

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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BUILDING FEATURES

1 Gatehall Drive, Parsippany, NI

BUILDING SIZE: 114,000 sf, divisible

YEAR BUILT: 1986, renovated in 2017

PARKING: 3.5 per 1,000 sf

COLUMN SPACING: 30' × 30'

ZONING: Research, office & laboratory (ROL)

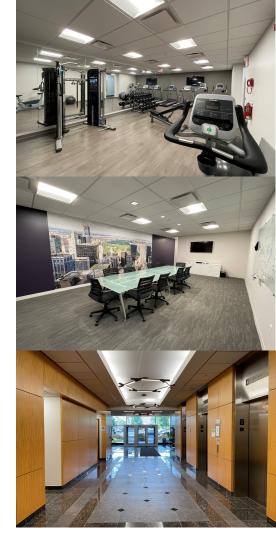
STRUCTURAL: Spread concrete footings, steel-reenforced

cast concrete construction with cast

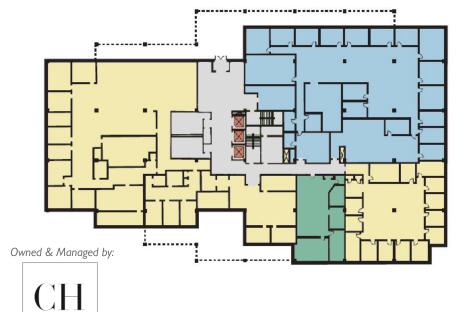
concrete columns and beams

ELEVATORS: Three (3) Schindler 3,500 lbs. oversize cabs

Access: 24/7 Card access security system



Typical Floor Plan



Available Space

Plaza Level 1,358 SF - Leased

Plaza Level1,764 SF

1st Floor 3.948 SF - Leased

2nd Floor 2,240 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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