

NEW PROVIDENCE

121

CHANLON



121 Chanlon Road, New Providence NJ 07974





## PLUG AND PLAY SPACE AVAILABLE

121 Chanlon Road is a 111,000 SF, Class A, modern office building strategically located within New Providence. One block from the Murray Hill Train Station and across the street from retail, food, and fitness options, 121 Chanlon offers tenants the environment to attract and retain top talent. The property provides easy access to Routes 78, 287, 24, and the Garden State Parkway, and is just a 10 minute drive to downtown Summit and The Mall at Short Hills.



## FEATURES & AMENITIES

- Attractive brick façade
- Three-story atrium
- Excellent window lines
- Full service cafeteria
- Covered parking
- Walking distance to Murray Hill Train Station and multiple food, fitness, and retail options



## LOCATION

121 Chanlon is a niche office community located at the center of the I-78, I-287, and Route 24 triangle. The building is one block from New Jersey Transit's Murray Hill Station, which provides direct commuter rail service into New York City.

**ROUTE 78** → 5 mins

**7/I-287 INTERCHANGE** → 18 mins

**ROUTE 24** → 10 mins

**DOWNTOWN SUMMIT** → 10 mins

**THE MALL AT SHORT HILLS** → 10 mins

**NEW YORK CITY** → 30 mins

**DOWNTOWN MADISON** → 15-20 mins

**DOWNTOWN MORRISTOWN** → 15-20 mins

**MORRISTOWN AIRPORT** → 15-20 mins

**DOWNTOWN WESTFIELD** → 18-20 mins

**NEWARK AIRPORT** → 19 mins



NEWARK LIBERTY INTERNATIONAL AIRPORT

NEW YORK PENN STATION

LAGUARDIA AIRPORT

JOHN F. KENNEDY INTERNATIONAL AIRPORT



80

3

4

9W

1

95

678

27

278

95





## AREA AMENITIES & NEIGHBORS

1. Murray Hill Train Station
2. Central Farmer's Market
3. Fitness Factory Gym
4. USPS New Providence Post Office
5. Coppola Ristorante & Pizzeria
6. Berkeley Aquatic Club
7. Murray Hill Tennis & Fitness
8. The Hub Murray Hill, BW Premier Collection
9. Providence Bar & Kitchen
10. Chipotle Mexican Grill
11. Starbucks Coffee
12. Baxter Pharma
13. Delicious Heights
14. Trap Rock Restaurant & Brewery
15. Accenture
16. Bard / Becton Dickson
17. Alcatel-Lucent (Nokia Bell Labs)









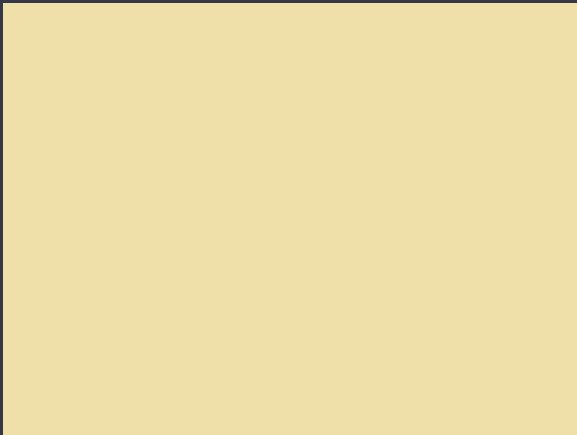
# SPECIFICATIONS

<b>ADDRESS</b>	121 Chanlon Road, New Providence, Union County, NJ 07974
<b>PARCEL INFO</b>	Block 221, Lot 6
<b>ZONING</b>	TBI2 (Technology & Business Innovations 2)
<b>BUILDING SIZE</b>	111,000 SF
<b>STORIES</b>	Four (Ground and Floors 1-3)
<b>YEAR BUILT</b>	1990
<b>LOT SIZE</b>	6.504 acres
<b>PARKING</b>	4/1,000
<b>AMENITIES</b>	Full service cafeteria on-site
<b>EXTERIOR</b>	Dryvit stucco and brick
<b>COLUMN SPACING</b>	30 feet
<b>ROOF</b>	Original, mechanically attached Trocal PVC over a metal deck
<b>CEILING HEIGHT</b>	30 feet
<b>ELEVATORS</b>	Two, 40 HP hydraulic passenger elevators
<b>HVAC</b>	Metasys BMS system. Each floor equipped with two Mammoth DX units for cooling for east and west side, which can operate independently. Ground floor unit is 36 tons. Floors 1-3 average 100 tons. VAV boxes throughout with pneumatic controls.
<b>HEATING</b>	Perimeter heating is provided by two Superior 78 hp boilers located in the ground floor mechanical room. Hot water is distributed throughout the facility by three, 7.5 hp, 215 gpm centrifugal pumps.
<b>ELECTRIC</b>	2,500 amp
<b>UPS SYSTEM</b>	The building is equipped with two Liebert UPS systems. UPS #1 is a Liebert 75 kva. UPS #2 is a Liebert 80 kva.
<b>EMERGENCY GENERATOR</b>	Building is equipped with a stand-by Kohler 200 kva/180 kw diesel emergency generator located in the southeast corner of the parking garage. The unit provides emergency power for life safety services, emergency lights, exit signs, elevators and one electrical panel in data room.
<b>SPRINKLER</b>	Wet system









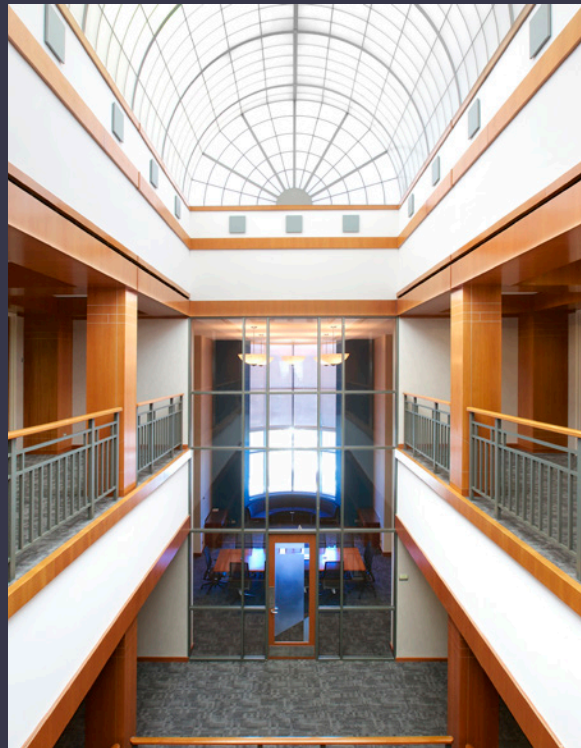
# CONTACT

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**NEWMARK**

  
**SIGNATURE**  
ACQUISITIONS

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