

NEW OWNERSHIP!



299 CHERRY HILL ROAD

Parsippany, New Jersey

Property Highlights

- Excellent Access to I-80, I-287, Rt 46 & Rt 202
- Lobby & common area renovations were recently completed.
- New Amenity Center with conference facilities & Grab 'n Go food service
- Abundant parking with EV charging stations
- Office & Medical Welcomed

FOR LEASING INFORMATION:

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24,587 SF AVAILABLE IMMEDIATELY



New Amenity Center with conference facilities & Grab 'n Go food service

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299 Cherry Hill Road

299 Cherry Hill Road is one of the most recognized office buildings in Parsippany. Perfectly located directly off I-80 at Exit 42 (Cherry Hill Rd). A three story, 81,000 sf. office building offering flexible floor plates, and recently renovated common areas. 299 Cherry Hill Road additionally offers immediate access to the I-80 & I-287 interchange, approximately 1 mile to the east along with Rt 46 & 202. Offering close proximity to several hotels, restaurants & shopping as well as St. Clare's Hospital - Denville (3.6 miles) & Morristown Memorial Hospital (~8.2 miles).



New EV Charging Stations



Outstanding access to I-80

Building Features

BUILDING SIZE:	80,625 rsf	STRUCTURAL:	Three story structural steel frame with pre-cast concrete panels & Thermopane glass windows
YEAR BUILT:	1977, renovated 2021	ELEVATORS:	Two elevators, 2,500 lbs. capacity
PARKING:	4.0 per 1,000 SF	ACCESS:	Card access security system
COLUMN SPACING:	30' X 30'	POWER:	1600 AMP Service, three phase, 277/480 volts
HVAC SYSTEM:	Three McQuay package units, each with a 60-80 ton capacity. A Weil Melien boiler supplies hot water to perimeter baseboards with BMS system & air handlers.		
FIBER OPTICS & TELECOM:	Fiber/TI Lines provided by Verizon & Optimum Lightpath		
FIRE SAFETY SYSTEM:	Multiple zone fire panel with annunciators, monitor pull stations, smoke detectors & sprinklers water flow, all monitored 24/7 by a central station monitoring company.		

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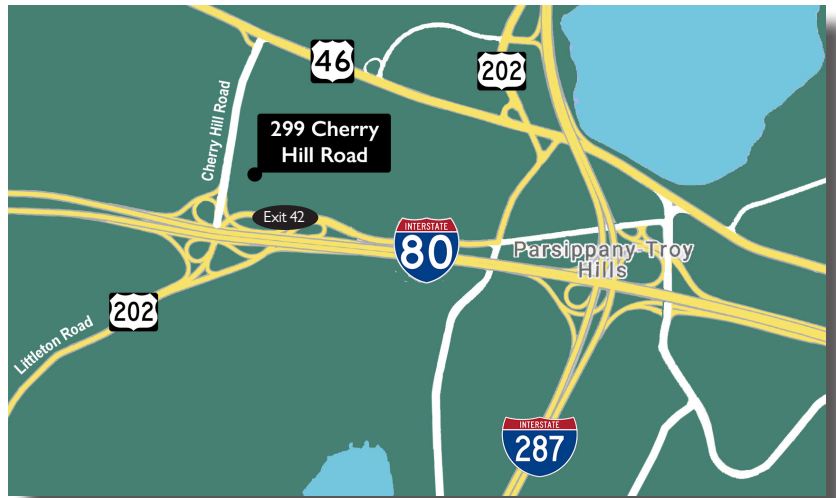
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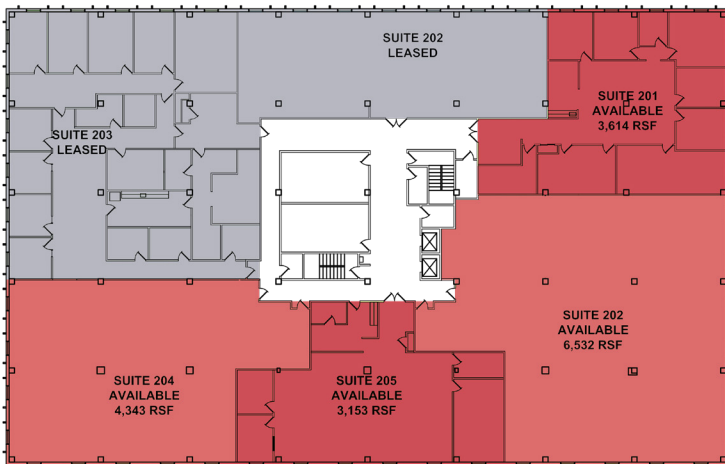
Location Overview

Located directly at exit 42 off I-80 with immediate access to both east and west bound lanes.

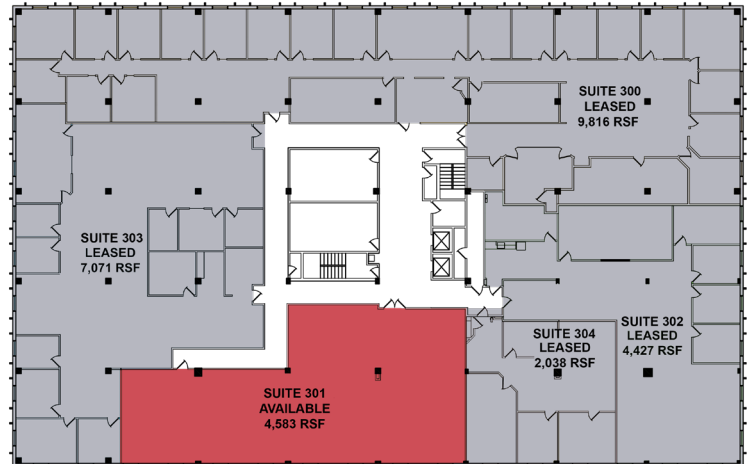


Floor Plans

FLOOR 2



FLOOR 3



Available Space

- 1st Floor2,362 SF

- 2nd Floor3,614 SF*
- 2nd Floor3,153 SF*
- 2nd Floor4,343 SF*
- 2nd Floor6,532 SF*

*Contiguous Space

Available Space

- 3rd Floor4,583 SF

Owned by:



Management & Leasing by:



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