

# 300

## EXECUTIVE DRIVE

WEST ORANGE, NJ  
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES



BUILDING SPECS



CONTACT



### AVAILABILITIES

LOWER LEVEL	1,821 SF
LOWER LEVEL	10,824 SF
1ST FLOOR	4,533 SF
3RD FLOOR	1,300 SF
3RD FLOOR	3,240 SF
3RD FLOOR	6,700 SF
3RD FLOOR	9,218 SF

# 300 EXECUTIVE DRIVE

WEST ORANGE, NJ  
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES

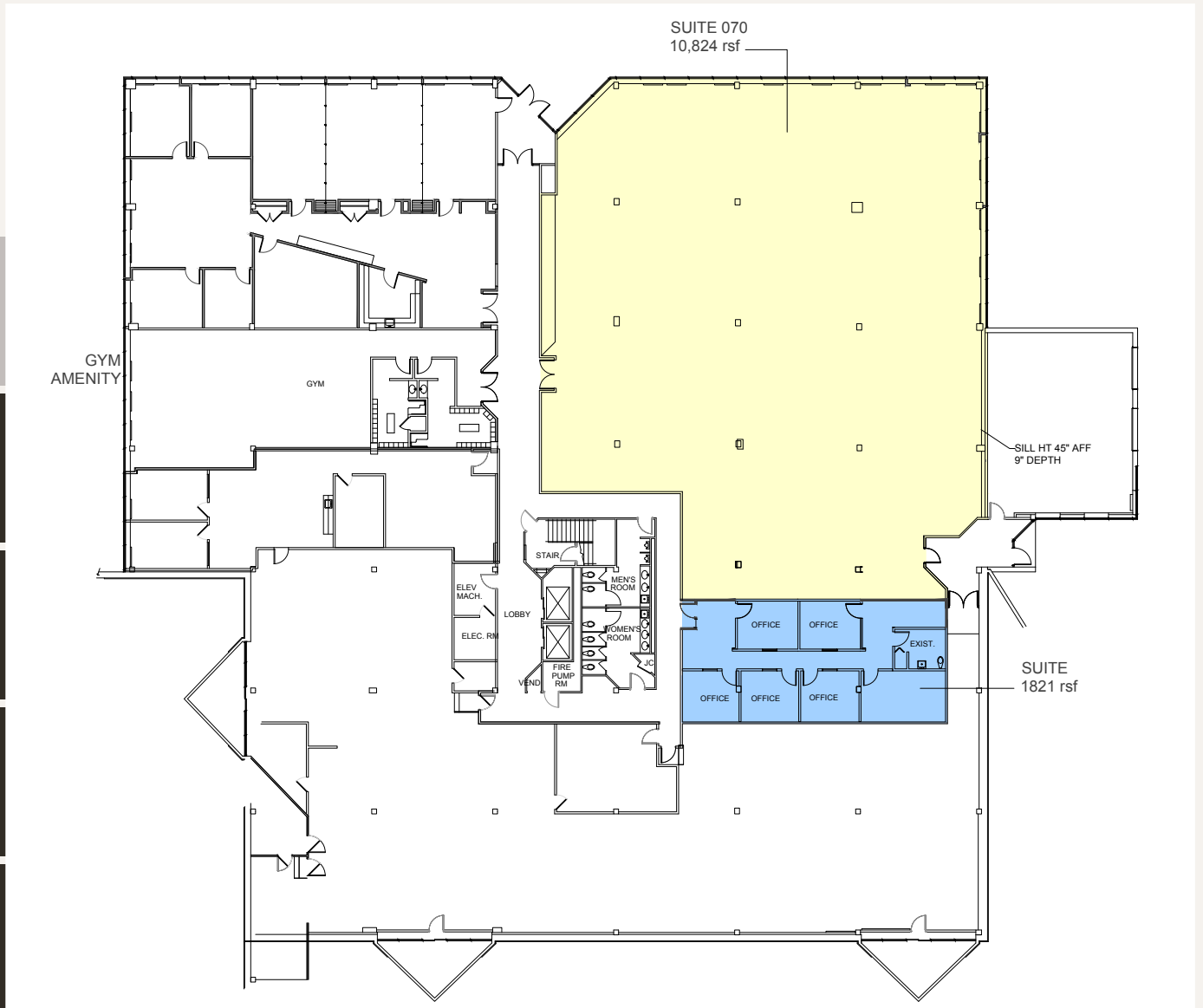


BUILDING SPECS



CONTACT

## LOWER-LEVEL FLOOR PLAN



# 300 EXECUTIVE DRIVE

WEST ORANGE, NJ  
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES



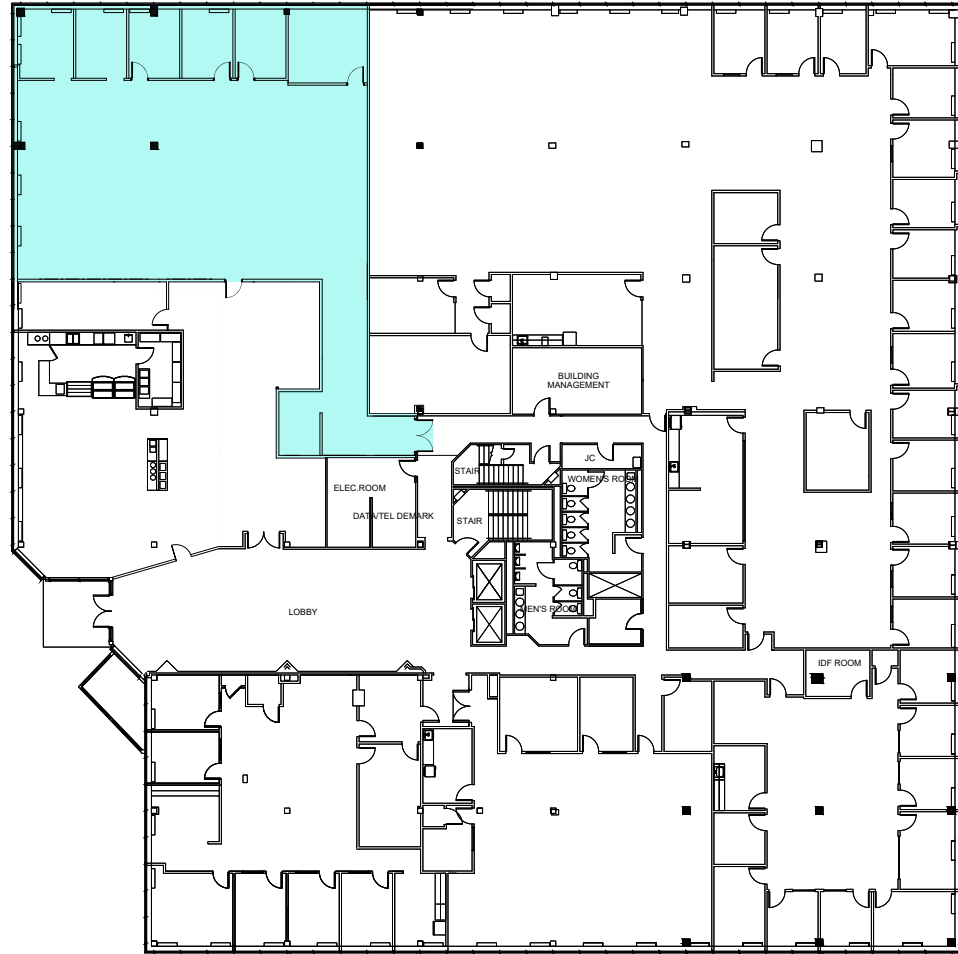
BUILDING SPECS



CONTACT

## FIRST FLOOR - FLOOR PLAN

SUITE 100A  
4,533 RSF



**300**  
**EXECUTIVE**  
**DRIVE**

WEST ORANGE, NJ  
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES



BUILDING SPECS



CONTACT

# SECOND FLOOR - FLOOR PLAN







# 300 EXECUTIVE DRIVE

WEST ORANGE, NJ  
 threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES

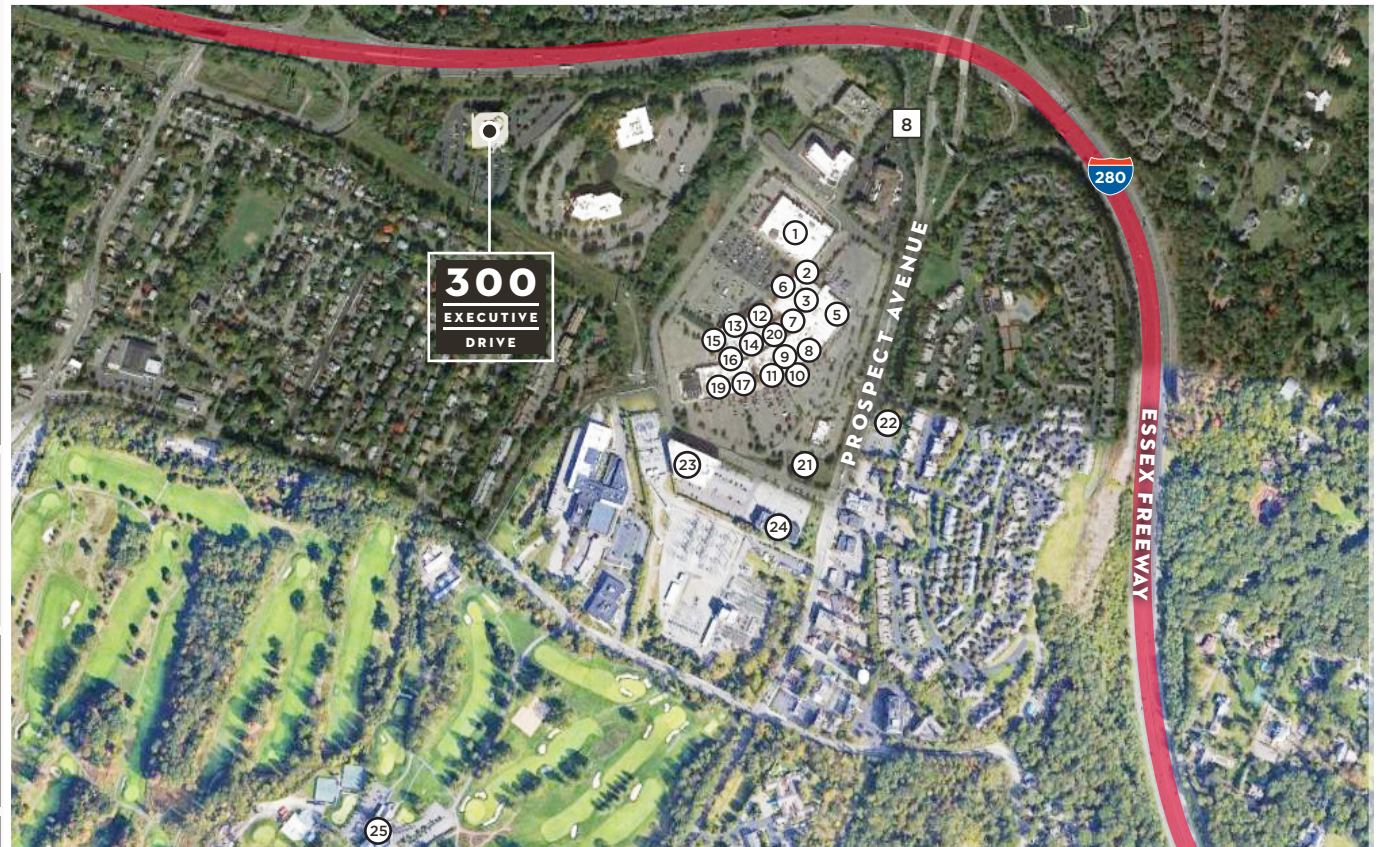


BUILDING SPECS



CONTACT

## LOCATION MAP



### PLACES OF INTEREST

- |                               |                                     |                                 |
