

9 ENTIN
PARSIPPANY, NEW JERSEY

± 51,383 SF (DIVISIBLE)
AVAILABLE FOR LEASE



Property FEATURES

- 200,000 SF office building
- ± 51,383 available for lease (divisible)
- Three (3) story office building, built 1987
- Renovations currently underway, to be completed Q3 2020
- \$4 million capital improvements, which include:
 - Exterior facade & landscaping
 - State-of-the-art conference center
 - Lobbies
 - Fitness center with locker room & shower facilities
 - Bathrooms
 - New BMS controls
 - New security camera system and DSX access control for all doors including amenities
 - Entire building LED lighting
 - Upgraded parking lot lights
 - High efficiency condensing boiler



Modern Finishes & Amenities





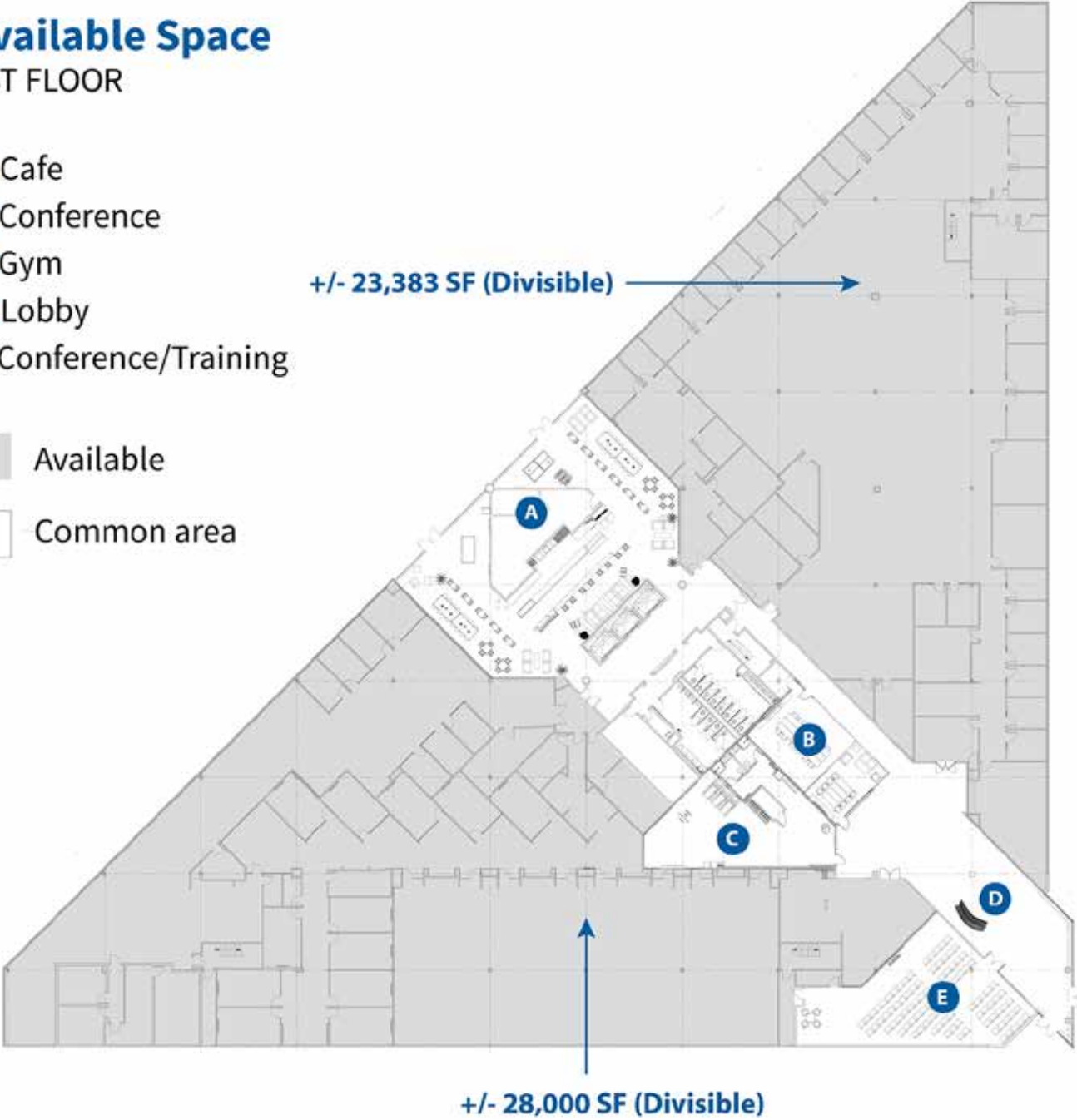
Available Space
1ST FLOOR

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- A. Cafe
- B. Conference
- C. Gym
- D. Lobby
- E. Conference/Training

