



THE | ARBORS



# 4 & 6 CAMPUS DRIVE

PARSIPPANY, NEW JERSEY



**IDEALLY LOCATED WITH HIGH-END AMENITIES**  
AVAILABILITIES RANGING FROM 2,000 SF TO 50,000 SF



**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

## On-site amenities include:

- Full-service cafeteria (6 Campus Drive)
- Conference center (4 Campus Drive)
- Outdoor seating / meeting space

Extensive COVID-19 safety measures recognized with the prestigious **Hackensack Meridian Health Keeping America Safe "Seal of Approval"** certification



New ownership  
New property management



## RENOVATIONS

ESTIMATED COMPLETION  
Summer 2022

Disclaimer: An entity's use of the Hackensack Meridian Health ("HMH") Endorsement Seal of Approval ("Seal") establishes that the entity has formally engaged HMH to guide its documentation and processes with respect to the entity's preparations for the return of its work force and customers. The content in any document or any particular process guidelines containing the Seal is based on the acquired knowledge, experience and best practices established by HMH in its involvement with COVID-19, which took into account the then current governmental and regulatory guidelines (as of date provided by HMH). The Seal establishes HMH's recommendations. The Seal is not an endorsement or guaranty that any particular document or process is superior to other documents or processes and should not be construed by the entity or any third party as such, including but not limited to the entity's workforce, customers or visitors. The Seal should not be relied upon as a basis for making any business, legal or any other decisions by the entity or the entity's workforce, customers or visitors. The entity, as well as the entity's workforce, customers and visitors agree that the entity's use of the Seal does not afford any of them the ability to make a claim of any kind against HMH, or any of its affiliated entities, or their respective directors, officers, trustees, employees, agents or subcontractors for any and all damages that result from the use of the Seal. And the entity, as well as the entity's workforce, customers and visitors, understands that much of the content provided by HMH remains relevant, but that the governmental and regulatory guidelines continue to change and although a Seal is provided, the governmental and regulatory guidelines may require further updating of the documents and/or processes.



# BUILDING SPECIFICATIONS

## 4 CAMPUS DRIVE

## 6 CAMPUS DRIVE

### SAMPLE FLOOR PLANS

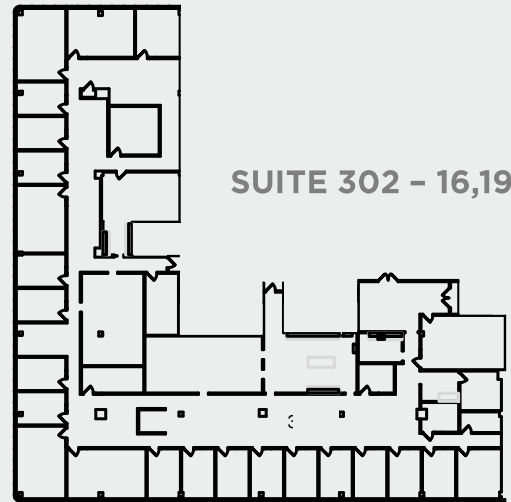
ENTIRE 1<sup>ST</sup> FLOOR



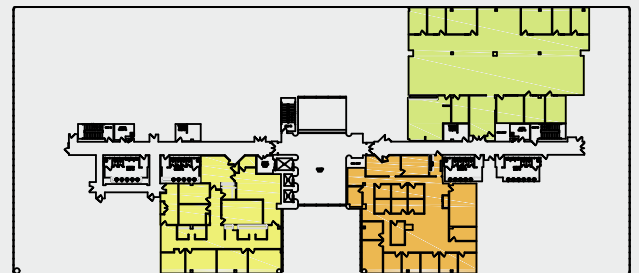
ENTIRE 3<sup>RD</sup> FLOOR



SUITE 302 - 16,190 SF



ENTIRE 2<sup>ND</sup> FLOOR



- **Total Building Area:** +/- 147,475 SF
- **Year Built:** 1983 / 2021 (Ware Malcomb)
- **Stories:** 3
- **Parking Ratio:** 4.1 / 1,000 SF
- **Availabilities:** from 2,000 SF to 50,000 SF

- **Total Building Area:** +/- 148,291 SF
- **Year Built:** 1983 / 2021 (Ware Malcomb)
- **Stories:** 3
- **Parking Ratio:** 4.1 / 1,000 SF
- **Availabilities:** from 2,000 SF to 50,000 SF

*CLICK BELOW TO DOWNLOAD OUR FULL FLOOR PLAN PACKAGES*

**4 CAMPUS DRIVE**

**6 CAMPUS DRIVE**

Tenants of 4 & 6 Campus Drive can utilize the amenities located throughout **The Arbors** campus, including a new fitness center, game room, conference centers, training rooms and cafeterias.

