

GATEHALL I

1 Gatehall Drive
Parsippany, NJ 07054

Office For Lease

2,140 - 4,868 SF



Leasing Information:
973.599.0050

Robert Lee
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Rick Genthe
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Sean O'Brien
973.599.0050
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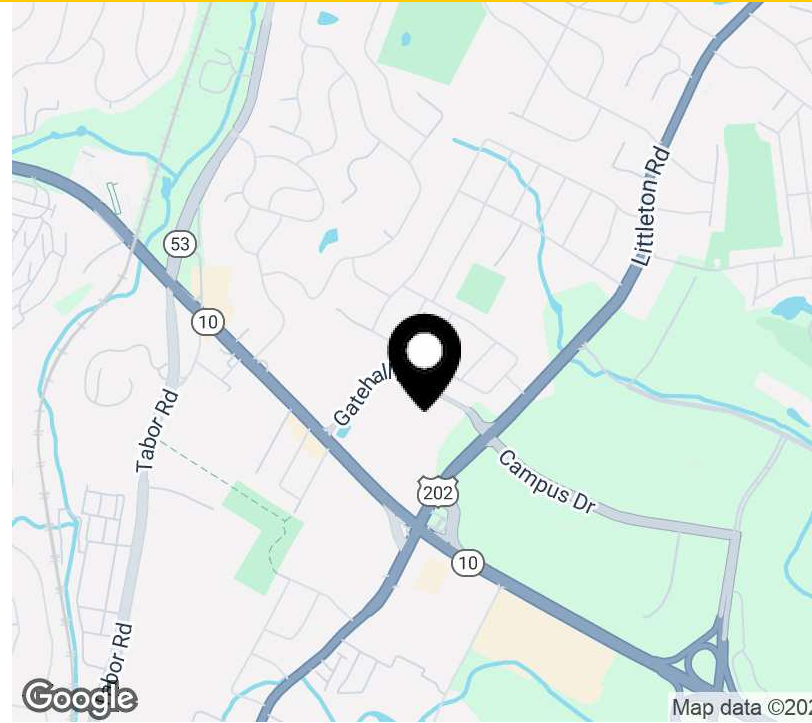
Lincoln Property Company
9 Entin Road Suite 103
Parsippany, NJ 07054

www.lpc.com

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Property Highlights

- On-site Building Engineer and Property Manager
- 24/7 Building Access
- Fitness center with lockers, showers, and restrooms
- Conference Room
- State-of-the-art card access security system
- 3.5/1,000 Car parking - freshly paved lot
- Scenic pond and landscaped exterior seating area off the plaza
- Storage space available
- Connectivity provided by Verizon Fios and Optimum Lightpath Cablevision
- Upscale restaurants and shopping in close proximity
- The Hanover Marriott, Hilton, Hampton Inn, Hyatt House Suites, are all within a two minute drive and the Residence Inn Hotel is just next door within walking distance to Gatehall I
- Full service cafeteria next door that is available to the public

Property Overview

One Gatehall Drive is located in the heart of Morris County at the major intersection of I-80, I-287, Rt 10 and Rt 202. The buildings architectural features include three levels of balconies giving the property unique and pleasing aesthetics, along with offering a saw tooth design, providing multiple corner offices per floor. One Gatehall Drive is close to several fine restaurants, shopping centers, hotels, and banks.

Availabilities	SF	Lease Rate	Date Available
Suite P009	4,868 SF	\$23.00 TE	Immediately
Suite P013	2,997 SF	\$21.00 TE	February 2025
Suite 101	2,140 SF	\$24.50 TE	February 2025
Suite 202	3,375 SF	\$24.50 TE	Immediately

