

 THE OFFICES
AT
FOX HILL



250,609 SF Class A Office Property • 169 Lackawanna Avenue, Parsippany, NJ



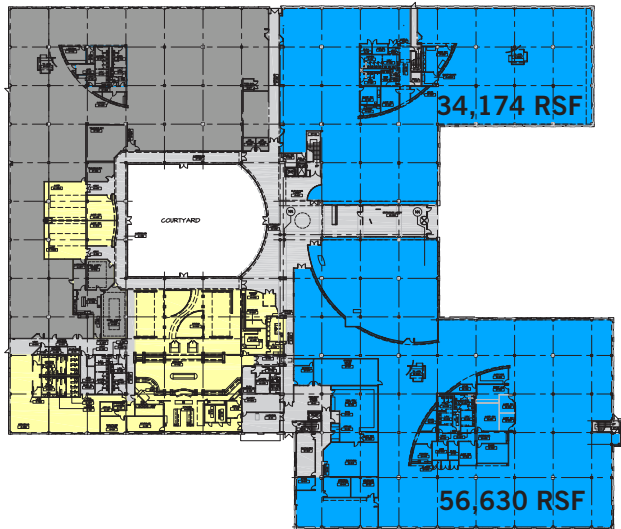


A truly flexible work environment, the Offices at Fox Hill offers tenants the amenities necessary to attract and retain employees with a variety of work-styles. The full service cafeteria and shared conferencing facilities meet the needs of a dynamic corporate environment, while the beautifully landscaped courtyard, fitness center, and other informal seating areas provide attractive, inviting amenities where employees can connect, collaborate and unwind. First class mechanical systems and full back-up capabilities ensure the comfort and continuity necessary for the modern enterprise. The secluded campus provides privacy while still offering convenient access to major roadways, numerous local hotels, restaurants and vibrant downtowns.

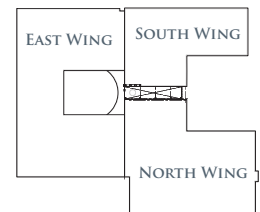
BUILDING FEATURES & AMENITIES

- Full Service Cafeteria
- Fitness Center
- Shared Conference & Training Facilities
- Landscaped Courtyard
- Redundant Power & Back-Up Generator
- Dual Utility Service
- On-Site Property Management
- On-Site Security
- 3-Story Atrium Lobby
- Loading Facilities
- Private Ownership

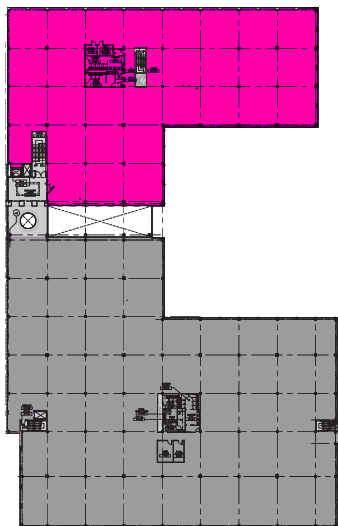
FIRST FLOOR



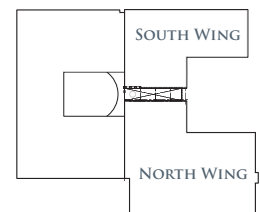
- Tenant Space –90,804 RSF
- Leased Space
- Circulation & Service Areas
- Building Amenity Area



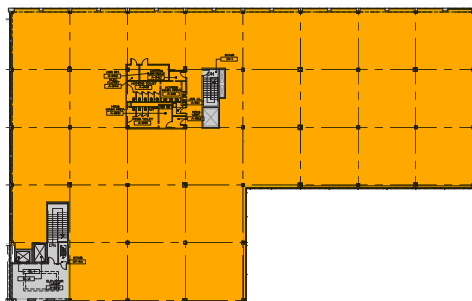
SECOND FLOOR



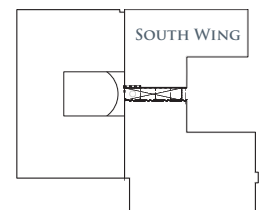
- Tenant Space 2A – 33,757 RSF
- Leased Space
- Circulation & Service Areas

