

# 245 MAIN ST, SUITE 103 THE WILLIAMSON BUILDING CHESTER, NJ

**FOR LEASE**  
**Office Space**  
**Available**

First Floor Suite 103  
2,485 SF  
Second Floor Suite 203  
1,266 SF



## THE PROPERTY

The 'Williamson Building', an American landmark school from the 1920's that has been fully restored and modernized for contemporary medical and professional office space use.

Located on Route 24 in Historic Chester, Morris County, NJ, just outside of Randolph, Long Valley, and Far Hills.

## PROPERTY FEATURES

- Recently renovated interior and exterior
- Interior has been fully modernized with a state of the art design and layout for each suite
- Exterior has large windows and elegant brick facade
- 143 car parking on-site with handicap accessibility
- ADA compliant
- Great curb appeal; professionally landscaped grounds
- High speed internet
- Walking distance to local shops and eateries
- Easy access to Routes 80, 206 and 287



**ROBERT "BOB" BARTNETT**

Sales & Leasing Agent

C 908.528.0577

O 908.751.7750

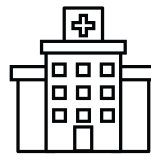
[bobbartnett@kwcommercial.com](mailto:bobbartnett@kwcommercial.com)



Information deemed reliable, but not guaranteed and should be independently verified. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.