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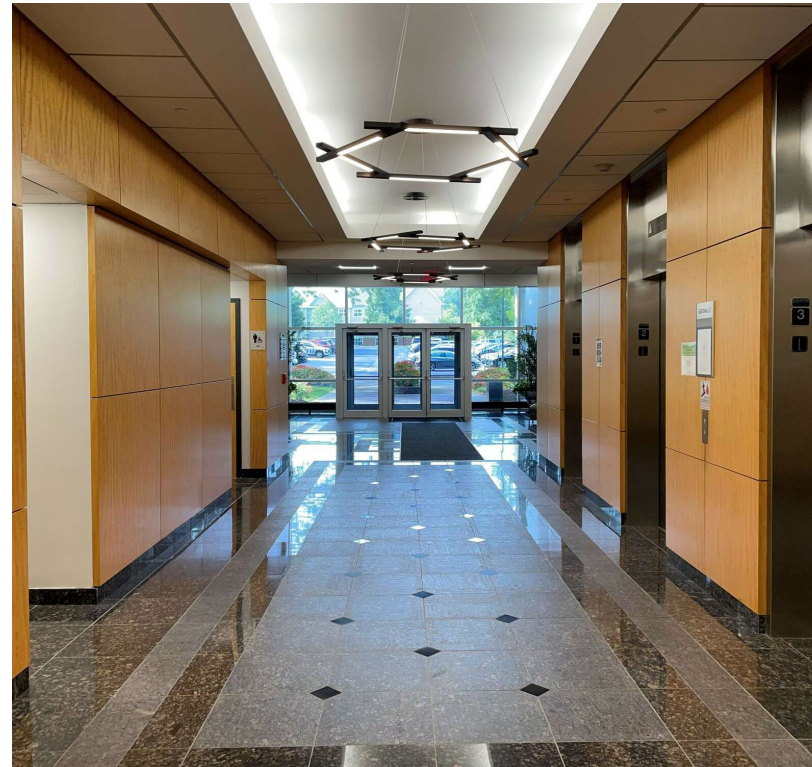
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Additional Photos

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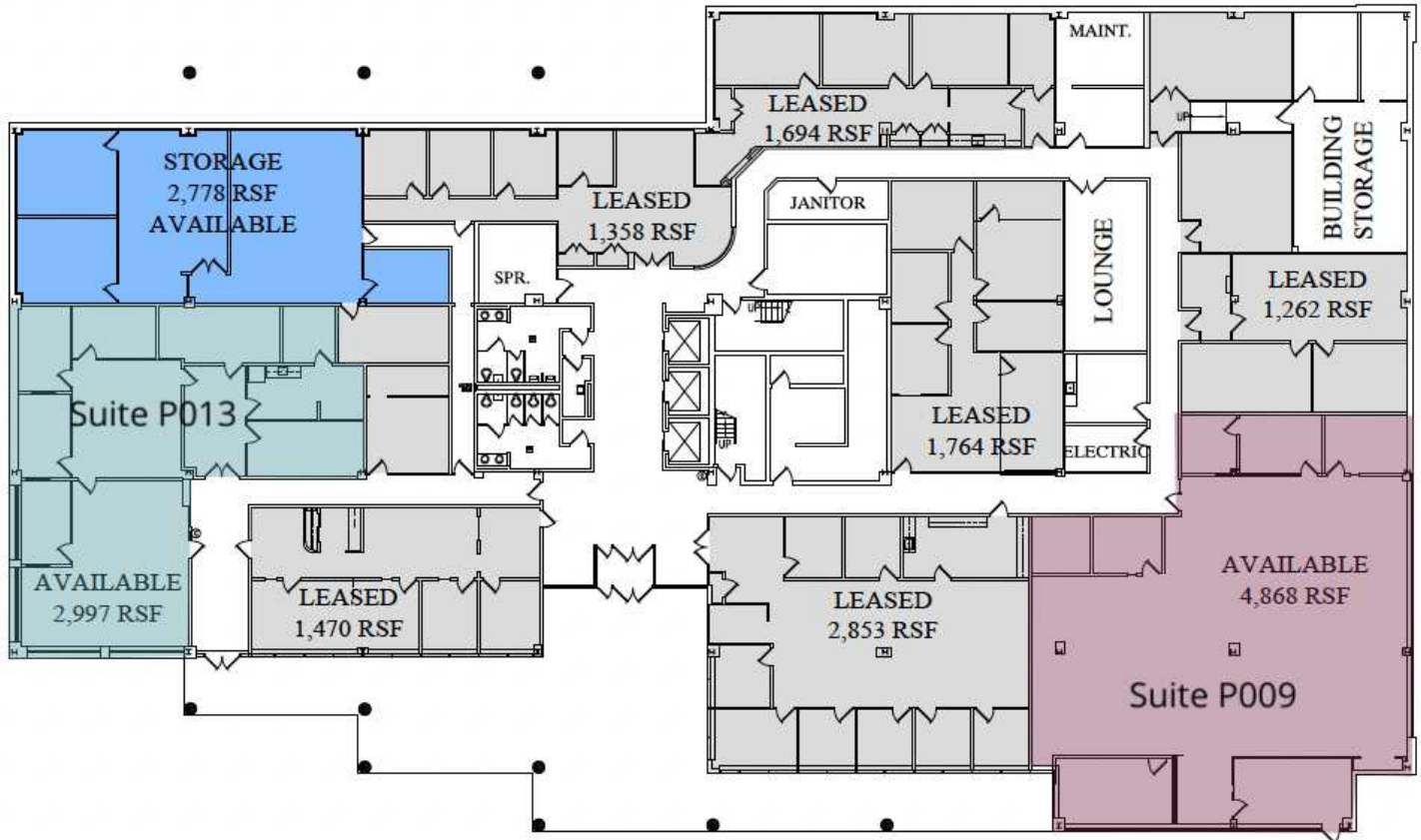
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Plaza Level

