

PARSIPPANY COMMERCE CENTER



1639 ROUTE 10
Parsippany, New Jersey

1639 Route 10 in Parsippany, New Jersey, is a three story, 152,261 sf, Class A owner occupied office building. Ownership has continued to make significant upgrades and improvements, elevating its position as one of the premier office buildings in the Parsippany Office market. Commuters will enjoy 1639 Route 10's outstanding access with direct access to Route 10 and I-287, enabling drivers to quickly reach other major area highways like Route 24 and I-80 in under 5 minutes as well as close proximity to Morristown and train stations on the Morris-Essex line and Morristown Airport.

5,036 SF AVAILABLE IMMEDIATELY

PROPERTY INFORMATION:

- Spectacular Atrium Entrance
- Abundant parking
- Excellent access to Rt-10, I-287, Rt-24 and I-80
- Upgraded mechanical systems with incorporation of BMS system
- Extensive window line
- New full service cafe with interior and exterior patio seating
- New Conference Room
- Recently renovated Common Areas and Elevator Cabs
- Recently renovated restrooms - stainless steel finishes, granite countertops and automatic faucets
- Loading Dock
- Nearby amenities include Starbucks, Wegmans, Panera Bread, Capital Grille, Seasons 52 & Tabor Road Tavern
- On-site Management
- Located next to the Hanover Marriott and across Route 10 from newly renovated Parsippany Hilton & Ruth's Chris Steakhouse

FOR LEASING INFORMATION:

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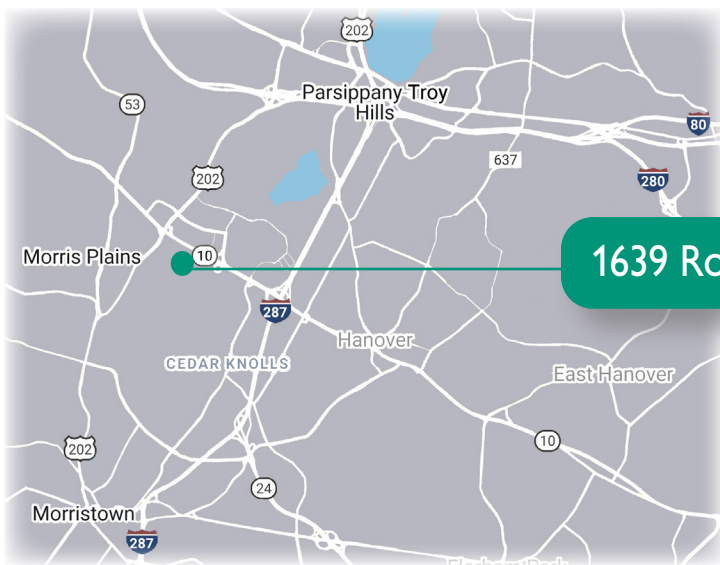
BUILDING FEATURES

1639 Route 10, Parsippany, NJ

- BUILDING SIZE:** 152,261 rsf on three (3) floors
- YEAR BUILT:** 1976, reconstructed in 1994. Renovated in 2019
- PARKING:** 727 spaces (4.82 per 1,000 sf)
- ROOF:** New roof installed in 2014 - 30 year warranted roof
- SECURITY:** Security camera system with coverage of entire parking lot & common areas
- ELEVATORS:** Four (4) elevators with 4,000 lbs. capacity, one of which also serves as freight elevator
- ACCESS:** Card access security system
- POWER:** 277/480 volts
- SIGNAGE:** Monument & directory signage available



LOCATION OVERVIEW



1639 ROUTE 10

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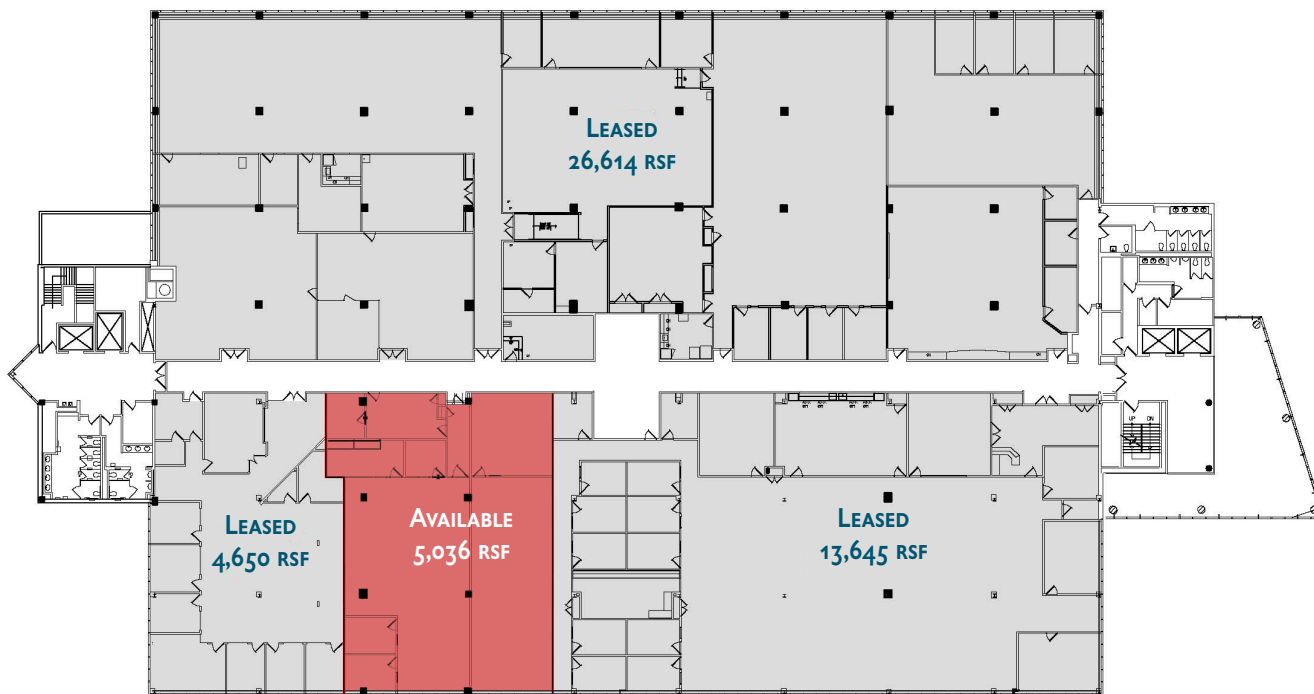
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Hypothetical Floor Plans

1639 Route 10, Parsippany, NJ

Floor 2



AVAILABLE SPACE

Suite 203/2045,036 SF Available / Divisible

MANAGEMENT & LEASING BY: LINCOLN PROPERTY COMPANY

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