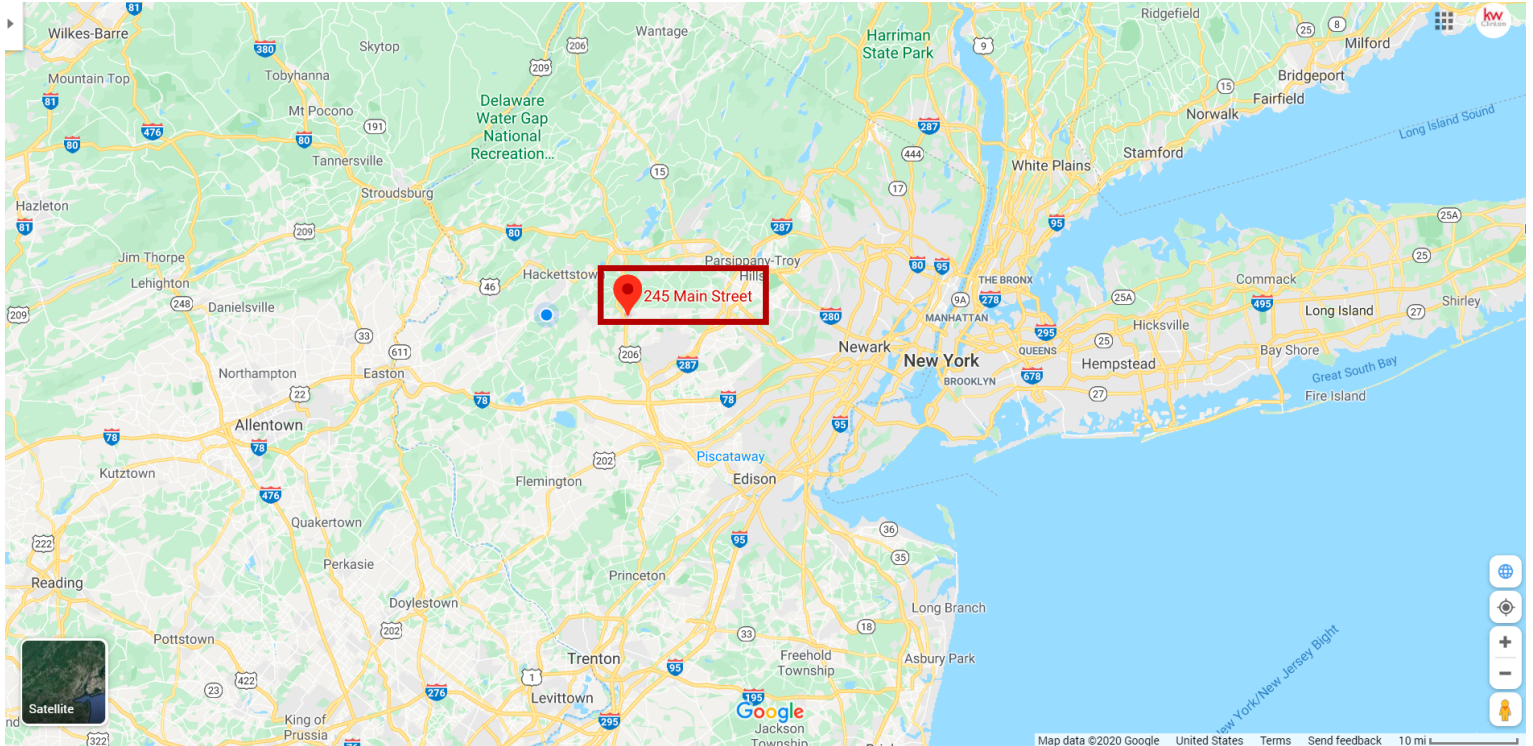
# LOCATION



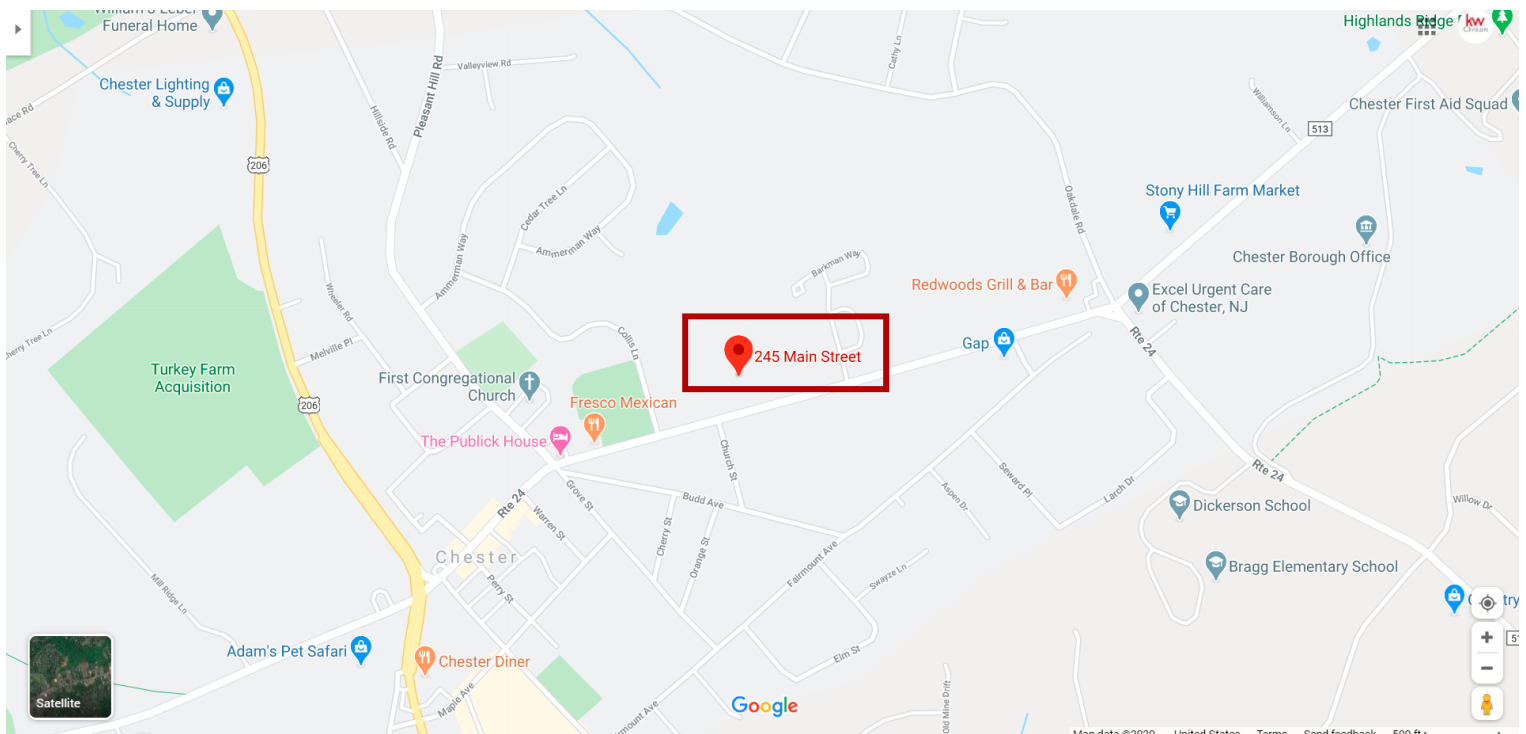
- 6-7 Miles to NJ Transit at Gladstone and Peapack Commuter Rail (Morris & Essex Gladstone Branch)
- 16 Miles to Morristown Airport
- 34 miles to Newark Liberty International Airport
- 13 Miles to Morristown Medical Center

- .5 Mile to Route 206
- 9 Miles to Route 80 via Route 206
- 9 Miles to Route 10 (Randolph)
- 10 Miles to Route 287 via Route 206
- 12 Miles to Route 78

Distances Approximate



Steady population growth in conjunction with real estate development offers favorable opportunities for local commerce, both established and new.