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Suite	Size	Lease Rate	Description
■ Suite P009	4,868 SF	\$23.00 TE	Fully built-out
■ Suite P013	2,997 SF	\$21.00 TE	-

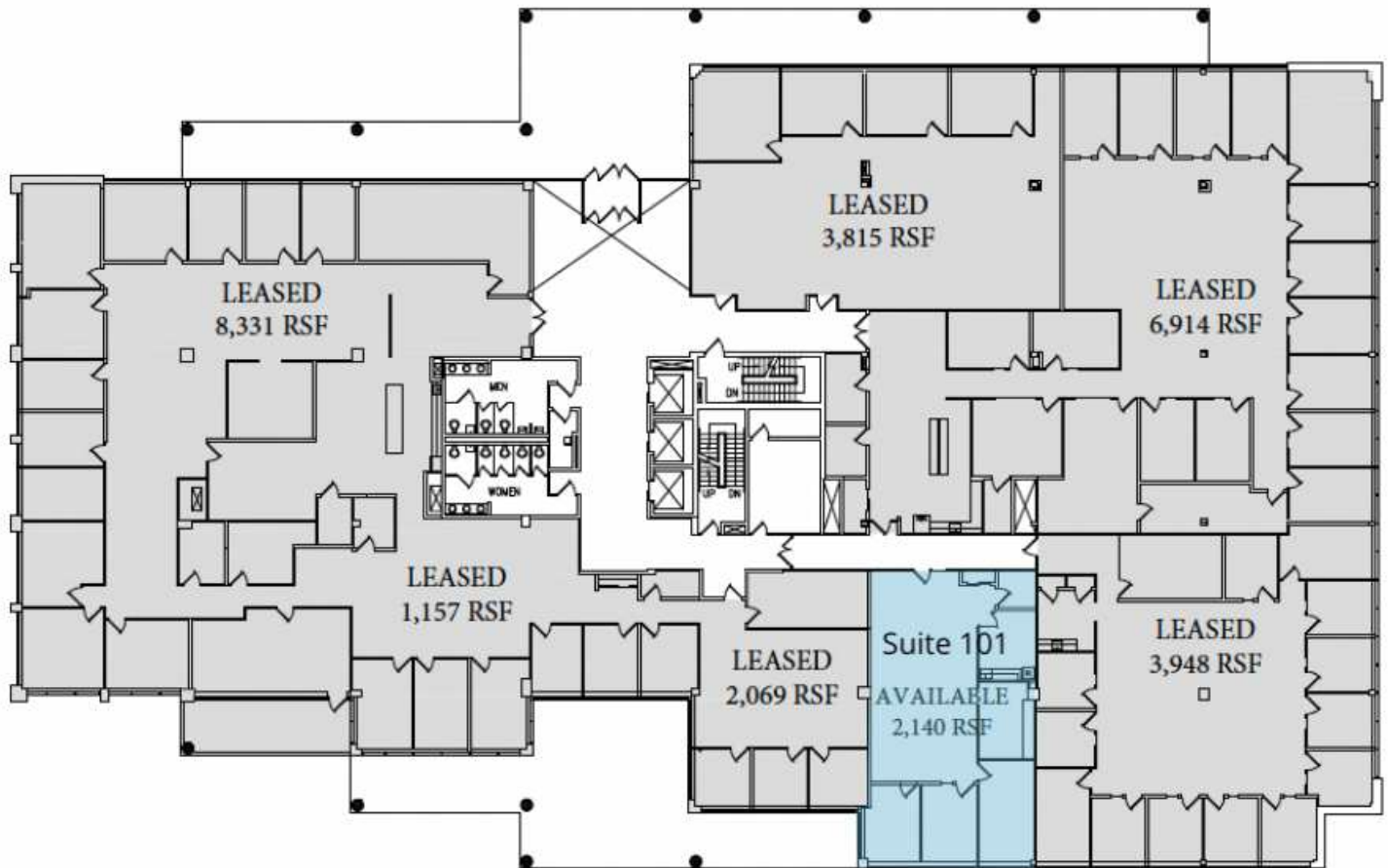
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Floor 1

