

300

EXECUTIVE

DRIVE

WEST ORANGE, NJ
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES



BUILDING SPECS



CONTACT



AVAILABILITIES

LOWER LEVEL	1,821 SF
LOWER LEVEL	10,824 SF
1ST FLOOR	4,533 SF
1ST FLOOR	2,500 SF
3RD FLOOR	9,218 SF
3RD FLOOR	10,788 SF
3RD FLOOR	1,300 SF

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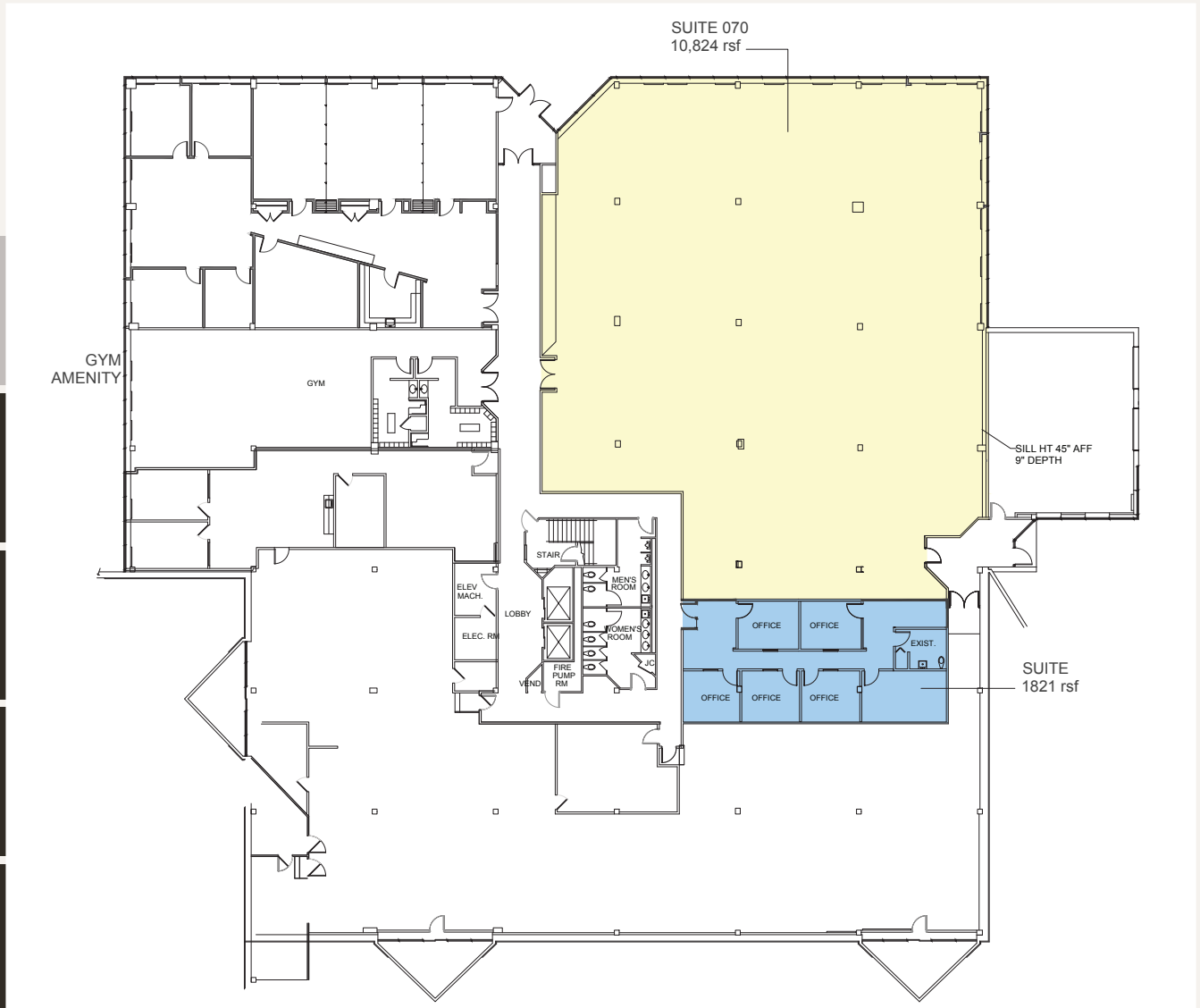


