

FOR LEASE

959 ROUTE 46 EAST

Parsippany, NJ 07050



**BROKERS WHO TOUR A CLIENT DURING 2020 WILL RECEIVE
A \$200 AMEX GIFT CARD**

BUILDING AVAILABILITY & SPECIFICATIONS

+ Available Space:

- 1ST Fl - 2,725 RSF
 - 2nd Fl - 9,909 RSF
 - 3rd Fl - 1,343 RSF
 - 4th Fl - 4,224 RSF
 - 4th Fl - 5,094 RSF
 - 5th Fl - 2,442 RSF
 - 5th Fl - 3,747 RSF
 - 5th Fl - 9,172 RSF
- contiguous 9,318 RSF
- contiguous 15,361 RSF

- + On-Site Management
- + Building Size: 131,439 RSF
- + Parking: 5 cars per 1,000 RSF, among the highest parking ratio in Parsippany
- + Five floors
- + **REDUCED ASKING \$19.75** gross per square foot, plus TI allowance

FEATURES & AMENITIES

- + Recently renovated lobby and common area
- + Full-service cafeteria
- + Two-story atrium
- + New outdoor plaza area
- + On-site property management
- + Adjacent to Rt. 46 Park & Ride
- + Immediate access to Route 46, I-80, I-287 and I-280, N. Beverwyck Road
- + Proximity to Parsippany Hilton, Sheraton Tara and Embassy Suites Hotels

PLEASE CONTACT:

DONALD SPERLING

Senior Vice President
+1 201 712 5686
donald.sperling@cbre.com

DAN CASEY

First Vice President
+1 201 712 5808
daniel.casey@cbre.com

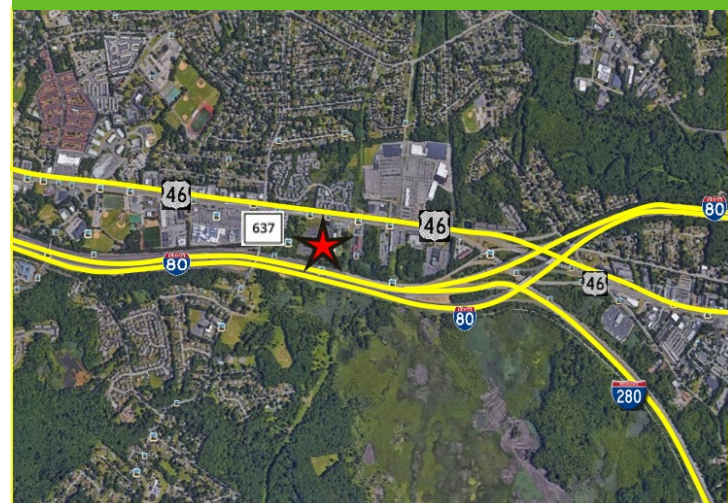
NEW LOBBY & COMMON AREA



FULL-SERVICE CAFETERIA



LOCATION MAP



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