

# 1 JEFFERSON ROAD

PARSIPPANY, NEW JERSEY



## *The* **Center** *of Morris County*

### BUILDING SPECIFICATIONS

<b>Building size:</b>	100,000 sf
<b>Floor size:</b>	Three floors 33,000 sf per floor (Approximately)
<b>Parking:</b>	400 spaces
<b>Interior heights:</b>	Finished ceiling height 9 ft.
<b>Load capacity:</b>	100 lbs./sf with 300 lbs./sf file storage capacity at designated areas on each floor
<b>Loading:</b>	One full-size dock with dock leveler
<b>Fire protection:</b>	Fully sprinklered with monitored alarm
<b>Exterior:</b>	Granite with smoked reflective glass
<b>Interior decor:</b>	Hardwood accents and granite flooring
<b>HAVC:</b>	High efficiency, custom penthouse equipment with VAV distribution using direct digital controls
<b>Security:</b>	Card key access
<b>Elevators:</b>	Two passenger – 2,500 lbs. capacity One passenger/freight – 3,500 lbs. capacity
<b>Technology:</b>	Unparalleled site and building infrastructure <ul style="list-style-type: none"><li>• Flexible connectivity for fiber optic transmission of voice, data, and video</li><li>• Building supports world-class connectivity through access to multiple facilities-based telecom carriers, including providers of dark fiber</li><li>• Dual telecommunication service entrances</li><li>• Dedicated telephone operations area on each floor</li></ul>

**GALE**  
*Real Estate Services Company*

A SUBSIDIARY OF MACK-CALI REALTY CORPORATION

For leasing information, contact:

Jim Nugent (732) 590-1552 - [jnugent@mack-cali.com](mailto:jnugent@mack-cali.com)  
[www.centerofmorriscounty.com](http://www.centerofmorriscounty.com)

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## BUILDING FINISHES

### **EXTERIOR:**

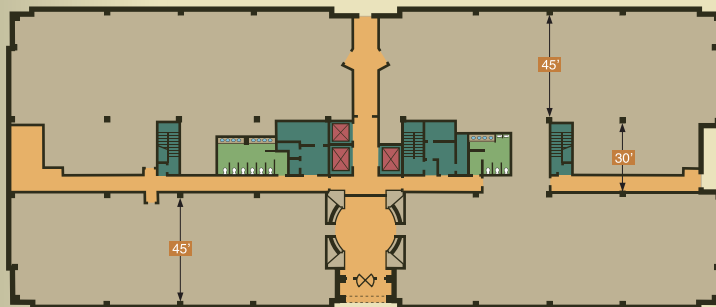
- Polished Eagle Red granite panels with flamed Porkala granite accents imported from Finland, with smoked reflective glass

### **INTERIOR:**

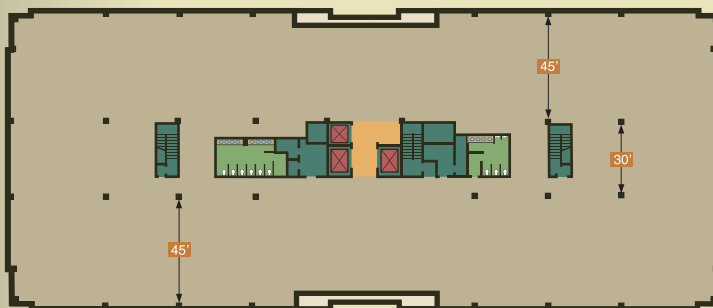
- Two-story atrium lobby with Mahogany wall accents and granite flooring



## FLOOR PLANS



First Floor Plan



Third Floor Plan

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