

# 6 VREELAND ROAD

Florham Park, NJ

Contemporary Office Space

Location, Convenience,  
Capacity & Versatility



# 6 Vreeland Road

## Table of Contents

<b>1</b>	BUILDING SPECIFICATIONS
<b>2</b>	FLOOR PLANS
<b>3</b>	AMENITIES
<b>4</b>	LOCATION
<b>5</b>	PHOTOS
<b>6</b>	CONTACTS



Newmark Grubb  
Knight Frank



# 6 Vreeland Road

## Building Specifications

TOTAL SF	57,474
LANDLORD	Troy Corporation
YEAR BUILT / RENOVATED	Built 1979 / Renovated 2006
ZONING	C1 – permitted uses include; Office, Laboratory, Light Manufacturing, Medical and Commercial Recreational
FLOORS	One
SF AVAILABLE	43,000 of office space
PARKING	6 per 1,000 SF
CEILING HEIGHT	10' 6" with the ability to go up to 19'
POWER	480 Volt 16 Watts per square foot
TRANSPORTATION	Bus stops directly in front of building – NJT #70 & #73
BUILDING ACCESS	24/7/365
HVAC HOURS	8:00am – 6:00pm Monday through Friday; 8:00am – 1:00pm Saturday
SIGNAGE	Building monument signage in front of building
FIRE PROTECTION	Wet and pre-action systems
LOADING DOCK - TAILGATE	2
RAISED FLOOR	Existing 8" raised floor can remain or be removed
COLUMN SPACING	32 x 39

# 6 Vreeland Road

## Floor Plan 1 - Multiple Tenant Option



OPTION3

2052016

MULTI-TENANTSCHEME

TROY CORPORATION  
6 VREELAND ROAD,  
FLORHAM PARK, NJ, 07932  
THIS IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.



