



The Center of Morris County

PROPERTY DESCRIPTION



- LOCATION:** At the southeast corner of the intersection of Interstates 80 and 287 in Parsippany, Morris County, NJ, approximately 30 miles west of NYC and 75 miles northeast of Philadelphia
- SITE:** 90-acre manicured property with one-half mile of interstate frontage
- CAMPUS:** Four class A buildings totaling 850,000 sf
- 100 KIMBALL DRIVE* – 175,000 sf on 5 floors – Deloitte & Touche USA
 - 200 KIMBALL DRIVE* – Novartis Consumer Health/Kelley Drye & Warren
 - 300 KIMBALL DRIVE* – State Farm Insurance
 - 1 JEFFERSON ROAD* – 100,000 sf on three floors
- CONSTRUCTION MANAGER:** The Gale Construction Company
- ARCHITECT:** Rotwein & Blake
- DESIGN:** Architecturally coordinated buildings with stately granite and smoked reflective glass façades and interior accents of granite and Mahogany
- TECHNOLOGY:** Unparalleled state-of-the-art site and building infrastructure
- Flexible connectivity including fiber optic capability for voice, data, and video
 - Supports world-class connectivity through access to multiple facilities-based telecom carriers, including providers of dark fiber
 - Dual telecommunication service entrances
 - Buildings are networked with conduit and have telecom rooms
 - Dedicated telephone operations area on each floor
- AMENITIES:**
- Private, secured headquarters campus
 - Located directly off Interstates 80 and 287
 - Flexible, functional floor plates
 - 35 minutes from Manhattan
 - 90-acre, park-like setting with scenic pond, picnic area, and walking trails
 - Easily accessible from Newark Liberty International Airport (25 minutes)
 - On-site Sheraton Hotel and several first-class lodging and conference facilities nearby
 - Corporate neighbors include State Farm Insurance, Novartis Consumer Health, Sun Chemical, Wynham Worldwide, UPS, Pfizer, Trane, ADP, and Deloitte & Touche USA