



2001 Route 46

Parsippany, NJ

Availabilities

1st Floor:

- 1,485 SF

~~1,284 SF~~

- 3,369 SF

- 4,202 SF

2nd Floor

- 4,006 SF

- 6,356 SF

4th Floor:

- 7,441 SF

5th Floor:

~~2,128 SF~~

- 5,993 SF

- 4,308 SF

- 1,625 SF

- 6,453 SF
- 1,059 SF
- 2,830 SF
- 4,006 SF



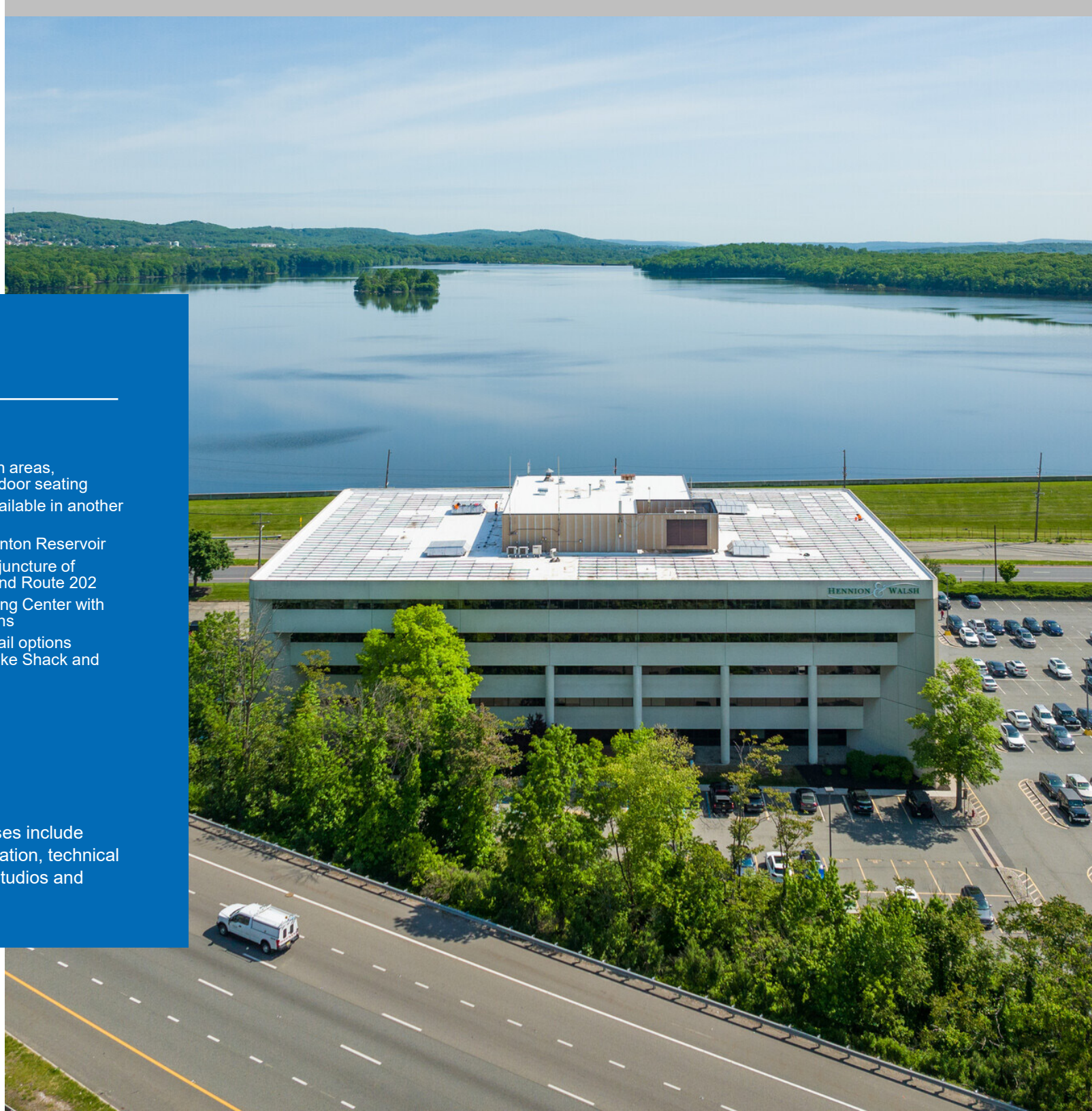
2001 Route 46

FEATURES

- Recently renovated common areas, restrooms and café with outdoor seating
- Shared conference room available in another nearby Signature building
- Panoramic views of the Boonton Reservoir
- Conveniently located at the juncture of I-287, Route 80, Route 46 and Route 202
- 1 mile to Morris Hills Shopping Center with food, fitness and retail options
- Nearby food, fitness and retail options including Whole Foods, Shake Shack and Blink Fitness

SPECIFICATIONS

- Size: 131,261 SF
- Floor: 26,252 SF
- Zoning: O-3: Permitted uses include professional offices, education, technical training, communication studios and medical office



Neighborhood Overview





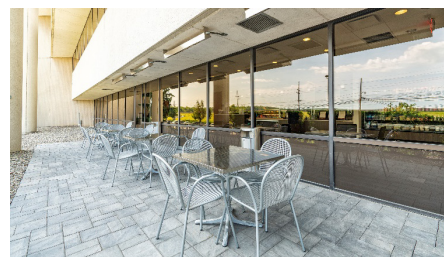
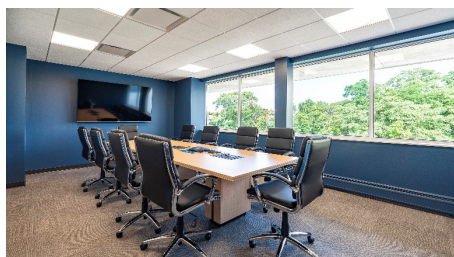
Detailed Specifications

Rentable Area	131,261 SF
Floors	Five
Year Built	1981 / Renov. 2015, 2022
ADA	Fully ADA compliant
Exterior	Precast concrete
Foundation	Slab on grade
Structure	Steel frame
Roof	Built-up roof and TPO single ply membrane
Windows	Double-pane insulated, tinted windows
Parking	3.6/1,000 SF
Ceiling Height	13'0" slab-to-slab

HVAC	Two Carrier Evergreen water-cooled tri-rotor screw chillers (total 386-ton capacity). Gas-fired boiler and 2- cell Baltimore Aircoil cooling tower with 1,200 GPM. Two air handlers, 75 HP and 60 HP
Fire Safety	Wet sprinkler system in lobbies, boiler room and tenant entries
Utilities	Electric: JCP&L Gas: New Jersey Natural Gas Water: Township of Parsippany Sewer: Township of Parsippany

Telecom	Cablevision, Verizon, Lightpath
Elevators	Three Houghton Passenger elevators

1055 PARSIPPANY BOULEVARD



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