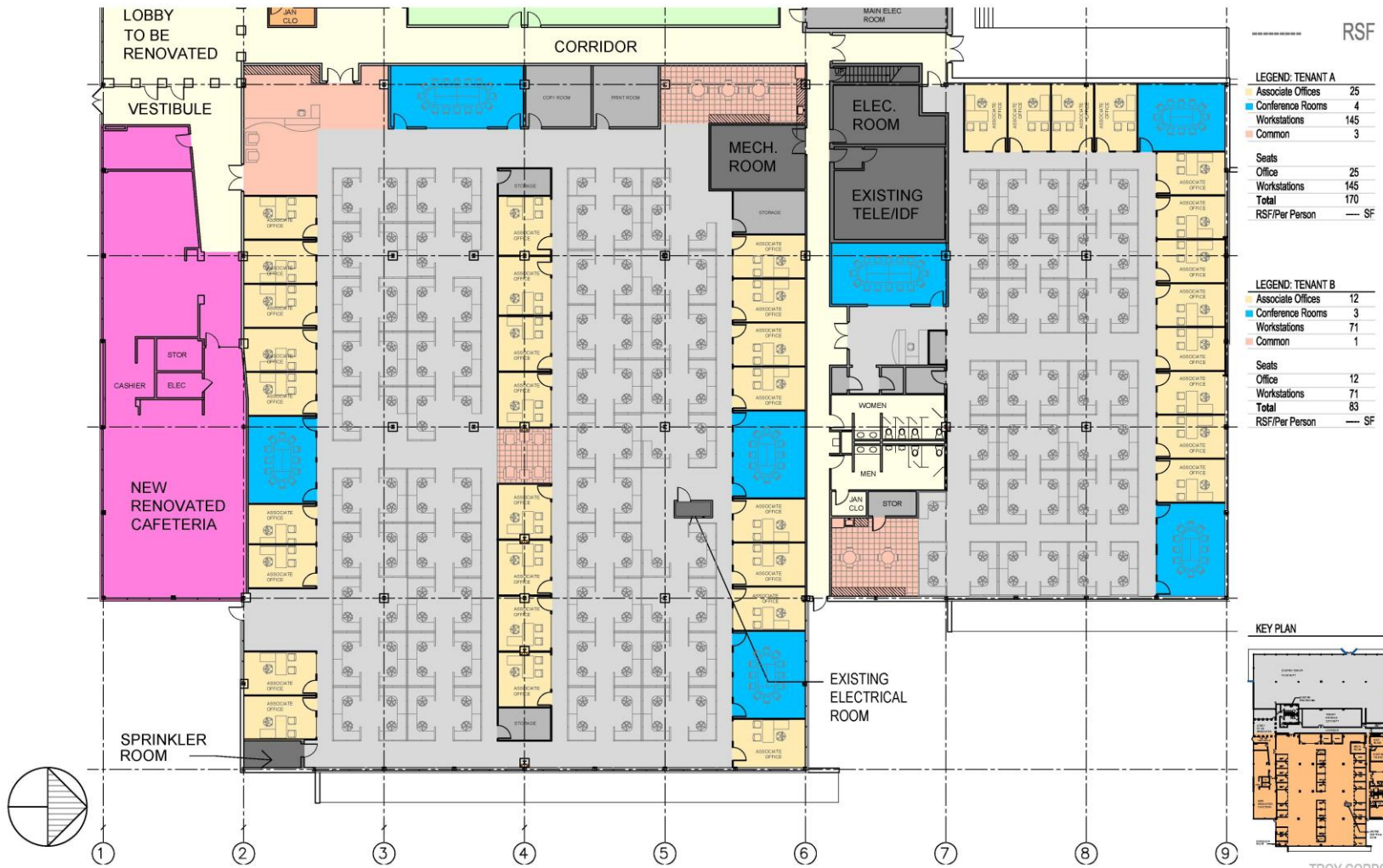
# 6 Vreeland Road

## Floor Plan 2 - Single Tenant Option with Furniture



# 6 Vreeland Road

## Floor Plan 3 – Two Tenant Option with Furniture

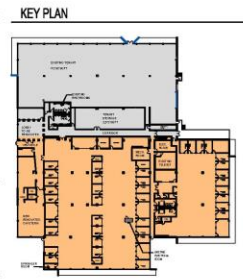


----- RSF

LEGEND: TENANT A	
Associate Offices	25
Conference Rooms	4
Workstations	145
Common	3
Seats	
Office	25
Workstations	145
Total	170
RSF/Per Person	— SF

LEGEND: TENANT B	
Associate Offices	12
Conference Rooms	3
Workstations	71
Common	1
Seats	
Office	12
Workstations	71
Total	83
RSF/Per Person	— SF



OPTION 4  
2/05/2016

MULTI-TENANT SCHEME

TROY CORPORATION  
6 VREELAND ROAD,  
FLORHAM PARK, NJ, 07932  
TROY, DE ROSA, GROUP ARCHITECTS  
400 ARDEN STREET SUITE 200 NEWARK, NJ 07102

