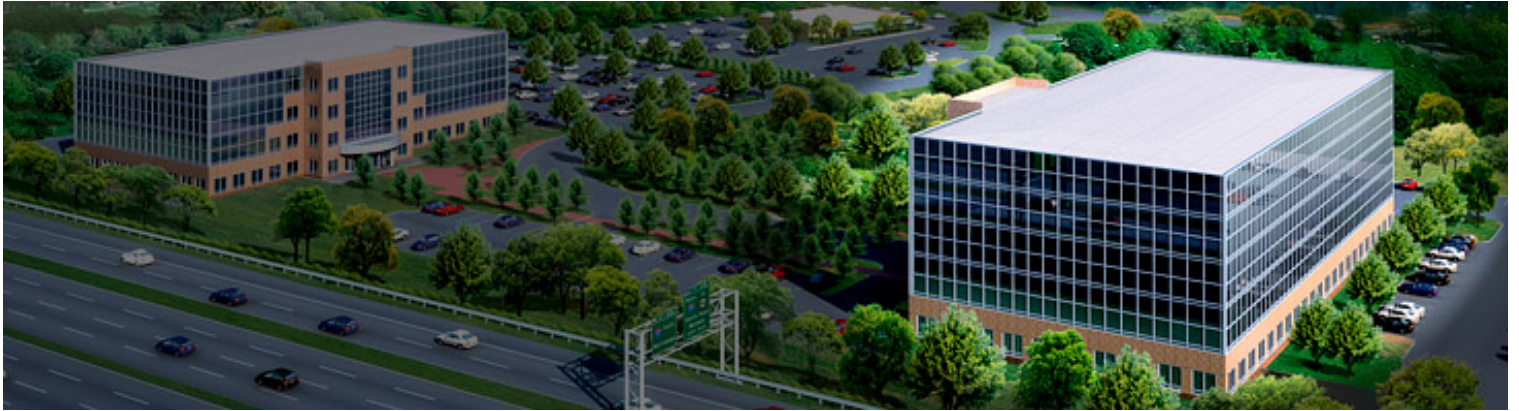




## 1715 ROUTE 46 - PHASE II



### BUILDING SPECIFICATIONS

<b>ADDRESS:</b>	1715 Highway Route 46, Parsippany, New Jersey
<b>ACREAGE:</b>	13.5 Acre Business Campus
<b>ASSET CLASS:</b>	Class "A" Office Building - To Be Built, Site Plan Approved
<b>BUILDING SIZE:</b>	109,000 Rentable Square Feet
<b>BUILDING HEIGHT:</b>	Five (5) Stories Plus Lower Level Parking Garage; Full Atrium Height
<b>TYPICAL FLOOR PLATE:</b>	21,800 Rentable Square Feet; Six (6) Corners Per Floor
<b>ELEVATORS:</b>	Two (2) Glass-Backed Passenger & One (1) Passenger / Freight
<b>PARKING:</b>	387 Surface Spaces & 49 Spaces in Executive Parking Garage (4 per 1,000/sf total)
<b>CEILING HEIGHT:</b>	9' Finished, 12'10" Slab-to-Slab
<b>COLUMN SPACING:</b>	30' X 30' (Typical)
<b>HVAC:</b>	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 - Designed for USGBC "Silver" Certification
- Bennis Restaurant On-Site
- Foot Bridge Access to Adjoining Veteran's Memorial Park
- Expansion Potential Within 76,000 sqft Phase 1 Building

### 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