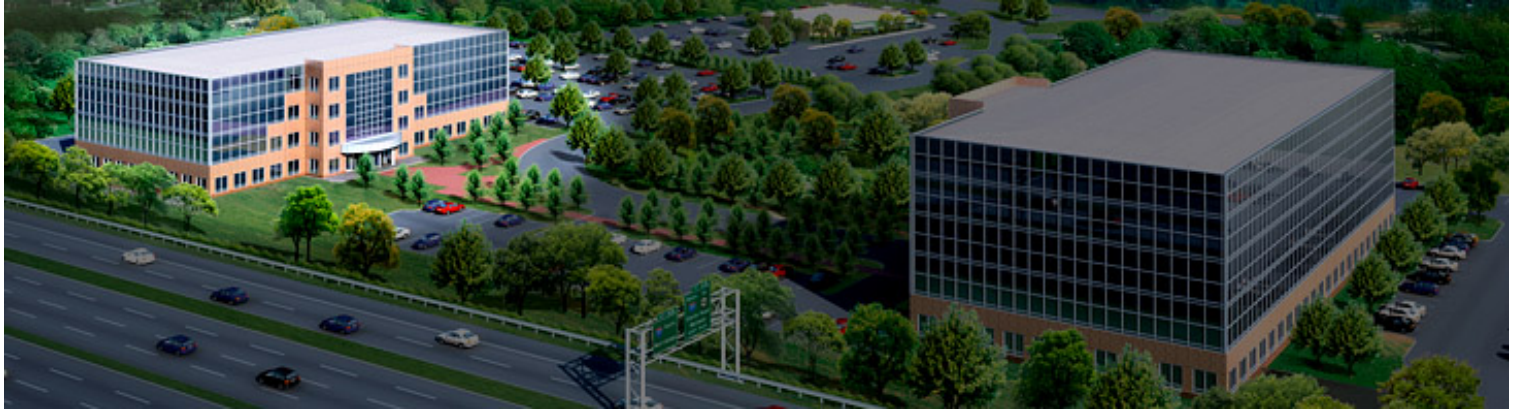




1725 ROUTE 46 - PHASE I



BUILDING SPECIFICATIONS

ADDRESS:	1725 Highway Route 46, Parsippany, New Jersey
ACREAGE:	13.5 Acre Business Campus
ASSET CLASS:	Class "A" Office Building Under Construction
BUILDING SIZE:	76,000 Rentable Square Feet
BUILDING HEIGHT:	Four (4) Stories Plus Lower Level Parking Garage; Full Height Atrium
TYPICAL FLOOR PLATE:	19,000 Rentable Square Feet; Six (6) Corners Per Floor
ELEVATORS:	Two (2) Glass-Backed Passenger
PARKING:	289 Surface Spaces & 38 Spaces in Executive Parking Garage (4 per 1,000/sf total)
CEILING HEIGHT:	9' Finished, 12'10" Slab-to-Slab
COLUMN SPACING:	30' X 30' (Typical)
HVAC:	High Efficiency with Direct Digital VAV Control

BUILDING FEATURES

- Frontage on I-80 - Within 25' of Highway Right-of-Way
- Frontage on State Highway Route 46
- Potential "Naming Rights" for Major Tenant
- Granite & Glass Curtain-Wall Exterior
- Six Corners Per Floor
- Four-Story Atrium With Granite and Wood Décor
- Glass-Backed Elevators
- Card Key Access
- Fitness Center In Building
- Food Service In Building
- LEED - Registered for USGBC "Silver" Certification
- Bennigans Restaurant On-Site
- Foot Bridge Access to Adjoining Veteran's Memorial Park
- Expansion Potential Within 109,000 sqft Phase 2 Building (To-Be-Built)

COMMUNICATION

- Verizon Voice and Data
- Net@ccess - Data
- LightPath - Data
- AboveNet - Data

TRANSPORTATION IN THE AREA

- I-80 & I-287 Interchange - 0.2 miles
- NJ Transit Bus Stop - 0.1 miles (at entrance to adjacent Veteran's Park)
- Mountain Lakes Train Station - 2 miles
- Boonton Train Station - 2.5 miles
- Morristown Train Station (Midtown Direct) - 8 miles
- Convent Station Train Station (Midtown Direct) - 9 miles
- Morristown Airport - 10 minutes
- Newark Liberty International Airport - 30 minutes