# 6 Vreeland Road

## Amenities

ON SITE, FULL SERVICE CAFE WITH SEATING AREA

WITHIN WALKING DISTANCE OF **LIFETIME ATHLETIC FITNESS CENTER**

MINUTES TO **THE MALL AT SHORT HILLS** AND **THE LIVINGSTON MALL**

CONVENIENTLY LOCATED BETWEEN **THE SHORT HILLS HILTON**  
AND **WYNDHAM HAMILTON PARK HOTEL AND CONFERENCE CENTER**

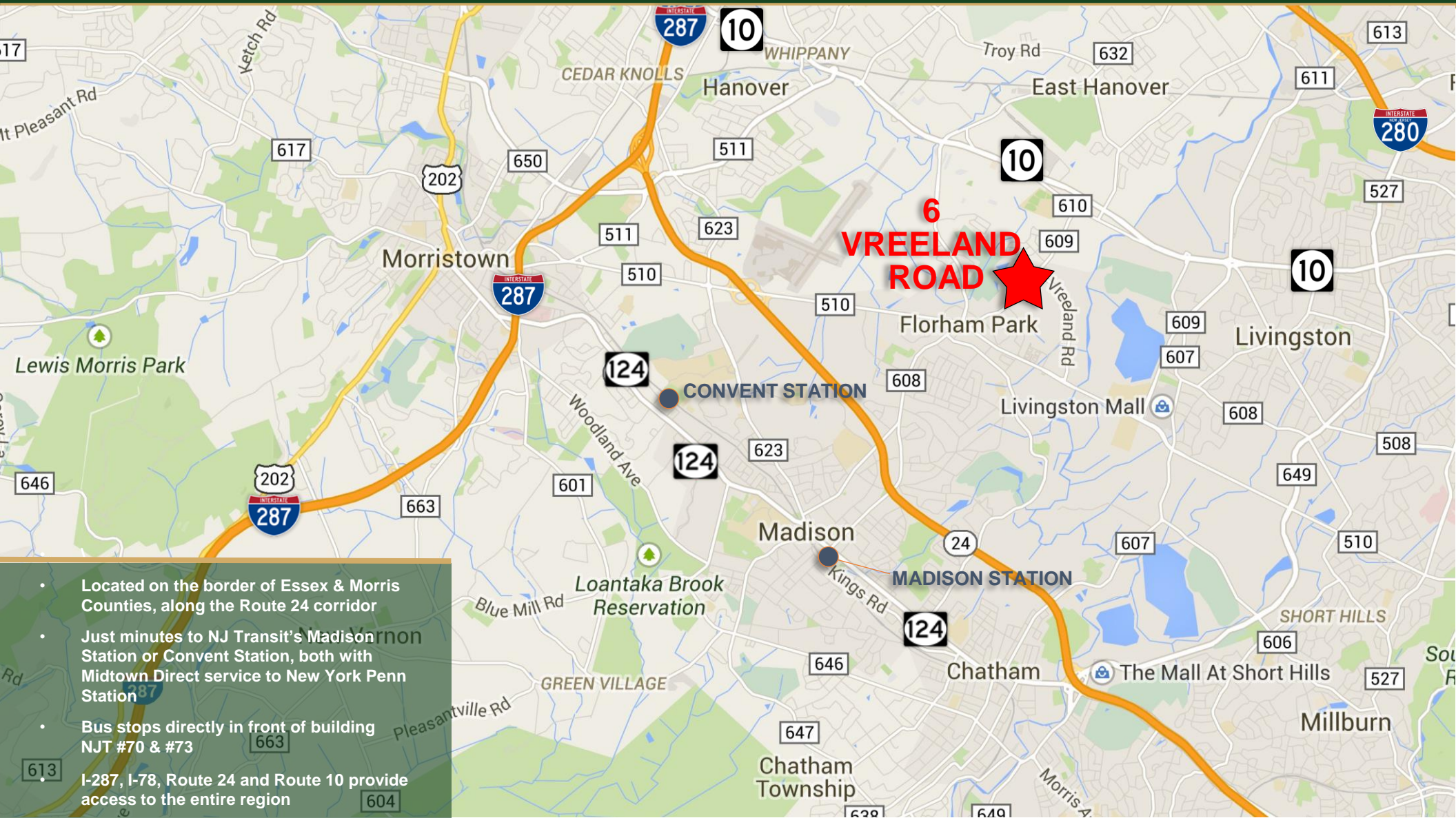