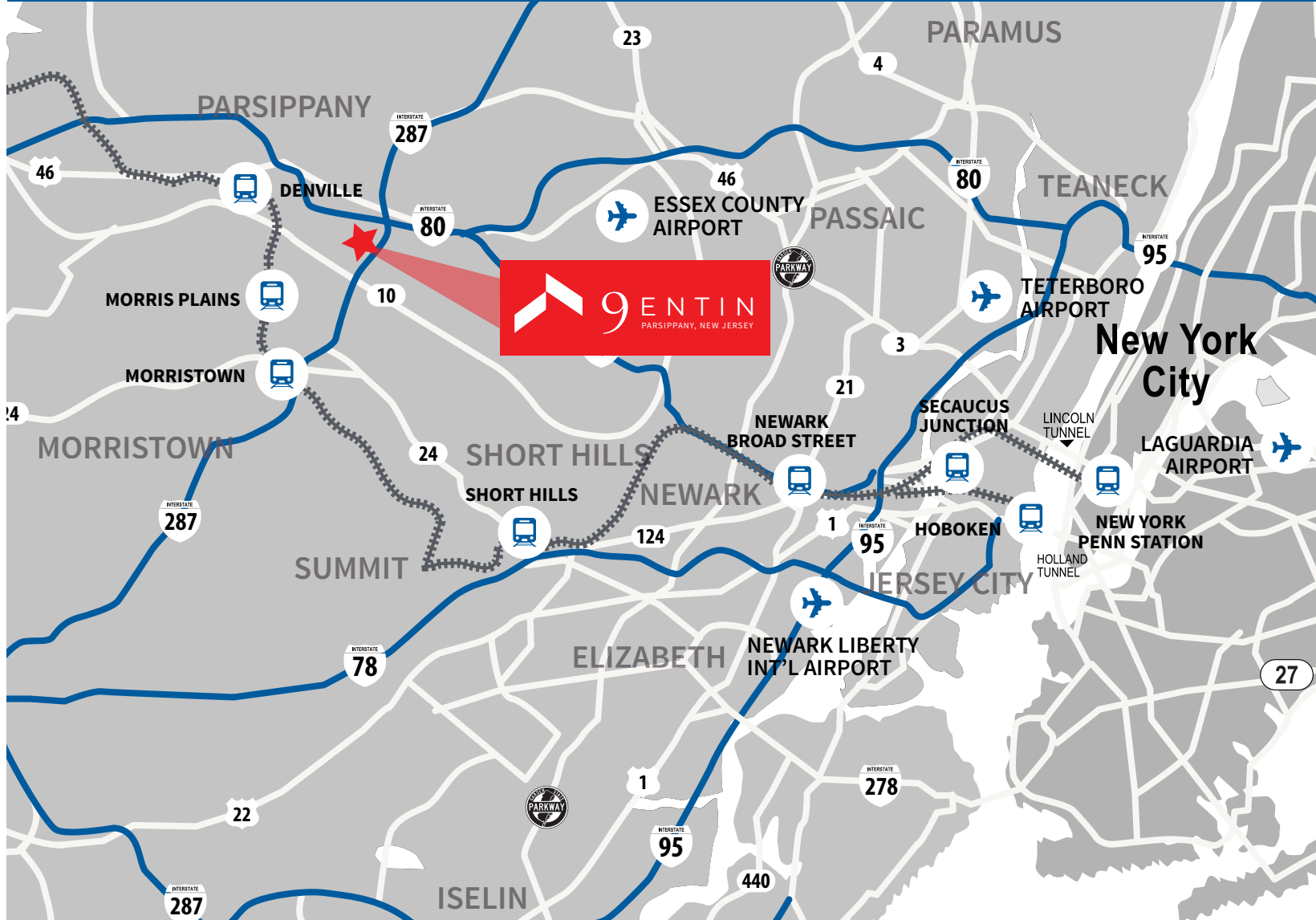
Available

Common area



Perfectly
LOCATED

- Parsippany lies at the crossroads of major roadways including Interstate 80, 280, 287, U.S. Routes 46 and 202, New Jersey Routes 10 and 53.
- 5 minutes from Morris Plains Station, which provides direct service to New York Penn Station, Midtown Manhattan and Hoboken Terminal.
- Morristown Municipal Airport, a general aviation airport is located 5 miles from the campus and Newark Liberty International Airport is located just 24 miles away.
- NJ Transit provides bus service on the 79 route to and from Newark, with local service on the 870, 871, 872, 873, 874, 875, 880, 29 and 79 routes.
Bus service to the Port Authority Bus Terminal in Midtown Manhattan is provided by Lakeland Bus Lines along Route 46 and Interstate 80.



Restaurants

- 01 Ruth's Chris
- 02 Zinburger
- 03 Grato
- 04 Tabor Road Tavern
- 05 Lemongrass
- 06 Nikko Japanese Restaurant
- 07 H2 Ocean
- 08 Arthur's Tavern
- 09 Il Capriccio
- 10 Minado
- 11 Cinnamon Indian Restaurant
- 12 Auld Shabeen
- 13 Seasons 52 (coming soon)
- 14 The Capital Grille (coming soon)
- 15 Kate's Beer Garden (coming soon)

Convenience

- 16 Starbucks
- 17 Wegman's/Wegman's Burger Bar
- 18 Delizia Parsippany Pizzeria
- 19 Tabor Road Pizza
- 20 Mancino's Pizza & Italian Cuisine
- 21 Chipotle
- 22 Smashburger
- 23 5 Guys
- 24 Panera (coming soon)
- 25 Qdoba
- 26 Chick-Fil-A
- 27 First Watch