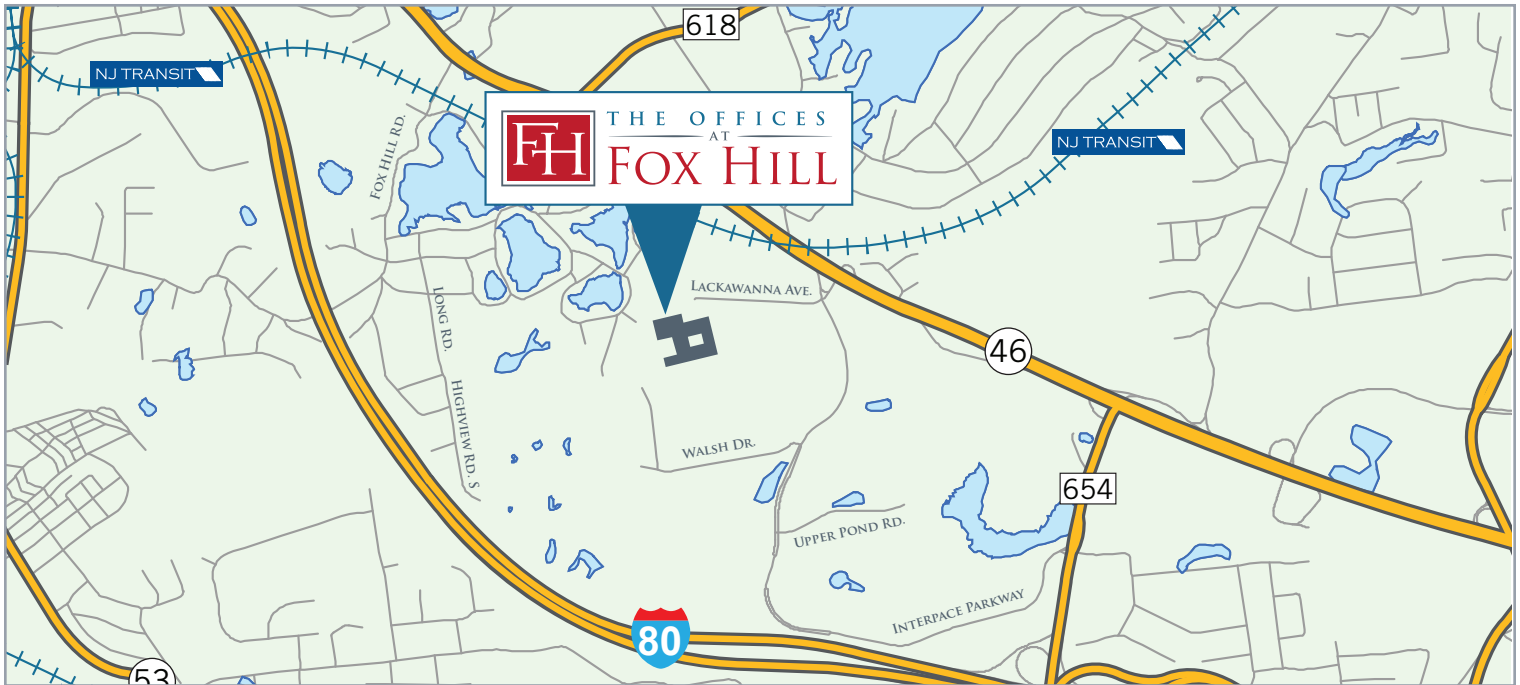


THIRD FLOOR



- Tenant Space 3A – 35,630 RSF
- Circulation & Service Areas





Located in the heart of Morris County and only minutes from Route 46 and Interstates 80 and 287, The Offices at Fox Hill offers convenient access to New Jersey's skilled workforce as well as numerous local restaurants, hotels and retail opportunities. The amenities, location and existing infrastructure create a well-rounded lifestyle environment, which promotes employee recruitment and retention and is attractive to today's corporate workforce.


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| <p>HOTELS:</p> <ul style="list-style-type: none"> Courtyard Marriot (0.4 mi) Hampton Inn & Suites (0.5 mi) Fairfield Inn (0.8 mi) Sonesta Hotel (0.9 mi) Embassy Suites (1.7 mi) Hilton Candlewood Suites (2.3 mi) Sheraton (2.4 mi) Hilton (2.5 mi) Hyatt (2.8 mi) Marriot (2.8 mi) Westin Hotel & Suites (5.5 mi) | <p>RESTAURANTS:</p> <ul style="list-style-type: none"> TGI Fridays (0.3 mi) Casa Bella Ristorante (1.6 mi) The Station Restaurant (1.8 mi) Sogo Hibachi (1.8 mi) Thatcher McGee's Irish Pub (2.1 mi) Red Stone Tavern (1.6 mi) Cafe Metro (2.2 mi) Thai Chef (2.3 mi) La Cucina (3.1 mi) Tabor Road Tavern (4.3 mi) Grato (4.3 mi) iL Michelangelo (3.1 mi) Ruth's Chris Steakhouse (4.1 mi) | <p>BANKING:</p> <ul style="list-style-type: none"> Bank of America (0.4 mi) TD Bank (0.6 mi) PNC Bank (0.6 mi) Heritage Community Bank (1.4 mi) Investors Bank (1.4 mi) HSBC (1.4 mi) Provident Bank (1.6 mi) Valley National (1.6 mi) Hudson City (1.7 mi) Sovereign Bank (1.7 mi) Chase (1.8 mi) Wells Fargo (2.0 mi) | <p>TRANSPORTATION:</p> <ul style="list-style-type: none"> NJ Transit – Mountain Lakes (1.2 mi) Mount Tabor (1.5 mi) Denville (1.5 mi) Convent Station (1.5 mi) Boonton (3.0 mi) Morris Plains (3.6) Morristown Municipal Airport (5.8 mi) Newark Int'l Airport - (20 mi) La Guardia Airport - (31 mi) John F. Kennedy Int'l Airport (39 mi) <p>WALKABLE URBAN PLACES (WALK-UPS)</p> <ul style="list-style-type: none"> Denville (1.5 mi) Morristown (5.6 mi) |
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For more information, Contact:

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