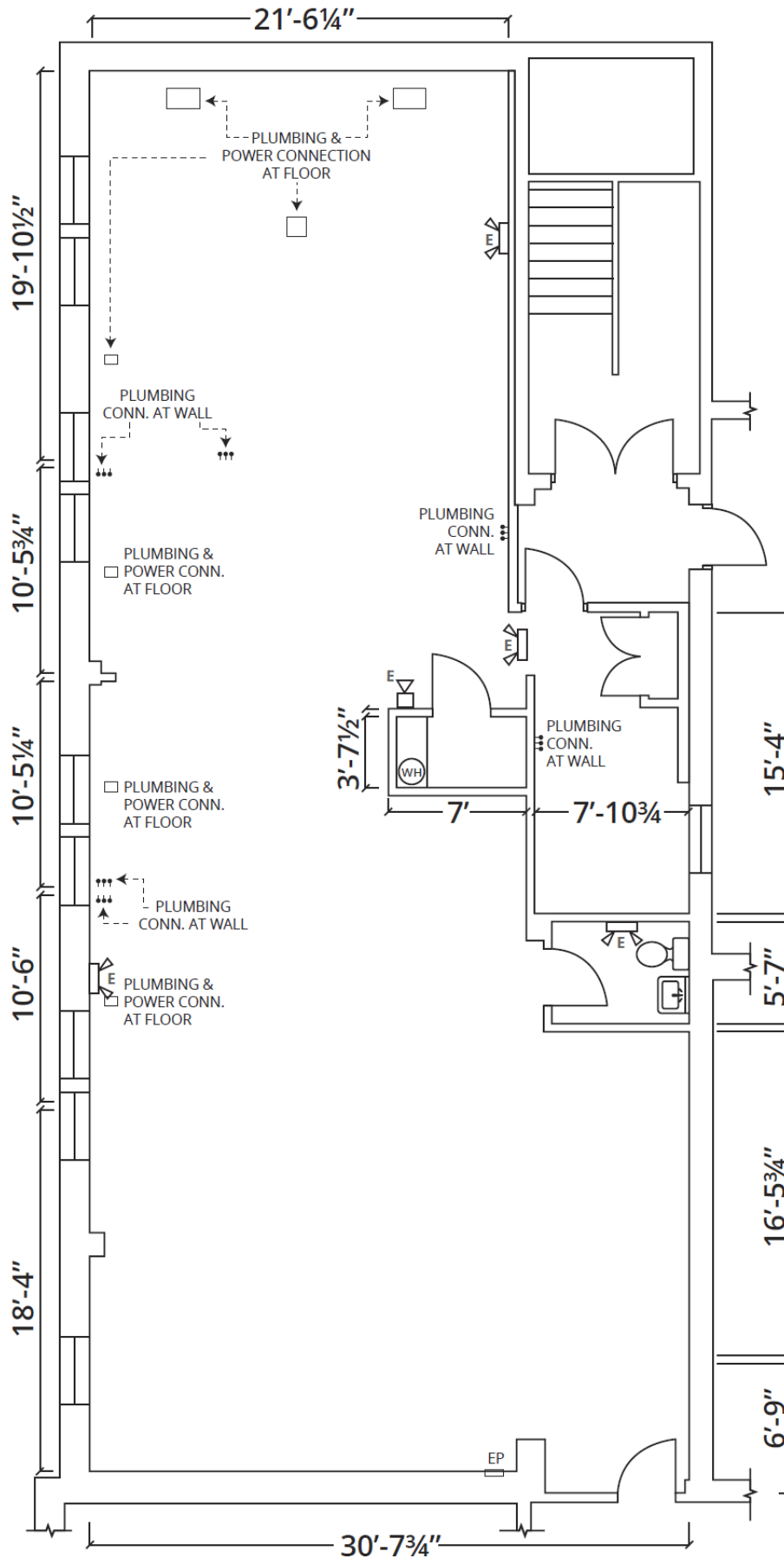
## First Floor





**FIRST FLOOR SUITE 103 2,485 SF (+/-)**

This plan is for presentation only and may not reflect final dimensional, structural, decoration and furnishing details.  
All dimensions are approximate and are subject to errors and omissions. 1/20