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Suite	Size	Lease Rate	Description
■ Suite 101	2,140 SF	\$24.50 TE	Fully built out with 3 offices, pantry, bullpen, and storage.

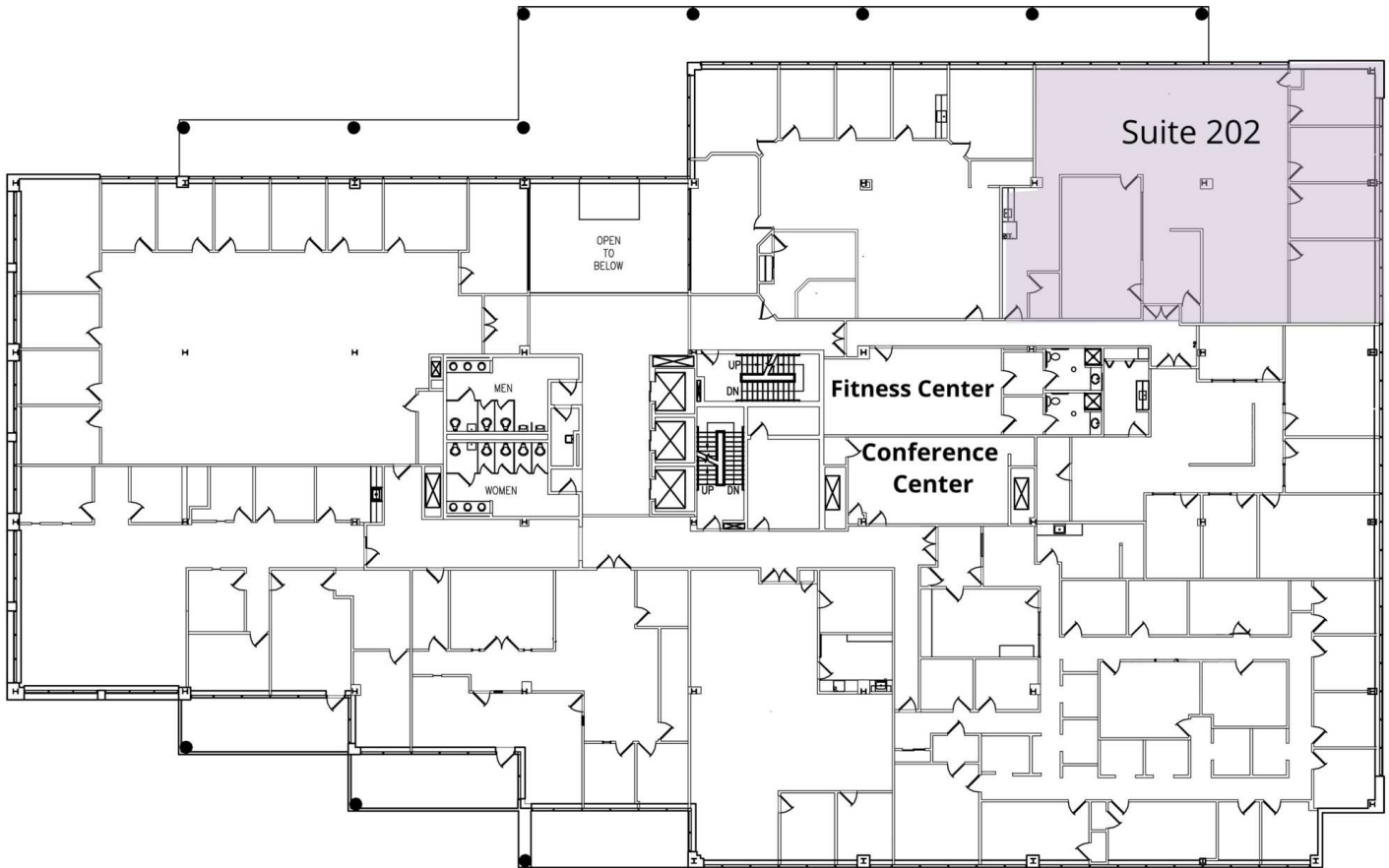
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Floor 2