Hotels

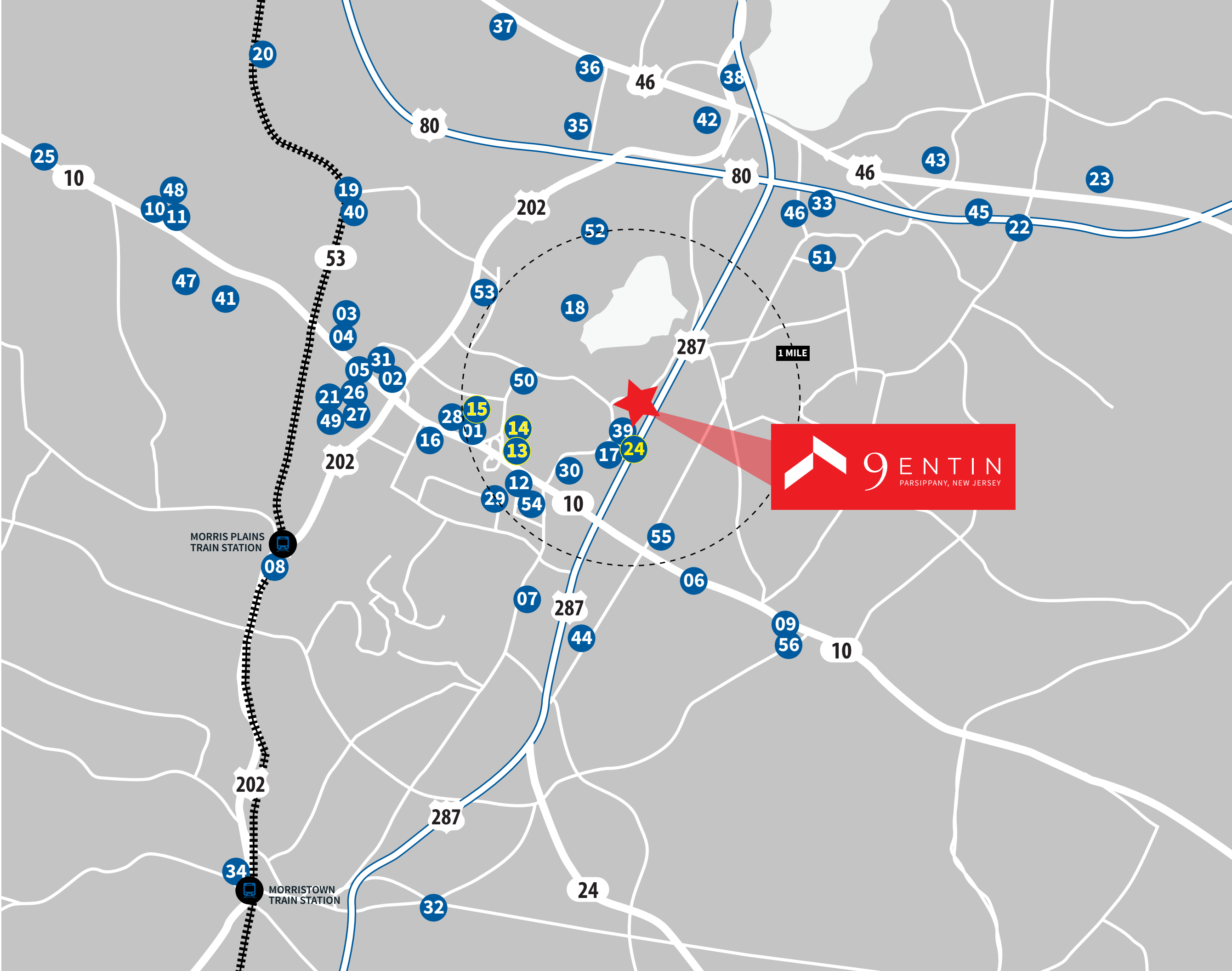
- 28 Hilton Parsippany/Hampton Inn
- 29 Hanover Marriott
- 30 Hyatt House
- 31 Residence Inn
- 32 Westin Governor Morris
- 33 Sheraton Parsippany Hotel
- 34 Hyatt Regency Morristown
- 35 Sonesta ES Suites
- 36 Fairfield Inn & Suites by Marriott
- 37 Courtyard by Marriott
- 38 Embassy Suites by Hilton

Fitness - Lifestyle

- 39 24 Hour Fitness
- 40 Anytime Fitness
- 41 Crunch
- 42 Blink Fitness
- 43 Retro Fitness of Parsippany
- 44 Retro Fitness of Whippany
- 45 LA Fitness
- 46 Atlantis Sports Club and Spa
- 47 Planet Fitness
- 48 Depasquale the Spa
- 49 Massage Envy

Daycare

- 50 Bright Horizons at Parsippany
- 51 The Goddard School
- 52 Tiny Totz
- 53 Apple Montessori
- 54 My Special Spot
- 55 The Learning Experience
- 56 Whippany Kindercare





Amenity EVOLUTION

Surrounded by an abundance of local amenities, 9 Entin is also situated within in an evolving amenity-rich live/work/play/stay environment - located within 1 mile from Wegman's, 24 Hour Fitness and coming soon, Panera Bread, Capital Grille and Seasons 52.



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