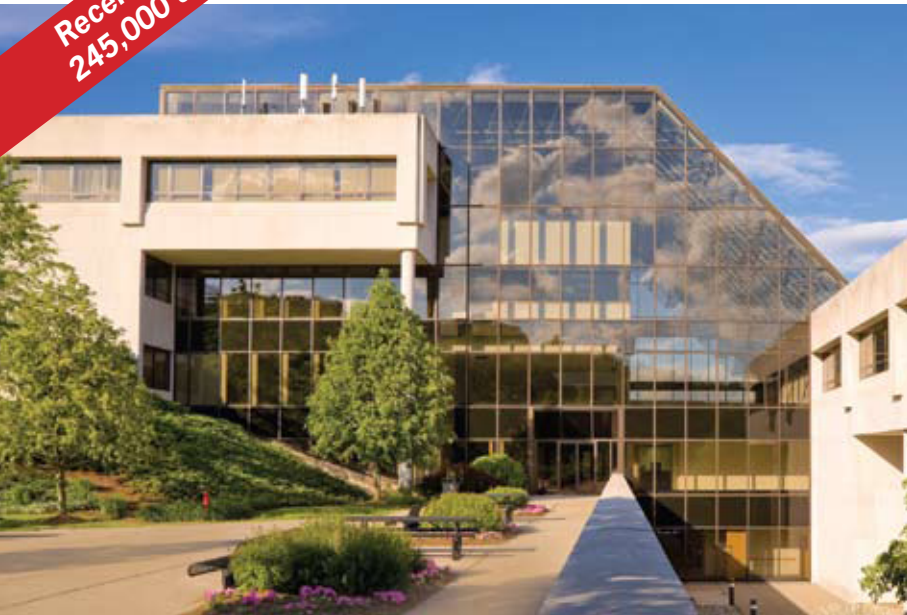


412 Mt. Kemble Avenue

Kemble Plaza II • Morris Township, NJ

Recently renovated!
245,000 sf available.



The newly renovated 412 Mt. Kemble Avenue features an ideal corporate setting and a strategic Morris County location.

Located in Morris County's renowned corporate corridor, 412 Mt. Kemble Avenue is a 475,100 square-foot class A headquarters-quality office property. Recently renovated, this prime property offers a host of amenities including on-site food service, a fitness center, executive garage parking, and dual power feed, as well as convenience to Morristown and its multitude of services.

This premier headquarters-quality property features:

- Recent renovations including:
 - New main entrances providing enhanced entry points to the building for multi-tenant use
 - New 105-seat cafeteria
 - New "grab-and-go" food kiosks
 - Common area improvements
 - Upgraded executive garage parking
- Additional on-site amenities including a fitness center, storage space, and generous surface parking
- Two full-height atriums connecting three, three-story buildings
- Attractive campus setting
- Dual power feed from two different substations providing true power redundancy
- 1250 kw back-up generator
- 6,895 sf data center with raised floor, redundant air conditioning and supported by the generator
- Interior three-bay loading dock
- Responsive on-site Mack-Cali property management

Mack-Cali properties offer distinct advantages:

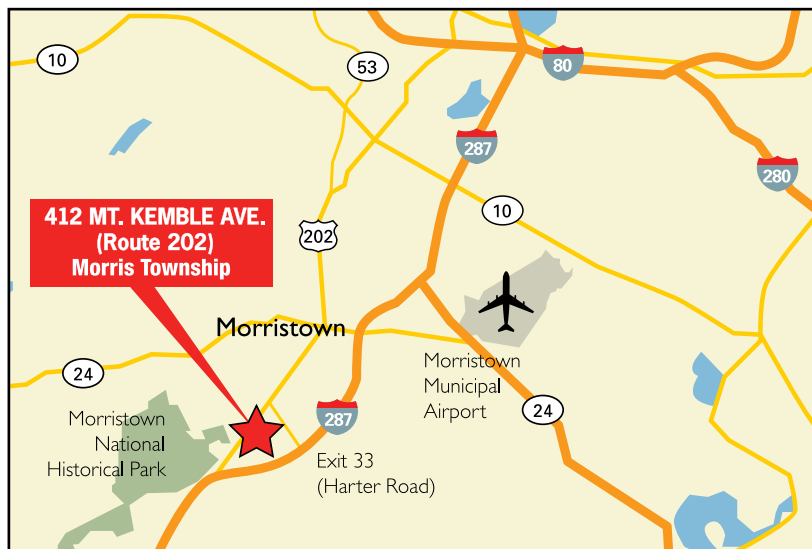
- Comprehensive in-house services provide tenants with a seamless and efficient process, covering every aspect from leasing and move-in to day-to-day operations.
- Extensive portfolio of properties offers a wide selection of locations to accommodate tenants' expansion, relocation or build-to-suit requirements.
- Mack-Cali's on-site management provides responsive, professional attention to the needs of tenants.



