

Property Details

Building Size	175,000 square feet on a 13-acre manicured site
Site	13-acre manicured site
Block/Lot	735/1.06
Year Built	2007, Renovations 2022
Floors	5 floors and lower garage level
Parking	638 spaces total (558 surface and 80 lower garage level)
Zoning	COD / Corporate Office District
Finished Ceiling Height	9 foot
Floor Load	100 lbs./square foot with 300 lbs./square foot file storage capability at designated areas on each floor
Loading	Dedicated loading area – one full size dock with dock leveler
Fire Protection/ Life Safety	<ul style="list-style-type: none"> ▪ Wet type fire protection sprinkler system and controlled by a monitored fire alarm system ▪ The system also includes battery pack emergency lights and exit lighting, audible and visual fire alarm devices, a control panel, smoke detectors and manual pull stations
Roof	Mechanically fastened single-ply EPDM roof
HVAC	<ul style="list-style-type: none"> ▪ Two mechanical penthouses with variable air volume distribution ▪ Distributes chilled air to each floor individually ▪ Equipped with an enthalpy economizer control system ▪ Air distribution controlled by fan powered VAV terminals with electric heating coils controlled by a Direct Digital Computer system, with the ability to be controlled remotely
Building Generator	125 KW Natural gas (Base Building system); 500 KW Diesel (tenant system)

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Security	<p>Monday through Friday</p> <p>The security system consists of card key access and CCTV cameras by the front and rear entrance doors as well as the elevator lobby on the first floor. Four emergency call stations are in the parking garage.</p>
Elevators	<ul style="list-style-type: none"> ▪ 3 Passenger - 3,500 lb. capacity and speed of 350 FPM, 2 serving lower level with oval entrances ▪ 1 Freight - 4,500 lb. capacity
Utilities	<ul style="list-style-type: none"> ▪ Electricity: Jersey Central Power & Light ▪ Water/Sewer: Township of Parsippany ▪ Natural Gas: New Jersey Natural Gas ▪ Telecommunications: Verizon
Technology	<p>Unparalleled site and building infrastructure</p> <ul style="list-style-type: none"> ▪ Flexible connectivity including fiber optic capability for voice, data, video and high-speed internet transmissions ▪ Supports world-class connectivity through access to multiple facilities-based carriers, including providers of dark fiber ▪ Dual telecommunication service entrances ▪ Dedicated telephone operations area on each floor
Plumbing	<p>Domestic water distribution piping is copper. Drain waste piping and vent piping are cast iron and PVC. 6 electric water heaters (30 gallons each) and 1 natural gas boiler.</p>
Electrical	<p>The building is served by a 277/480 volt, 3-phase, 4-wire service from JCP&L with a pad-mounted transformer.</p>

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