NEARBY DOWNTOWN FLORHAM PARK OFFERS MANY FINE DINING AND RETAIL OPTIONS





# 6 Vreeland Road

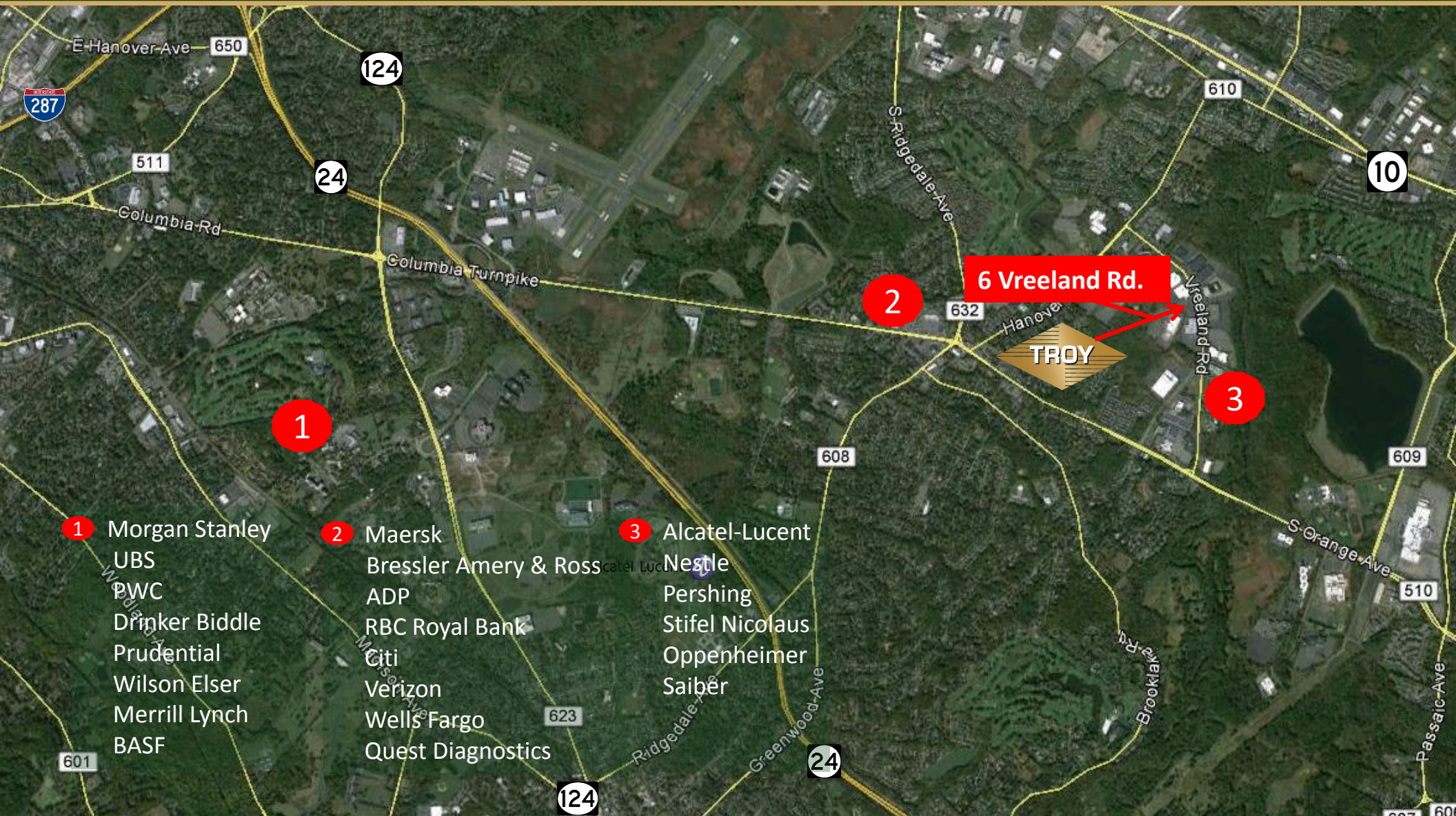
## Aerial Map and Transportation





# 6 Vreeland Road

## Neighboring Tenants





# 6 Vreeland Road

## Existing Interior



# 6 Vreeland Road

## Lobby Concept





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