BUILDING SPECS



CONTACT

LOWER-LEVEL FLOOR PLAN



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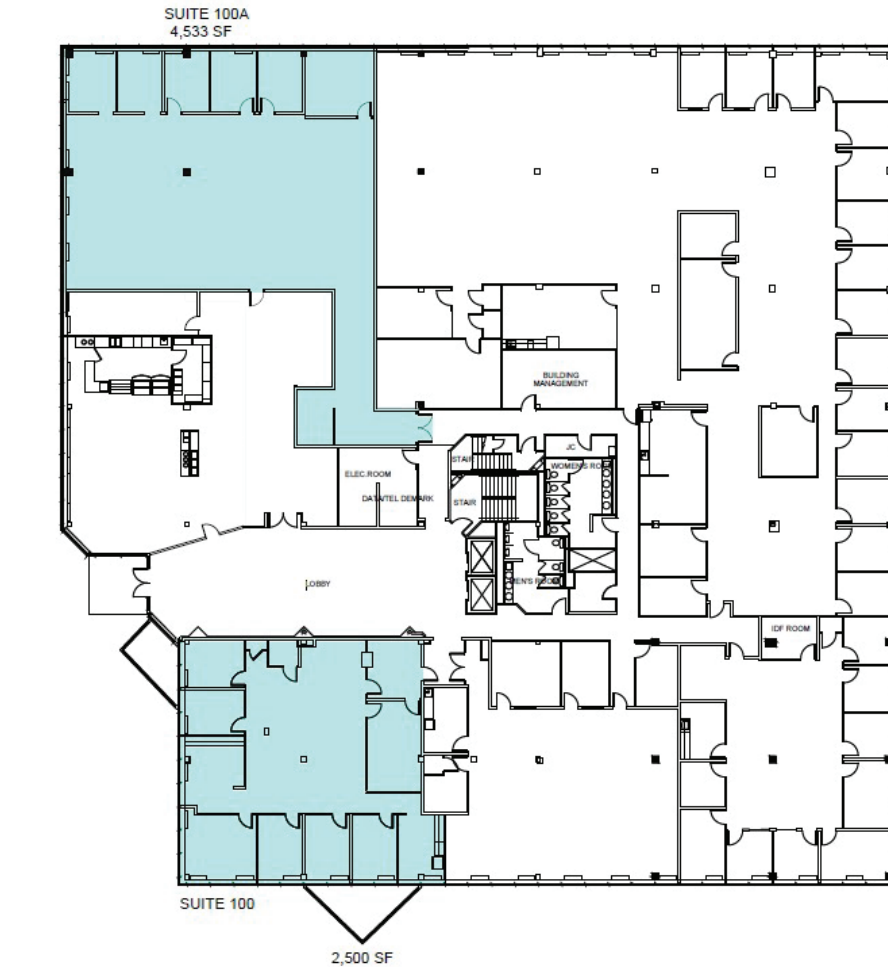


BUILDING SPECS



CONTACT

FIRST FLOOR - FLOOR PLAN





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SECOND FLOOR - FLOOR PLAN



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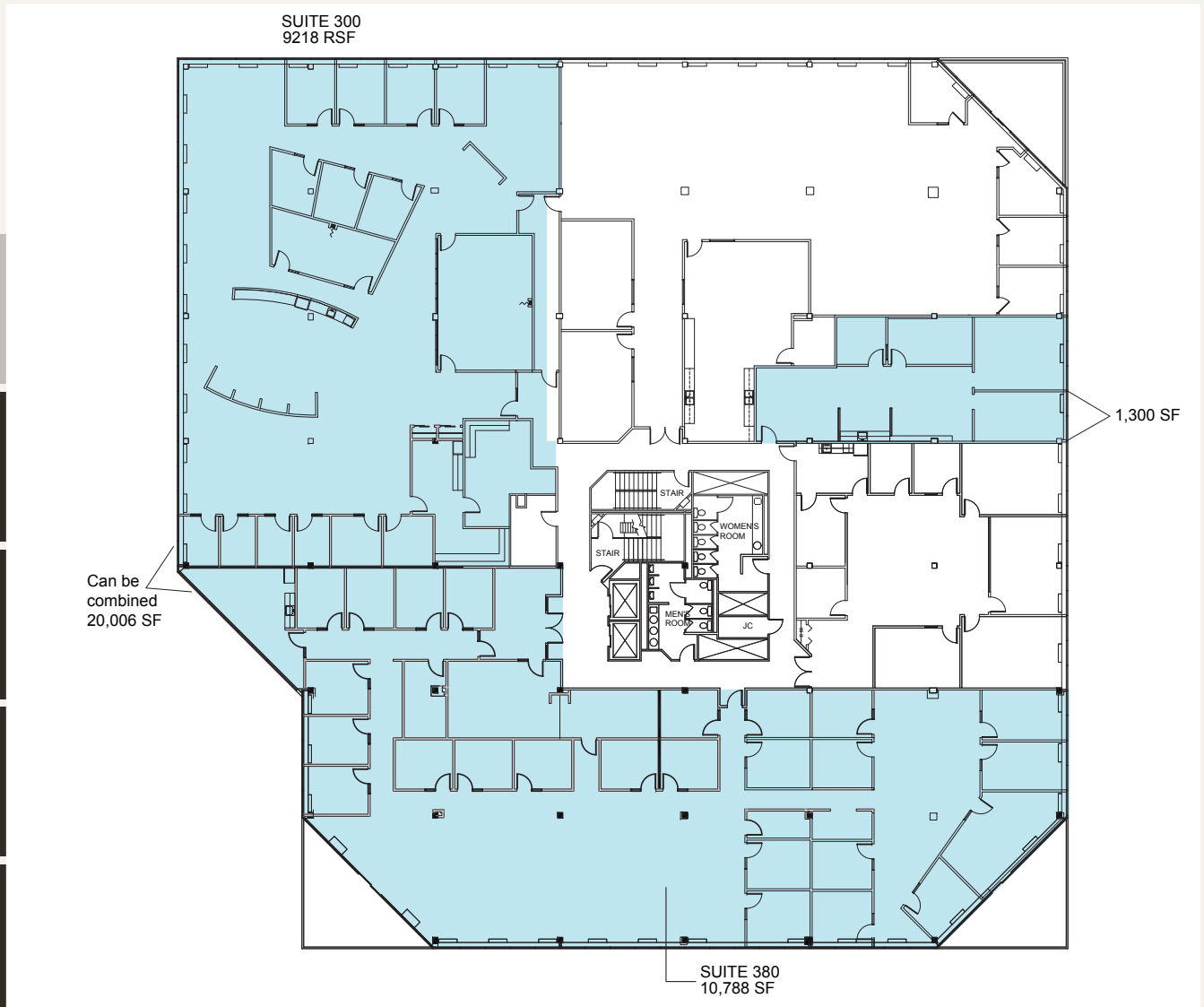


