

The image shows the exterior of the Parsippany Commons building, a large commercial structure with a prominent arched glass entrance and a long, low profile with a series of arched glass windows. The building is set against a clear sky. The foreground features a paved plaza with some outdoor seating and a blue awning over a glass entrance. The text "Parsippany Commons" is overlaid in large white letters on a blue background in the top right corner.

# Parsippany Commons

3219 RT. 46, PARSIPPANY, NJ

Available for lease from  
**1,010 SF to 8,593 SF**



# Well Positioned



Nestled in an ever-expanding business community in the heart of Parsippany, New Jersey, this two-story building offers  $\pm 54,619$  SF of medical, dental and professional office space with units ranging from  $\pm 1,010$  SF and up.

Situated on heavily traveled Route 46, Parsippany Commons is easily accessible from Routes 10, 46, 80, 202 and 287. This highly visible and desirable location is perfect for your expanding business and growing clientele.



# Building Highlights



## SUITE SPACE

Two-story ±54,619 SF office building with medical, dental and professional services suites available



## NEWLY RENOVATED

Recent lobby and common area upgrades



## ATTRACTIVE

Attractive atrium windows cover entire building facade, creating an open and airy interior infused with natural sunlight



## PARKING

270 Parking spaces including 70 covered spaces on lower level



## ELEVATORS

Two passenger elevators with access to all levels



## ACCESSIBLE

Easily accessible from Routes 10, 46, 80, 202 and 287



## HIGH SPEED

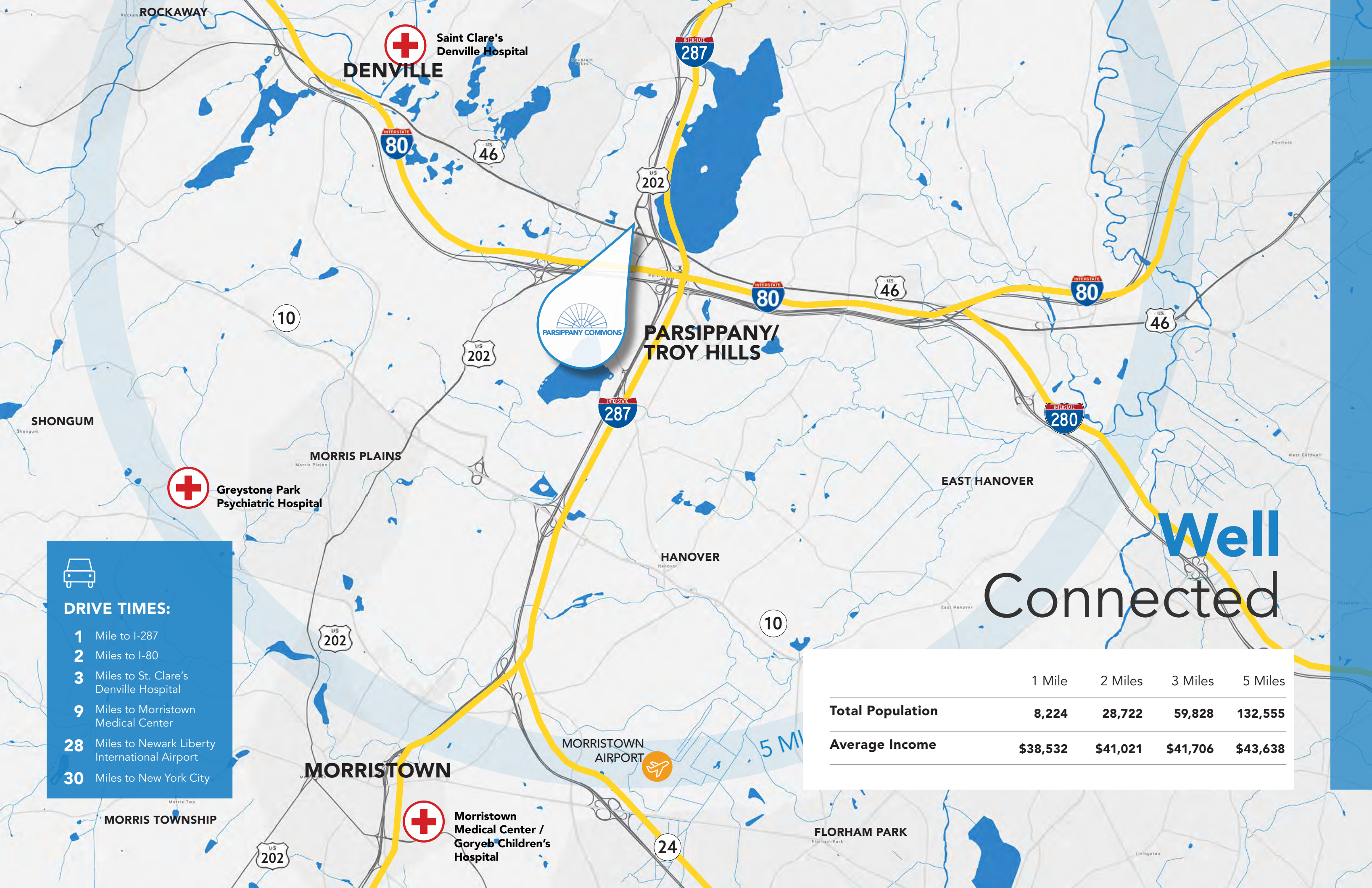
High-speed internet access available



## AMENITY RICH

Numerous dining, banking, shopping, and associated retail services nearby, including the new Whole Foods shopping plaza



