

100 KIMBALL DRIVE

PARSIPPANY, NEW JERSEY



100 Kimball Drive Exterior

The Center of Morris County

BUILDING SPECIFICATIONS

- Building Size:** 175,000 sf
- Floor Size:** 5 floors
35,000 sf per floor
(Approximately)
- Parking:** 667 spaces
581 surface/86 underground
3.8 spaces per thousand
- Interior Heights:** Finished ceiling height 9 ft.
- Load Capacity:** 100 lbs./sf with 300 lbs./sf
file storage capability at designated
areas on each floor
- Loading:** One full-size dock with dock leveler
- Fire Protection:** Fully sprinklered with monitored alarm
- HVAC:** High efficiency, custom penthouse
equipment with Variable Air Volume
distribution using direct digital controls
- Security:** Card-key access
- Elevators:** 3 Passenger – 3,500 lbs. capacity
1 Passenger/freight – 4,500 lbs. capacity
Traction elevators, speed 350 FPM
- Technology:** Unparalleled site and building infrastructure
- Flexible connectivity for fiber optic transmission of voice, data, and video
 - Building supports world-class connectivity through access to multiple facilities-based telecom carriers, including providers of dark fiber
 - Dual telecommunication service entrances
 - Dedicated telephone operations area on each floor



100 Kimball Drive Lobby

GALE
Real Estate Services Company

A SUBSIDIARY OF MACK-CALI REALTY CORPORATION

For leasing information, contact:

Jim Nugent (973) 577-2492 - jnugent@TheGaleCompany.com
www.CenterofMorrisCounty.com

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BUILDING FINISHES

EXTERIOR

- Polished Eagle Red granite panels with flamed Porkala granite accents imported from Finland, with smoked reflective glass

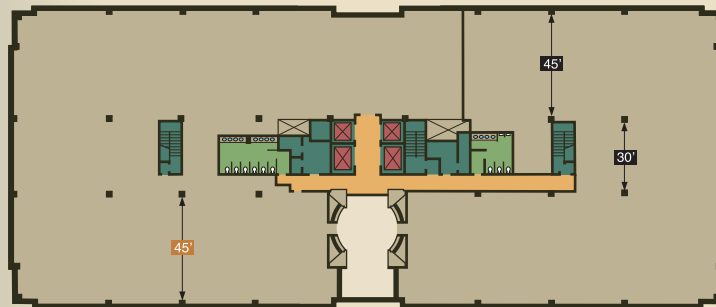
INTERIOR

- Two-story atrium lobby with Mahogany wall accents and granite flooring

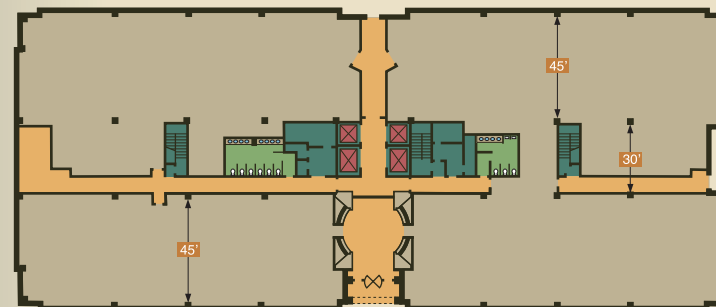


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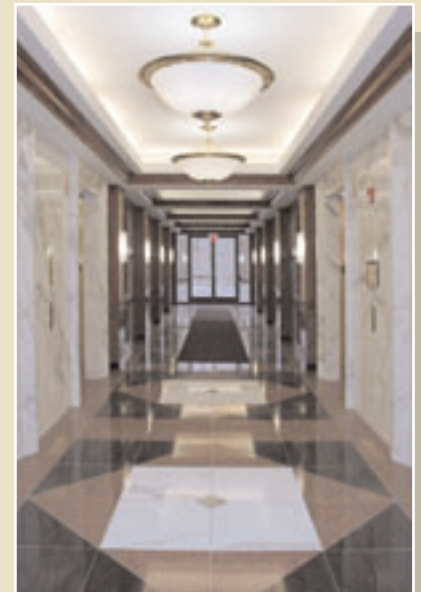
FLOOR PLANS



Second Floor Plan



First Floor Plan



100 Kimball Drive First Floor Elevator Lobby

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