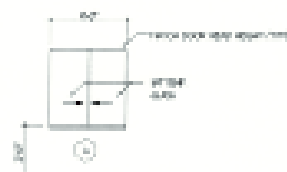


# SECOND FLOOR SUITE 302 1,266 SF (+/-)

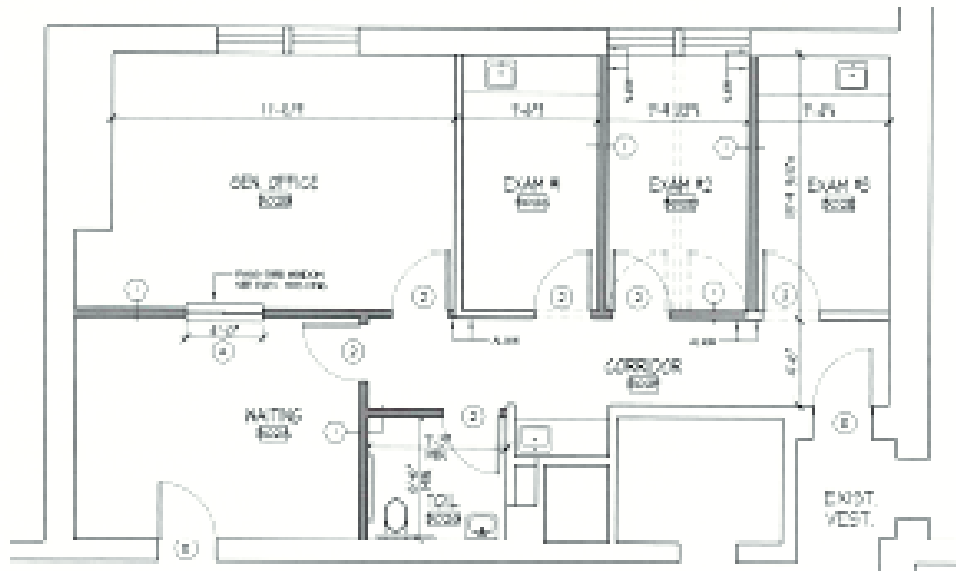
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## LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- DEMOLITION WALL



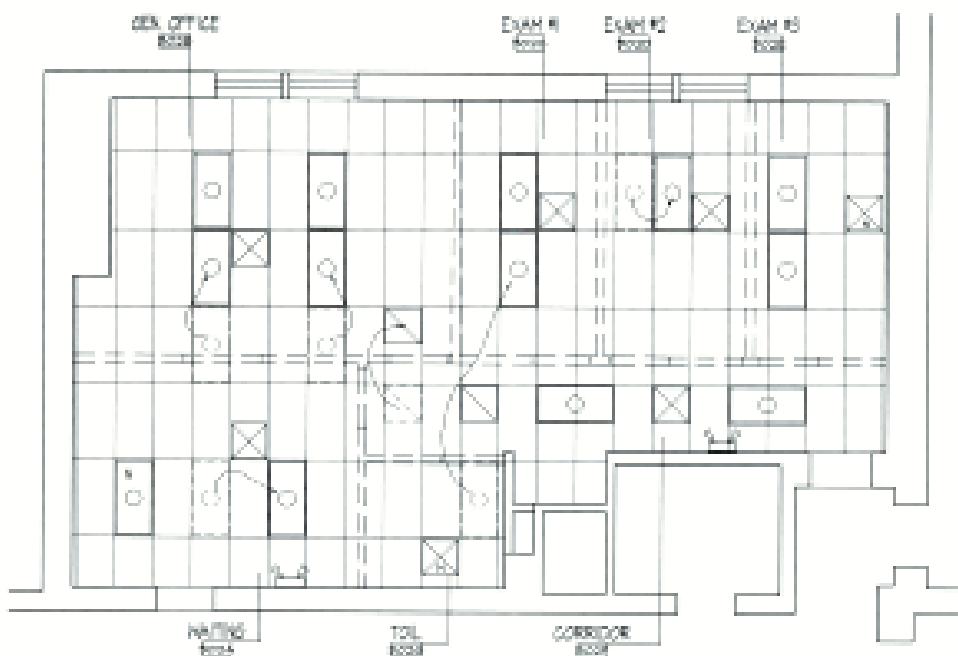
PASS-THRU WINDOW ELEVATION



1 FLOOR PLAN  
1/4" = 1'-0"

## CEILING LEGEND

- PARTITION BELOW CEILING
- 2x4 SUSPENDED CEILING GRID
- 2x4 FLUORESCENT FIXTURE - EXIST
- 2x4 FLUORESCENT FIXTURE - NEW
- 2x4 FLUORESCENT FIXTURE EXIST. TO BE RELOCATED
- HVAC DIFFUSER OR RETURN GRILL - EXIST
- HVAC DIFFUSER OR RETURN GRILL TO BE RELOCATED
- HVAC DIFFUSER - NEW
- EMERGENCY EXIT LIGHTS - EXISTING
- ANY NEW ITEM



NOTE: 1. RELOCATED DIFFUSERS SHOWN AS NEW  
2. HVAC DIFFUSERS & RETURN GRILLS SHOWN FOR DIAGRAMMATICAL PURPOSE ONLY.  
RELOCATE ALL UNLabeled TO RELOCATED DIFFUSERS

2 REFL. CEILING PLAN  
1/4" = 1'-0"



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