



2001 Route 46

Parsippany, NJ

NEWMARK


SIGNATURE
ACQUISITIONS

Availabilities

1st Floor:

- 1,485 SF
- 2,284 SF
- 3,369 SF
- 4,202 SF

2nd Floor

- 4,006 SF
- 6,356 SF

4th Floor:

- 7,441 SF

5th Floor:

- 2,178 SF



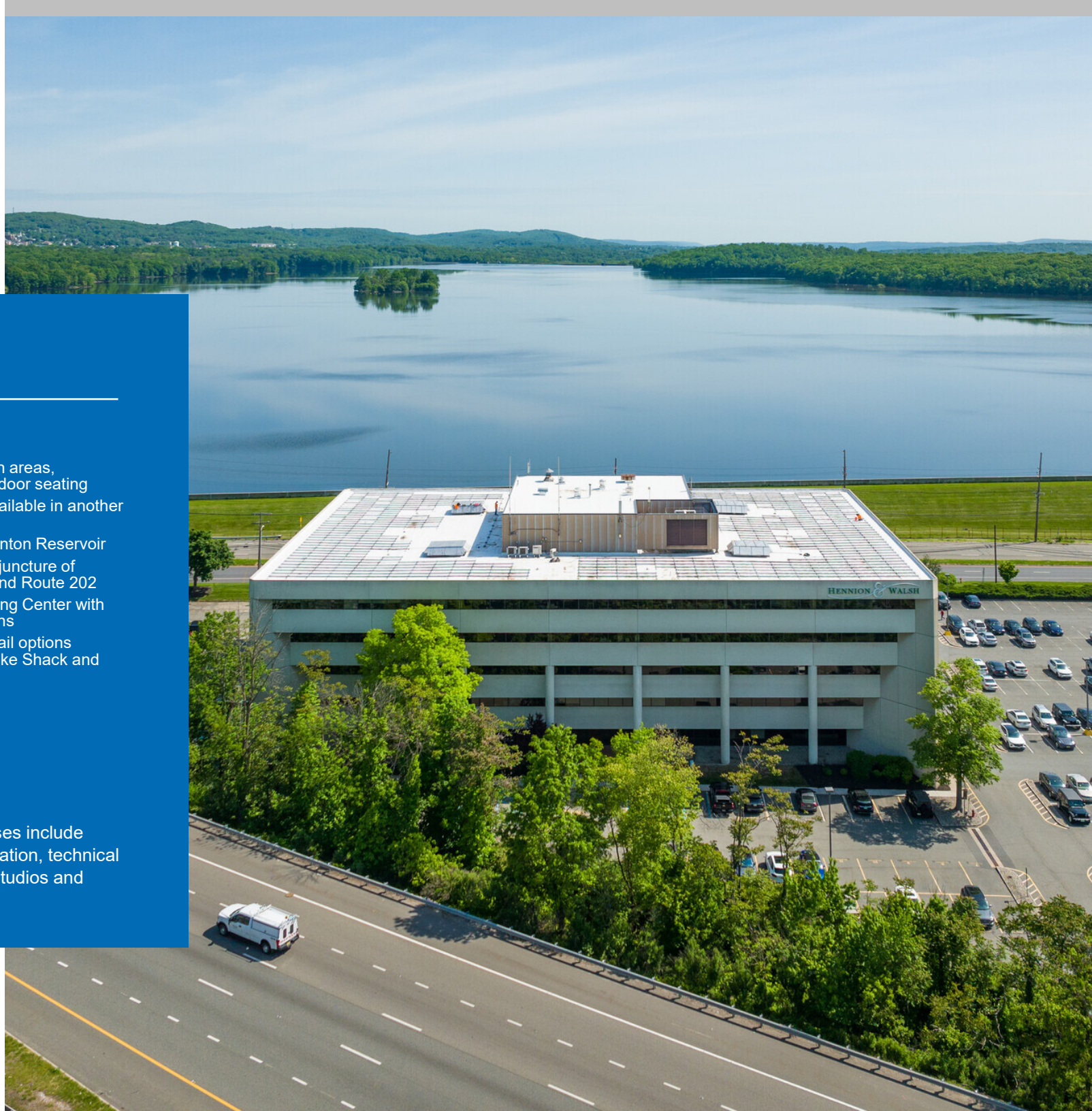
2001 Route 46

FEATURES

- Recently renovated common areas, restrooms and café with outdoor seating
- Shared conference room available in another nearby Signature building
- Panoramic views of the Boonton Reservoir
- Conveniently located at the juncture of I-287, Route 80, Route 46 and Route 202
- 1 mile to Morris Hills Shopping Center with food, fitness and retail options
- Nearby food, fitness and retail options including Whole Foods, Shake Shack and Blink Fitness

SPECIFICATIONS

- Size: 131,261 SF
- Floor: 26,252 SF
- Zoning: O-3: Permitted uses include professional offices, education, technical training, communication studios and medical office



Neighborhood Overview





Detailed Specifications

Rentable Area	131,261 SF	HVAC	Two Carrier Evergreen water-cooled tri-rotor screw chillers (total 386-ton capacity). Gas-fired boiler and 2- cell Baltimore Aircoil cooling tower with 1,200 GPM. Two air handlers, 75 HP and 60 HP	Telecom	Cablevision, Verizon, Lightpath
Floors	Five	Fire Safety	Wet sprinkler system in lobbies, boiler room and tenant entries	Elevators	Three Haughton Passenger elevators
Year Built	1981 / Renov. 2015, 2022	Utilities	Electric: JCP&L Gas: New Jersey Natural Gas Water: Township of Parsippany Sewer: Township of Parsippany		
ADA	Fully ADA compliant				
Exterior	Precast concrete				
Foundation	Slab on grade				
Structure	Steel frame				
Roof	Built-up roof and TPO single ply membrane				
Windows	Double-pane insulated, tinted windows				
Parking	3.6/1,000 SF				
Ceiling Height	13'0" slab-to-slab				

1055 PARSIPPANY BOULEVARD



CONTACT

Dan Reider
t 201-460-5155
dan.reider@nmrk.com

nmrk.com

John Crawford
t 201-504-5139
john.crawford@nmrk.com



Signature Acquisitions
Sandy Monaghan
t 973-879-0476
smonaghan@signaturecq.com