



PLUG & PLAY,
FURNISHED
SPACE
AVAILABLE

6 Upper Pond Road

PARSIPPANY,
NEW JERSEY

**Prestigious
boutique office
space in Northern
New Jersey**

6 Upper Pond Road benefits from the numerous amenities both in the surrounding area and in the park, including several restaurants, hotels and a 1.5-mile jogging/walking trail. The building features conferencing facilities, a fitness center, covered parking and storage space with a loading dock.

CBRE



FULL-SERVICE FITNESS CENTER

FOOD SERVICE



CONFERENCE CENTER

EXECUTIVE COVERED PARKING



Energy Star
Certified with
a score of **91**
in 2017.

- State-of-the-art HVAC & Building Management System
- Renovated bathrooms
- New energy-efficient roof
- On-site Property Manager
- Beautiful pond views
- 1.5 mile walking trail
- Loading dock available



**Upper Pond
Road** PARSIPPANY
NEW JERSEY

CBRE



First Floor

1,000–5,993 sq. ft.
5,000–13,505 sq. ft.



Third Floor

12,867 sq. ft.



DIRECT LEASE



PLUG & PLAY



OWNER-OCCUPIED



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Route 46	2 min / 0.6 mi.
Interstate 80	2 min / 0.8 mi.
Interstate 287	3 min / 2.2 mi.
Interstate 280	6 min / 4.6 mi.
Morristown Airport	13 min / 9.4 mi.
Newark Airport	27 min / 25.6 mi.
Manhattan	44 min / 37.7 mi.

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