|-------------------------------|-------------------------------------|---------------------------------|
| ① ShopRite of Essex Groom     | ⑩ GameStop                          | ⑲ American Freight              |
| ② Fusion Cabinet              | ⑪ Xrinity Store by Comcast          | ⑳ TGI Fridays                   |
| ③ Essex Green Cleaners        | ⑫ GNC                               | ㉑ Atlantic Federal Credit Union |
| ④ One Main Financial          | ⑬ Mike and Kimmie nails             | ㉒ Care Station Medical Group    |
| ⑤ Macy's Backstage            | ⑭ Total Wine & More                 | ㉓ LA Fitness                    |
| ⑥ H&R Block                   | ⑮ Hook & Reel Cajun Seafood and Bar | ㉔ Omni Eye Services             |
| ⑦ Essex Green Shopping Center | ⑯ AMC DINE-IN Essex Green 9         | ㉕ Essex County Country Club     |
| ⑧ Jerry's Artist Outlet       | ⑰ Petco                             |                                 |
| ⑨ Cold Stone Creamery         | ⑱ Pearle Vision                     |                                 |



# 300 EXECUTIVE DRIVE

WEST ORANGE, NJ  
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES



BUILDING SPECS



CONTACT

## LOCAL REDEVELOPMENT



- Neighboring property being redeveloped into 400+ residential units with an estimated delivery of 2023

- Essex Green Town Center's renovations include new facades, signage, outdoor seating areas, and new tenants such as Starbucks and other restaurants.



# 300 EXECUTIVE DRIVE

WEST ORANGE, NJ  
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES

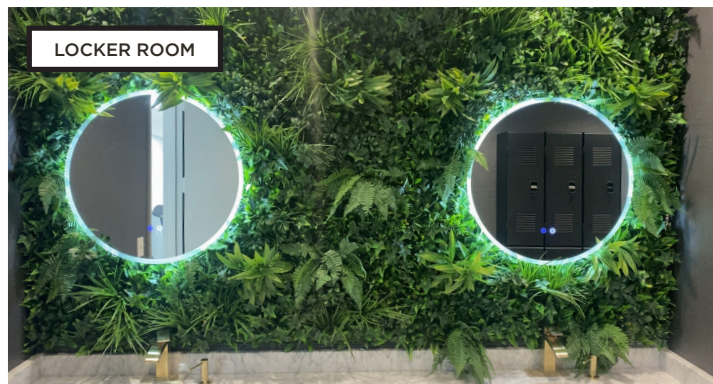


BUILDING SPECS



CONTACT

## PROPERTY AMENITIES







WEST ORANGE, NJ  
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES



BUILDING SPECS



CONTACT

# BUILDING SPECIFICATIONS

<b>ADDRESS</b>	300 Executive Drive
<b>YEAR BUILT</b>	1984 (renovated 2021)
<b>SITE AREA</b>	8.68 Acres
<b>ZONING</b>	Professional Office/Medical
<b>RENTABLE SPACE</b>	44,235 SF
<b>PARKING</b>	508 Spaces (3.93/1,000 SF)
<b>FLOOR PLATES</b>	32,324 SF Typical
<b>STRUCTURE</b>	Reinforced Concrete
<b>CEILING HEIGHTS</b>	10' Slab to Slab
<b>ELEVATORS</b>	2 Passenger Elevators
<b>HVAC</b>	Central Air/In-Suite Wall Units
<b>SECURITY</b>	FOB System/CCTV
<b>UTILITIES</b>	Verizon/Comcast/PSEG

## OWNERSHIP



**PENTAURUS**  
Real Estate Investment & Management

Pentaurus specializes in repositioning under-managed assets that possess superior location and infrastructure.

We strive to devise and enhance value through efficient property management, extensive capital improvements, risk management mitigation, and a hands-on approach to satisfy both investors and tenants.

Our on-site property supervisors and management teams aim to provide 100% tenant satisfaction. All service requests are handled quickly and efficiently with weekly property checkups, accessible tenant portals and a designated maintenance contact center.

Our experienced personnel strive to go beyond the industry standard with sustained improvements through advanced analytical softwares.



WEST ORANGE, NJ  
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES



BUILDING SPECS



CONTACT

## CONTACT INFORMATION



For further information or to arrange an inspection, please contact:

**WILLIAM O'KEEFE**  
Managing Director  
+1 973 908 6101  
william.okeefe@cushwake.com

**COURTNEY BROOKE ROSENKRANTZ**  
Director  
+1 908 418 0984  
courtney.rosenkrantz@cushwake.com

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.