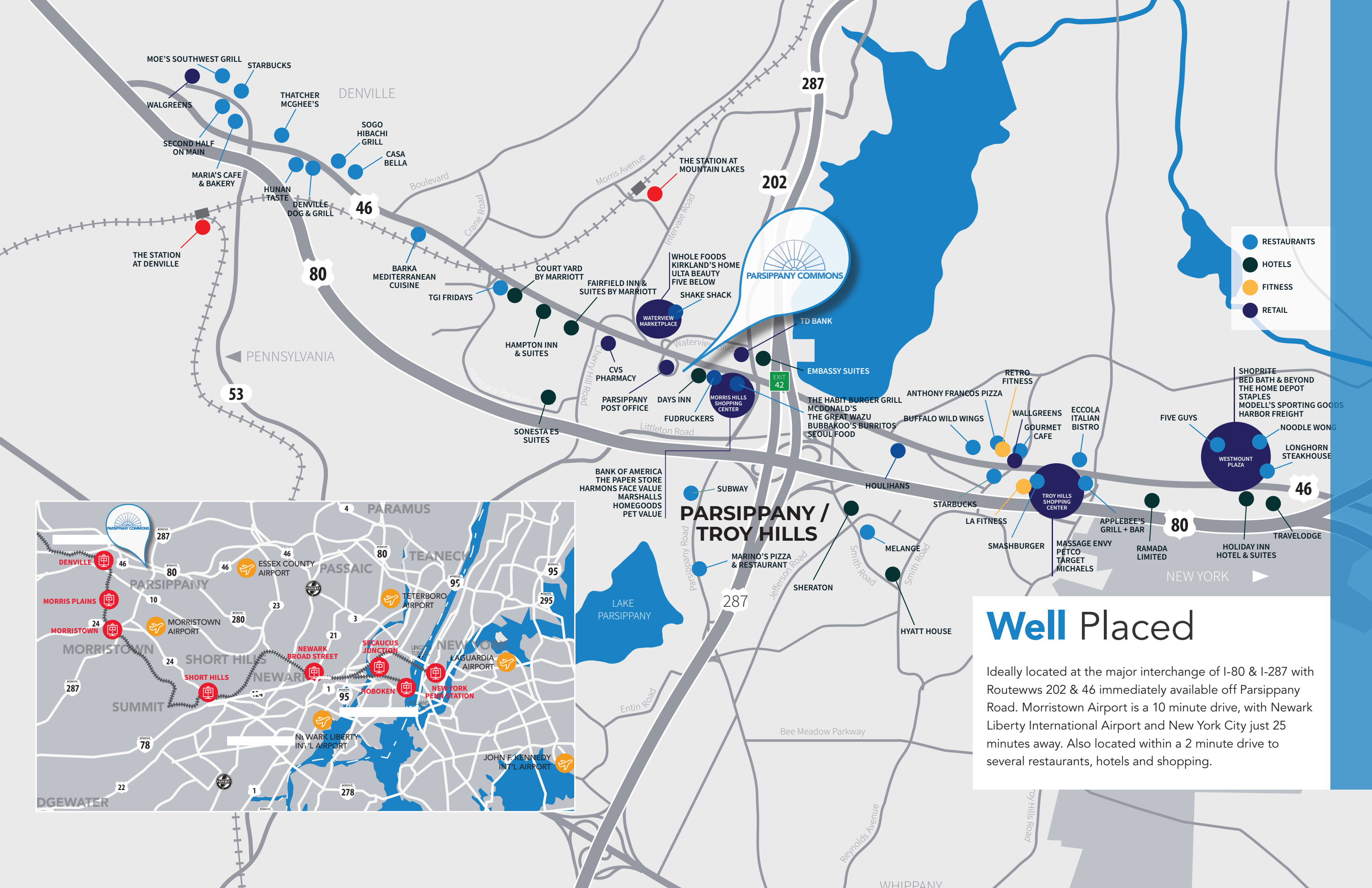


**DRIVE TIMES:**

- 1** Mile to I-287
- 2** Miles to I-80
- 3** Miles to St. Clare's Denville Hospital
- 9** Miles to Morristown Medical Center
- 28** Miles to Newark Liberty International Airport
- 30** Miles to New York City

**Well  
Connected**

	1 Mile	2 Miles	3 Miles	5 Miles
<b>Total Population</b>	<b>8,224</b>	<b>28,722</b>	<b>59,828</b>	<b>132,555</b>
<b>Average Income</b>	<b>\$38,532</b>	<b>\$41,021</b>	<b>\$41,706</b>	<b>\$43,638</b>

