



1055

1055 Parsippany Boulevard

Parsippany, NJ

NEWMARK


SIGNATURE
ACQUISITIONS

1055 PARSIPPANY BOULEVARD

Availabilities

1st Floor:

- 1,357 SF
- 1,599 SF
- 1,695 SF
- 2,658 SF

2nd Floor:

- 1,052 SF
- 1,849 SF
- 2,737 SF
- 3,750 SF

4th Floor:

- 1,075 SF
- 1,299 SF
- 4,715 SF

5th Floor:

- 14,349 SF (Divisible)

Highway facing building signage is available for tenants over 10,000 SF



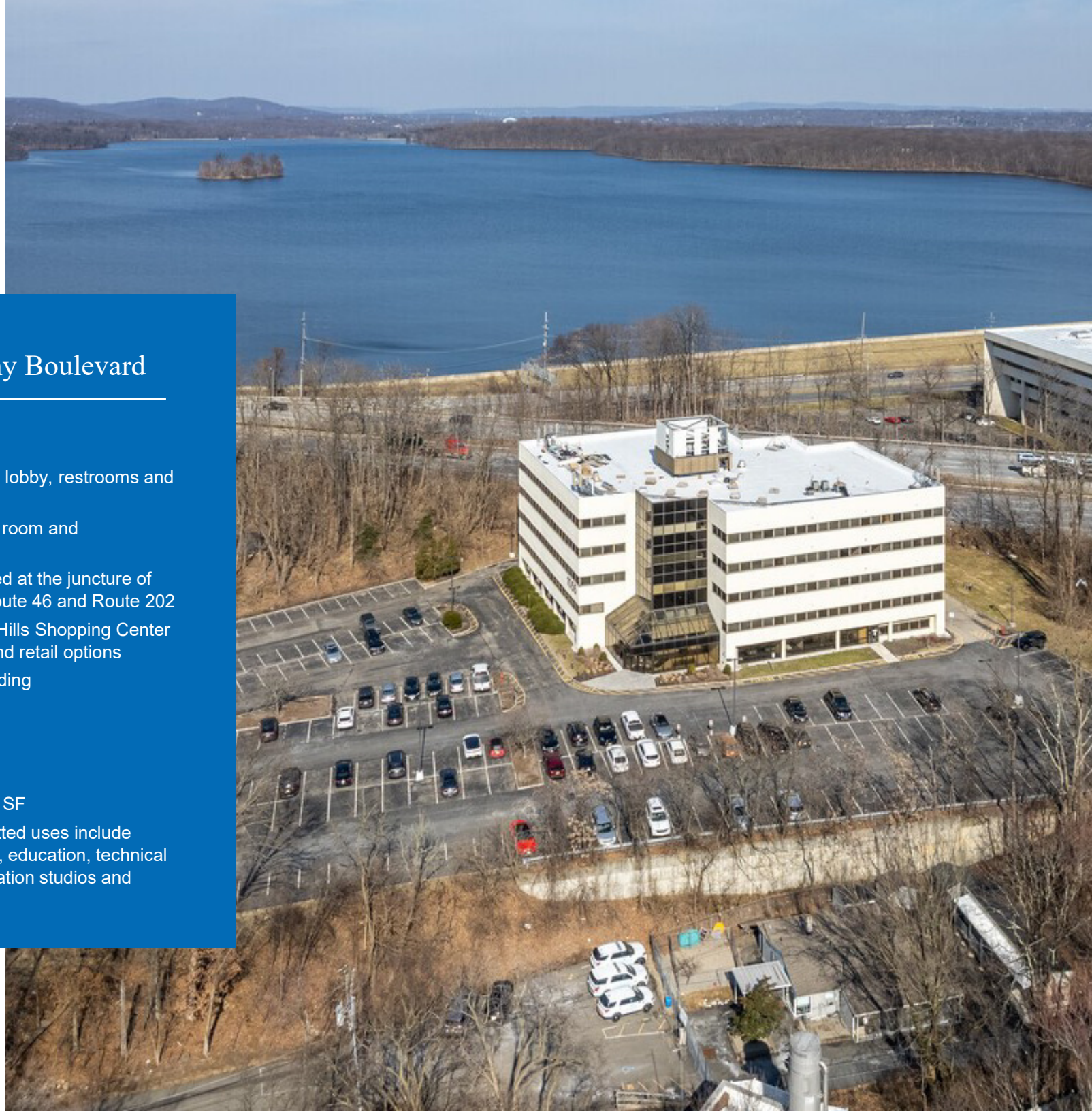
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FEATURES

- Recently renovated lobby, restrooms and public corridors
- Shared conference room and cafe/lounge on site
- Conveniently located at the juncture of I-287, Route 80, Route 46 and Route 202
- Adjacent to Morris Hills Shopping Center with food, fitness and retail options
- ADA compliant building

SPECIFICATIONS

- Size: 86,000 SF
- Floorplates: 17,628 SF
- Zoning: O-3: Permitted uses include professional offices, education, technical training, communication studios and medical office



Neighborhood Overview

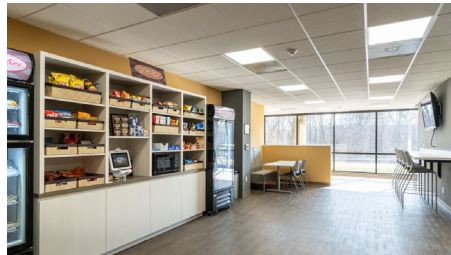




Detailed Specifications

Rentable Area	86,000 SF	Parking	3.5/1,000 SF	Water:	Township of Parsippany
Floors	Five	HVAC	Multiple ceiling-hung air handlers, electric heating coils at each	Sewer:	Township of Parsippany
Year Built	1985	Electrical	3 Phase—4 Wire 1,600 Amps	Telecom	Verizon, T-Mobile, and Optimum
ADA	Fully ADA compliant	Restrooms	Two restrooms (one men's and one women's) provided on each floor	Elevators	Two hydraulic elevators with capacities of 3,000 lbs. each; recently updated
Exterior	Exterior Insulated Finish System (EIFS)	Fire Safety	Fully protected by a wet pipe sprinkler system and fire alarm system		
Foundation	Slab on grade	Utilities	Electric: JCP&L Gas: N/A		
Structure	Steel frame				
Roof	Smooth surfaced PVC membrane over rigid insulation				
Windows	Fixed, thermal glazed units (Pella)				

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