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THIRD FLOOR - FLOOR PLAN



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LOCATION MAP



PLACES OF INTEREST

- ① ShopRite of Essex Groon
- ② Fusion Cabinet
- ③ Essex Green Cleaners
- ④ One Main Financial
- ⑤ Macy's Backstage
- ⑥ H&R Block
- ⑦ Essex Green Shopping Center
- ⑧ Jerry's Artist Outlet
- ⑨ Cold Stone Creamery
- ⑩ GameStop
- ⑪ Xrinity Store by Comcast
- ⑫ GNC
- ⑬ Mike and Kimmie nails
- ⑭ Total Wine & More
- ⑮ Hook & Reel Cajun Seafood and Ber
- ⑯ AMC DINE-IN Essex Green 9
- ⑰ Petco
- ⑱ Pearle Vision
- ⑲ American Freight
- ⑳ TGI Fridays
- ㉑ Atlantic Federal Credit Union
- ㉒ Care Station Medical Group
- ㉓ LA Fitness
- ㉔ Omni Eye Services
- ㉕ Essex County Country Club

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LOCAL REDEVELOPMENT



• Neighboring property being redeveloped into 400+ residential units with an estimated delivery of 2023

• Essex Green Town Center's renovations include new facades, signage, outdoor seating areas, and new tenants such as Starbucks and other restaurants.

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PROPERTY AMENITIES



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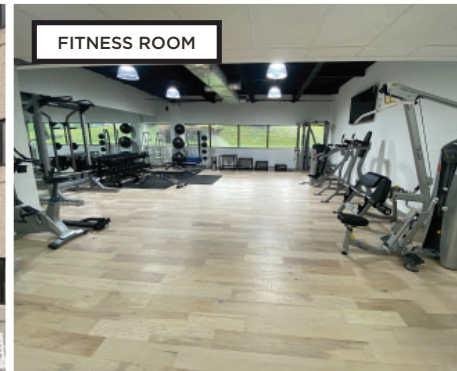
AMENITIES



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CONTACT





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BUILDING SPECIFICATIONS

ADDRESS	300 Executive Drive
YEAR BUILT	1984 (renovated 2021)
SITE AREA	8.68 Acres
ZONING	Professional Office/Medical
RENTABLE SPACE	44,235 SF
PARKING	508 Spaces (3.93/1,000 SF)
FLOOR PLATES	32,324 SF Typical
STRUCTURE	Reinforced Concrete
CEILING HEIGHTS	10' Slab to Slab
ELEVATORS	2 Passenger Elevators
HVAC	Central Air/In-Suite Wall Units
SECURITY	FOB System/CCTV
UTILITIES	Verizon/Comcast/PSEG

OWNERSHIP



PENTAURUS
Real Estate Investment & Management

Pentaurus specializes in repositioning under-managed assets that possess superior location and infrastructure.

We strive to devise and enhance value through efficient property management, extensive capital improvements, risk management mitigation, and a hands-on approach to satisfy both investors and tenants.

Our on-site property supervisors and management teams aim to provide 100% tenant satisfaction. All service requests are handled quickly and efficiently with weekly property checkups, accessible tenant portals and a designated maintenance contact center.

Our experienced personnel strive to go beyond the industry standard with sustained improvements through advanced analytical softwares.



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CONTACT INFORMATION



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