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Suite	Size	Lease Rate	Description
■ Suite 202	3,375 SF	\$24.50 TE	Fully built-out with 4 offices, conference room, pantry and bullpen

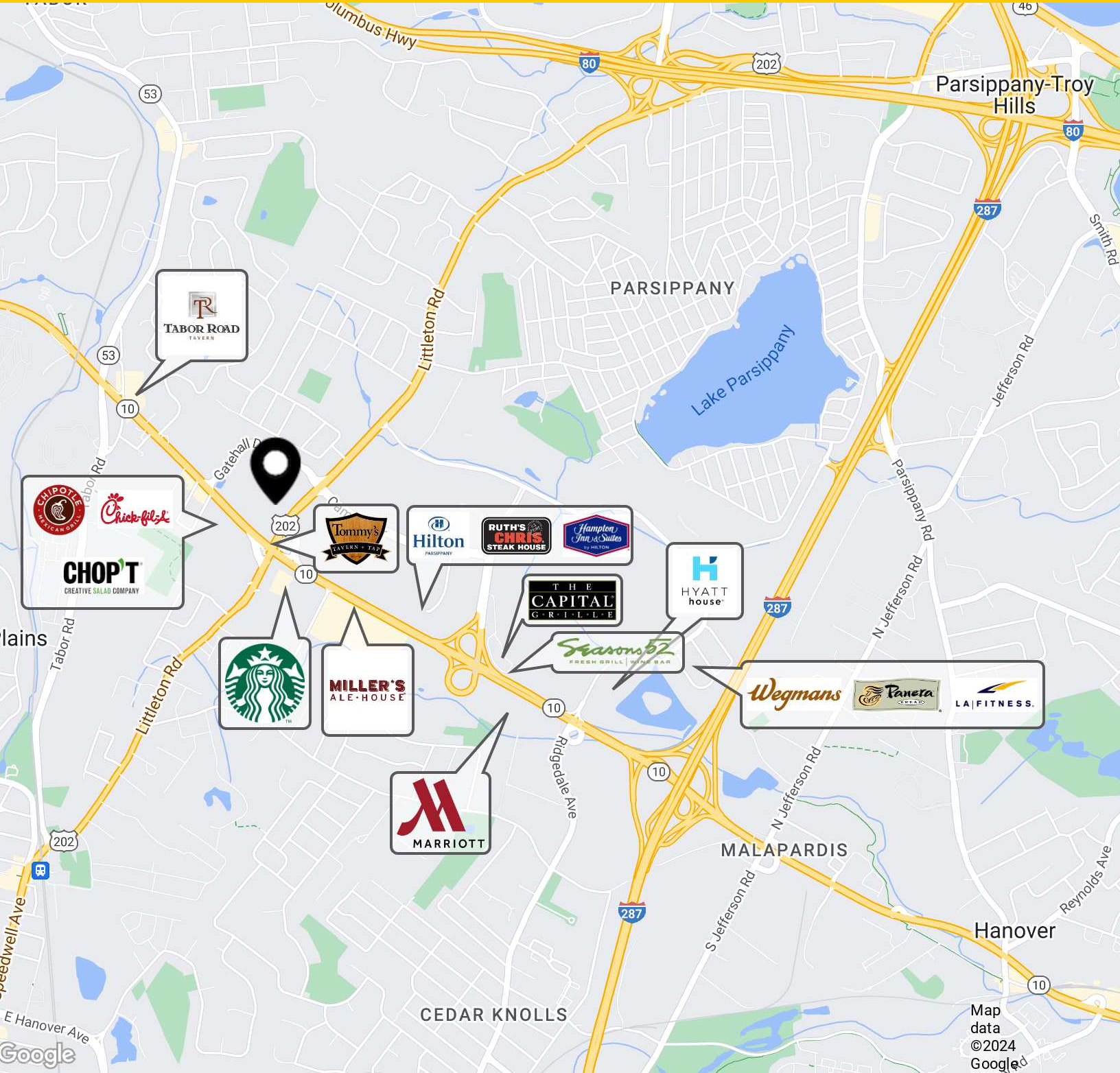
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Location Map

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