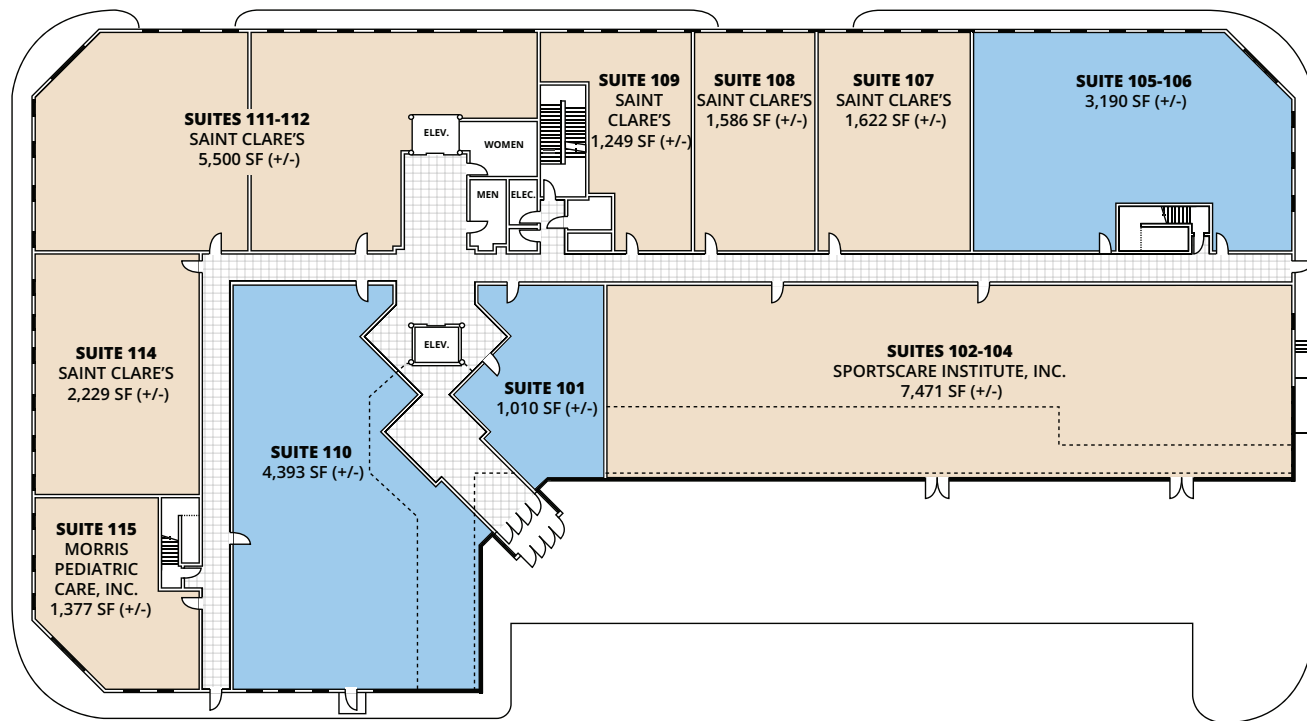


- RESTAURANTS
- HOTELS
- FITNESS
- RETAIL

# PARSIPPANY / TROY HILLS

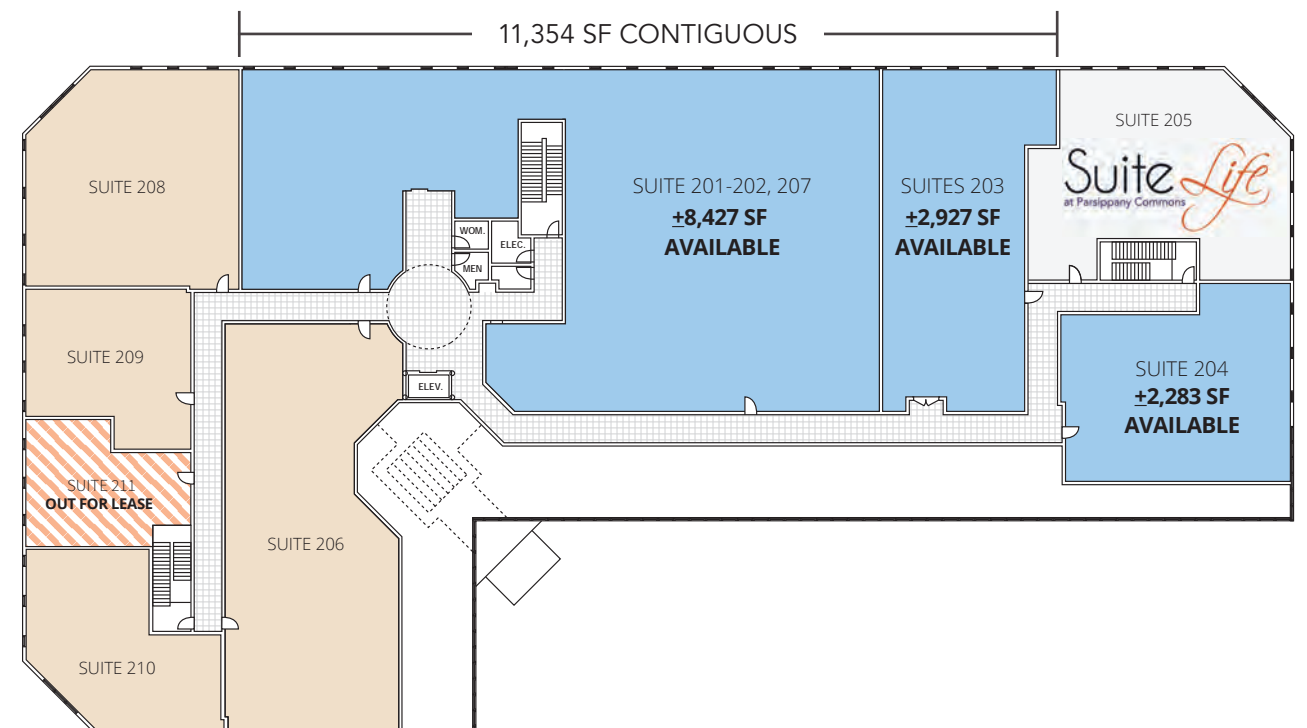
## Well Placed

Ideally located at the major interchange of I-80 & I-287 with Routewws 202 & 46 immediately available off Parsippany Road. Morristown Airport is a 10 minute drive, with Newark Liberty International Airport and New York City just 25 minutes away. Also located within a 2 minute drive to several restaurants, hotels and shopping.



**FIRST FLOOR:** ±28,943 SF

**AVAILABLE:** ±8,593 SF



**SECOND FLOOR:** ±25,676 SF

**AVAILABLE:** ±11,354 SF (Contiguous) and ±2,283 SF

# Floor Plans



## PARSIPPANY COMMONS

### **Jon Compitello**

Senior Vice President

T: +1 732 590 4164

M: +1 973 908 9809

E: [jon.compitello@jll.com](mailto:jon.compitello@jll.com)

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