## AREA AMENITIES

### Restaurants

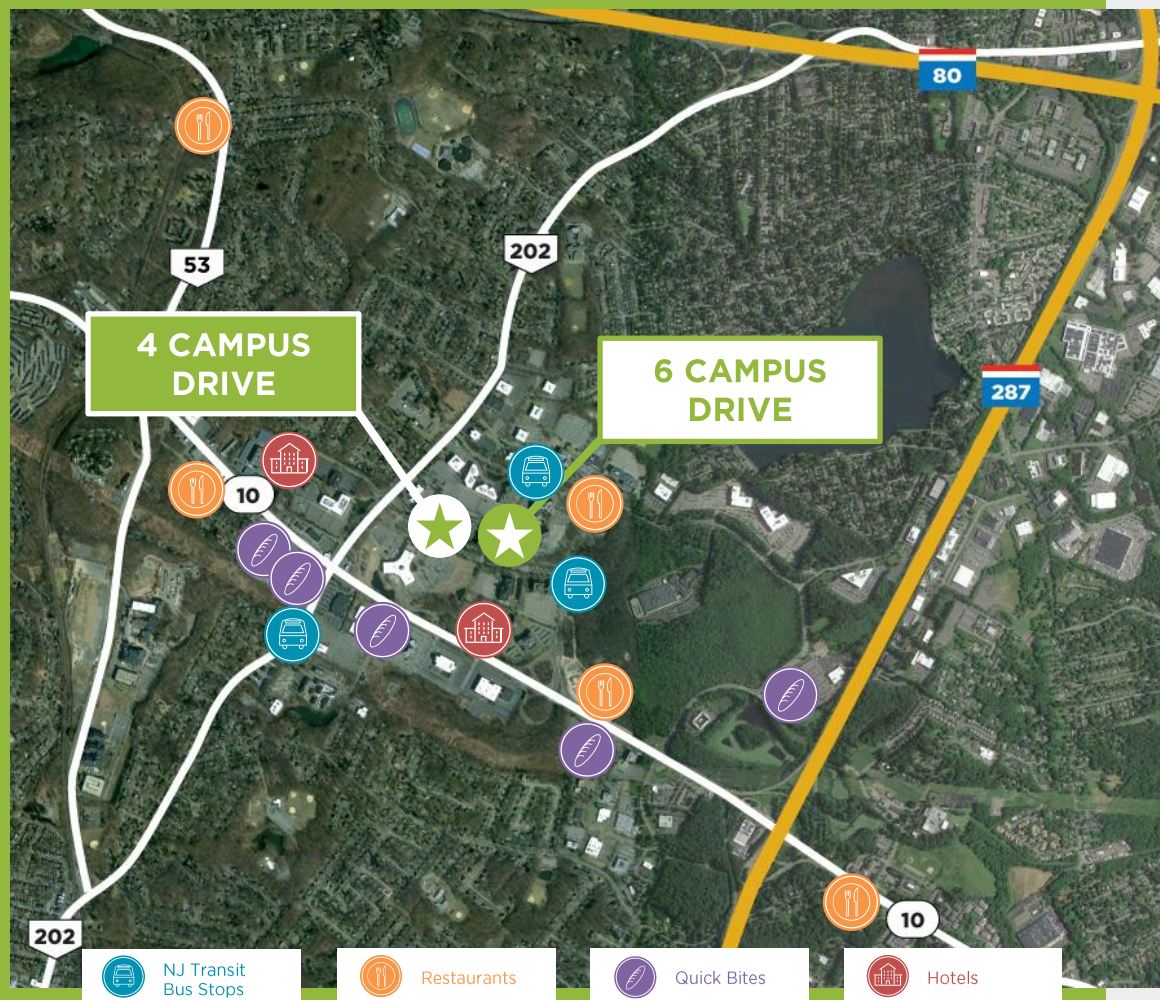
Ruth's Chris	0.7 miles
The Capital Grille	0.7 miles
Auld Shebeen	1.3 miles
Seasons 52	1.9 miles
Arthur's Tavern	2.0 miles
H2 Ocean	2.2 miles
Nikko Japanese Restaurant	2.5 miles
Cinnamon Indian Restaurant	2.6 miles
Il Capriccio	3.2 miles

### Quick Bites

Dunkin'	0.9 miles
Smashburger	1.0 miles
First Watch	1.0 miles
Chipotle	1.1 miles
Chick-Fil-A	1.1 miles
Starbucks	1.1 miles
Tabor Road Pizza	1.3 miles
Delizia Parsippany Pizzeria	1.6 miles
Wegman's / Wegman's Burger Bar	1.7 miles
Panera	1.8 miles
Mancino's Pizza & Italian Cuisine	3.4 miles
Qdoba	3.4 miles
5 Guys	3.5 miles

### Hotels

Hilton Parsippany / Hampton Inn	0.6 miles
Residence Inn	0.7 miles
Hanover Marriott	1.3 miles
Hyatt House	2.1 miles
Sheraton Parsippany Hotel	4.0 miles
Hyatt Regency Morristown	4.2 miles
Westin Governor Morris	5.2 miles



**Raymond  
TREVISAN**

+1 973 908 6090  
[raymond.trevisan@cushwake.com](mailto:raymond.trevisan@cushwake.com)

**Benjamin  
BRENNER**

+1 732 996 5220  
[ben.brenner@cushwake.com](mailto:ben.brenner@cushwake.com)

**David  
DeMATTEIS**

+1 973 444 6456  
[david.dematteis@cushwake.com](mailto:david.dematteis@cushwake.com)

**Mark  
ZAZISKI**

+1 201 572 9515  
[mark.zaziski@cushwake.com](mailto:mark.zaziski@cushwake.com)