

FOR LEASE



BOULEVARD

Parsippany, NJ

**NEW
LOBBY/AMENITY
AREA COMPLETED**

BUILDING SIZE:
211,197 SF

AVAILABLE SPACE:
~~Leased 1st Floor - 34,910 SF~~
1st Floor - 7,208 SF
1st Floor - 14,796 SF
2nd Floor - 20,964 SF
3rd Floor - 4,276 SF

RENTAL RATE:
Call for quote

PARKING:
4 Spaces per 1,000 SF

BUILDING HIGHLIGHTS:

- Park-like campus setting
- High-quality design and common area finishes
- Dramatic three-story atrium lobby with 2nd and 3rd floor balcony lobbies
- Full service cafe with seating area
- Located near crossroads of I-287, I-80 & Route 46 with immediate access to I-287 South
- On-site property management
- ENERGY STAR labeled
- Close proximity to Morriston and Newark Liberty International Airports

For more information, please contact:

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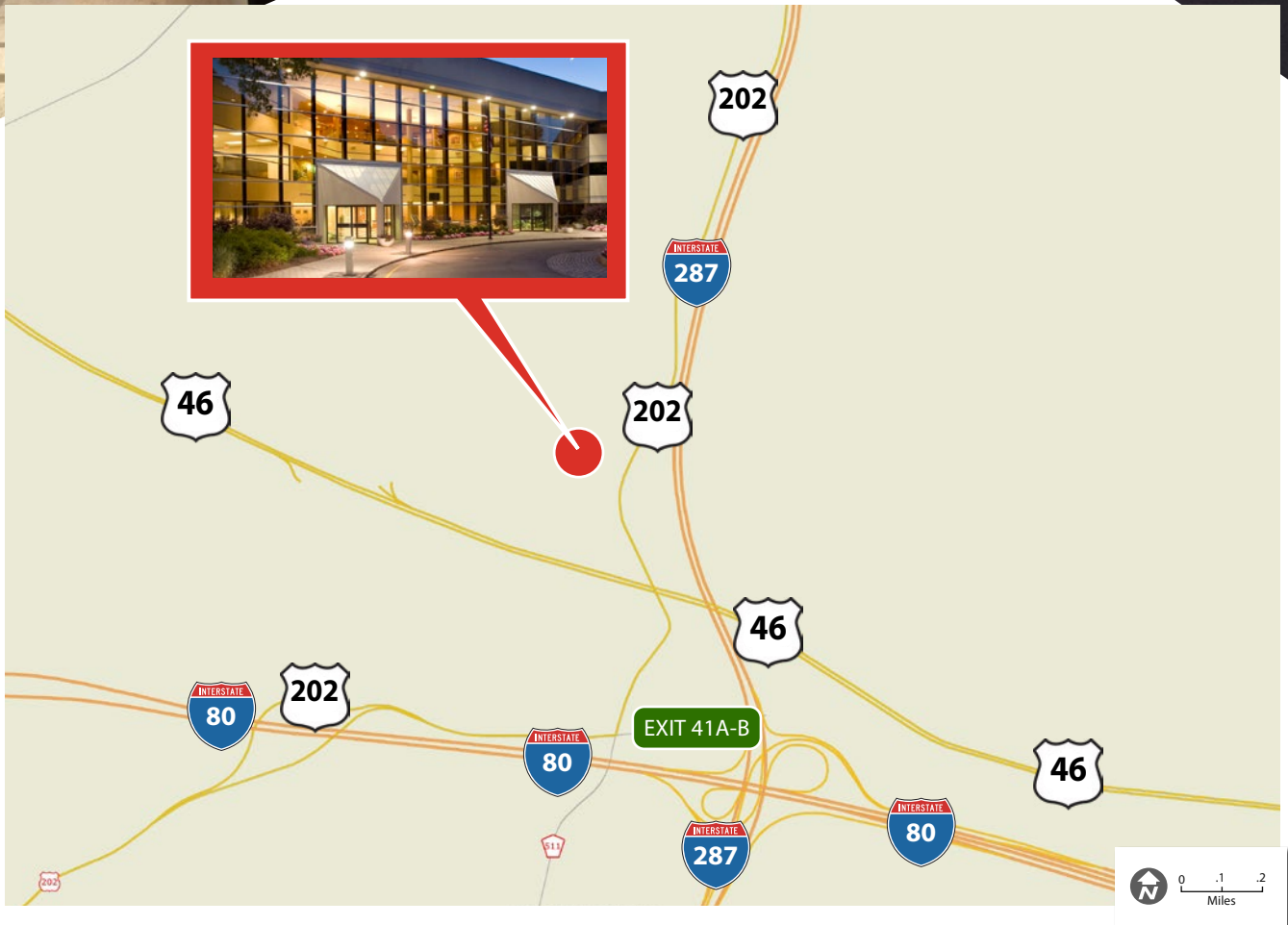
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10
WATER
VIEW

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RENOVATIONS COMPLETED IN 2019:

- ✓ • New roof
- ✓ • Painting of the building's exterior
- ✓ • New exterior signage
- ✓ • New outdoor tenant seating area
- ✓ • Renovated bathrooms
- ✓ • Upgraded mechanicals
- ✓ • Covered solar car ports

RENOVATIONS COMPLETED IN 2020:

- ✓ • Tenant conference center
- ✓ • Tenant lounge/game room with a yoga/fitness center
- ✓ • Expanded and upgrade cafe
- ✓ • Extensive lobby upgrades on all floors

NEW HEALTH AND SAFETY FEATURES:

- Social Distancing Signage placed in the common areas.
- Replacement of existing air filters with higher filtration filters.
- Extra day porter retained for sanitization of touch points in common areas.
- Enhanced cleaning and sanitization available to Tenants for Tenant spaces upon request

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