



1 GATEHALL DRIVE

Parsippany, New Jersey

One Gatehall Drive is located in the heart of Morris County at the major intersection of I-80, I-287, Rt 10 and Rt 202. The buildings architectural features include three levels of balconies giving the property unique and pleasing aesthetics, along with offering a saw tooth design, providing multiple corner offices per floor. One Gatehall Drive is close to several fine restaurants, shopping centers, hotels, and banks.

16,897 SF AVAILABLE IMMEDIATELY

Building Amenities

- On-site Building Engineer & Property Manager
- 24/7 Building Access
- Fitness center with lockers, showers, and restrooms.
- State-of-the-art card access security system
- 3.5/1,000 Car parking
- Scenic pond and landscaped exterior seating area off the plaza.
- ATM machine
- Connectivity provided by Verizon
- Fiber and Optimum Lightpath Cablevision.
- Upscale restaurants and shopping in close proximity.
- The Hanover Marriott, Hilton, Hampton Inn, Hyatt House Suites, are all within a two minute drive and the Residence Inn Hotel is just next door within walking distance to Gatehall I.
- Full service cafeteria next door that is available to the public.
- Storage space available

FOR LEASING INFORMATION:

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**LINCOLN
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COMPANY**

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BUILDING FEATURES

1 Gatehall Drive, Parsippany, NJ

- BUILDING SIZE:** 114,000 sf, divisible
- YEAR BUILT:** 1986, renovated in 2017
- PARKING:** 3.5 per 1,000 sf
- COLUMN SPACING:** 30' X 30'
- ZONING:** Research, office & laboratory (ROL)
- STRUCTURAL:** Spread concrete footings, steel-reinforced cast concrete construction with cast concrete columns and beams
- ELEVATORS:** Three (3) Schindler 3,500 lbs. oversize cabs
- ACCESS:** 24/7 Card access security system



Typical Floor Plan



Owned & Managed by:



Available Space

Plaza Level1,358 SF - Leased

Plaza Level1,764 SF

1st Floor3,948 SF - Leased

2nd Floor2,240 SF - Leased

3rd Floor4,449 SF - Leased

3rd Floor4,738 SF - Fully Furnished

Contiguous <

3rd Floor7,620 SF

3rd Floor2,775 SF - Available 11/1/21

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