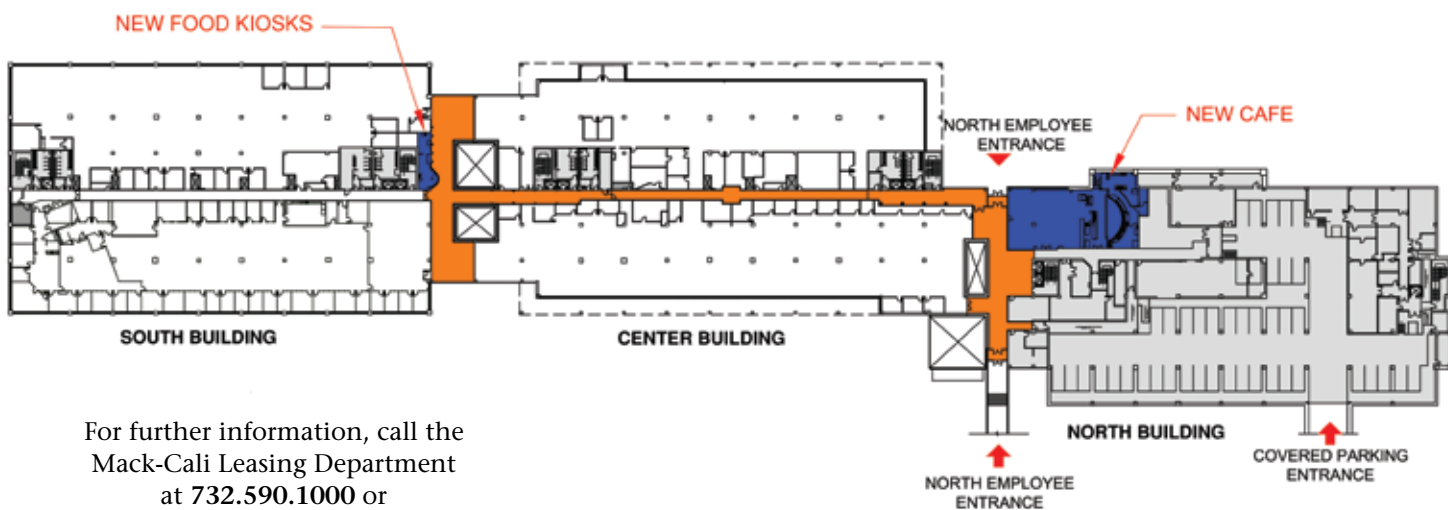
Recent renovations completed at 412 Mt. Kemble Avenue include upgraded common areas, new fitness center, cafeteria and new main entrances for multi-tenant traffic flow.

A convenient Morris County location:

- Situated on Route 202 near Exit 33 (Harter Road) of I-287, with easy access to Routes 24 and 10, I-80 and I-280
- NJ Transit train service to midtown Manhattan nearby at the Morristown train station
- Close to Morristown Municipal and Newark Liberty International airports
- Minutes to downtown Morristown and its multitude of shops, services, restaurants and full-service hotels
- Proximity to state, county and municipal courts in Morristown
- Renowned corporate corridor, home to numerous Fortune 500 corporations
- Highly-educated labor force and affluent residential areas nearby



412 Mt. Kemble Avenue is conveniently located on Route 202 near Exit 33 (Harter Road) of I-287, just minutes from I-80.



SECOND FLOOR PLAN

- Orange: New Common Areas
- Blue: Amenities
- Grey: Base Building

For further information, call the Mack-Cali Leasing Department at 732.590.1000 or e-mail leasing@mack-cali.com.



343 Thornall Street • Edison NJ 08837

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