



WORKPLACE ELEVATED



Exclusive Leasing Agent

DISCOVER WORKPLACE EXCELLENCE

Experience the pinnacle of workplace excellence at **Kimball Drive**, where two exceptional buildings, **100 and 300 Kimball Drive**, seamlessly combine to provide unparalleled flexibility and a diverse range of top-tier amenities. With Signature Acquisitions at the helm, an esteemed owner renowned for its commitment to excellence in property management, this office park sets the gold standard with exceptional building quality.

Boasting convenient access at the strategic intersection of I-80 and I-287, along the amenity-rich Route 46 corridor, **Kimball Drive** caters to elevating tenant experiences at every turn. Standing as the premier choice in the greater Parsippany area, **Kimball Drive** distinctly defines the essence of a distinguished workplace.

Elevated Worklife with Exceptional Amenities

300



Golf Simulator |
Outdoor Putting Green



Full-Service
Cafeteria



Indoor / Outdoor
Dining Areas



High-Capacity
Conference Center with
Pre-function Space



Outdoor
Patio Lounge



Fitness Center with
Locker/Shower Rooms



Tenant Lounge/
Game Room



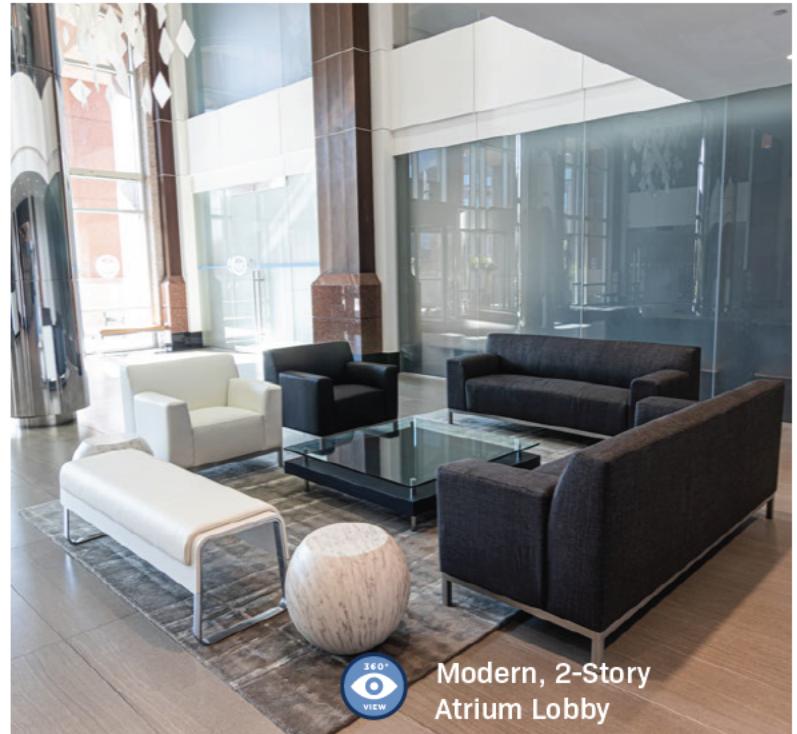
Covered Executive
Parking

100

Planned Amenities



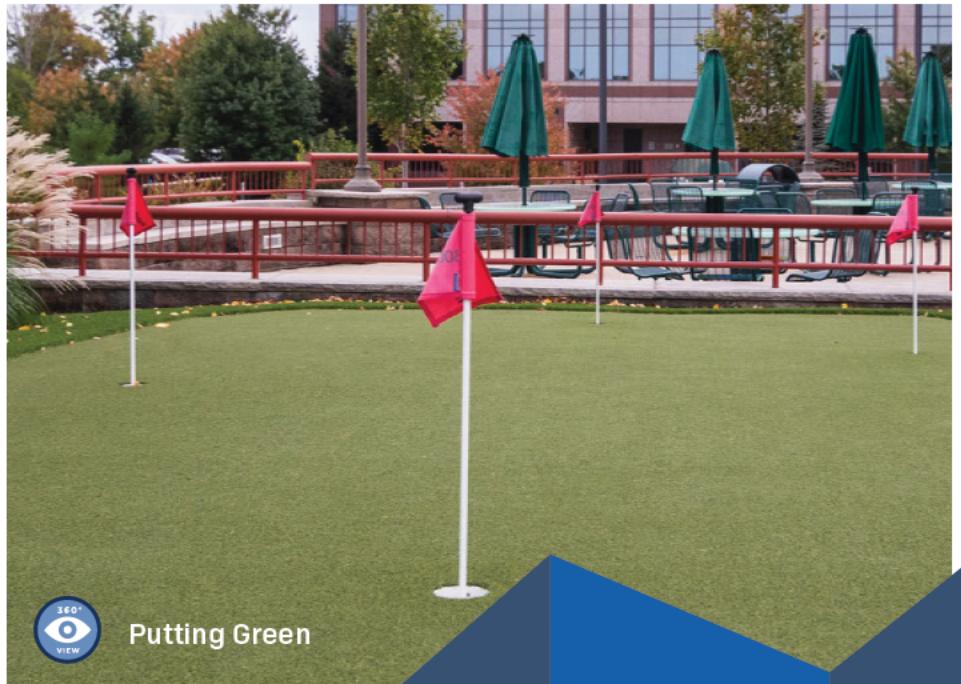
New cafe with tenant and executive lounges, game room, indoor & outdoor dining, state-of-the-art conference/training center and a cutting-edge fitness center



Modern, 2-Story
Atrium Lobby

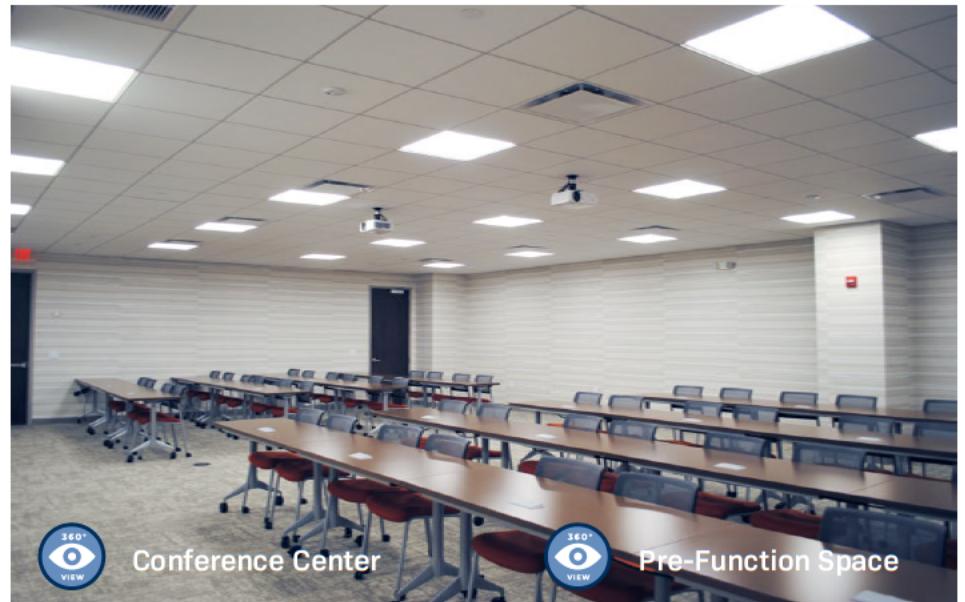


Tenant Lounge/
Game Room



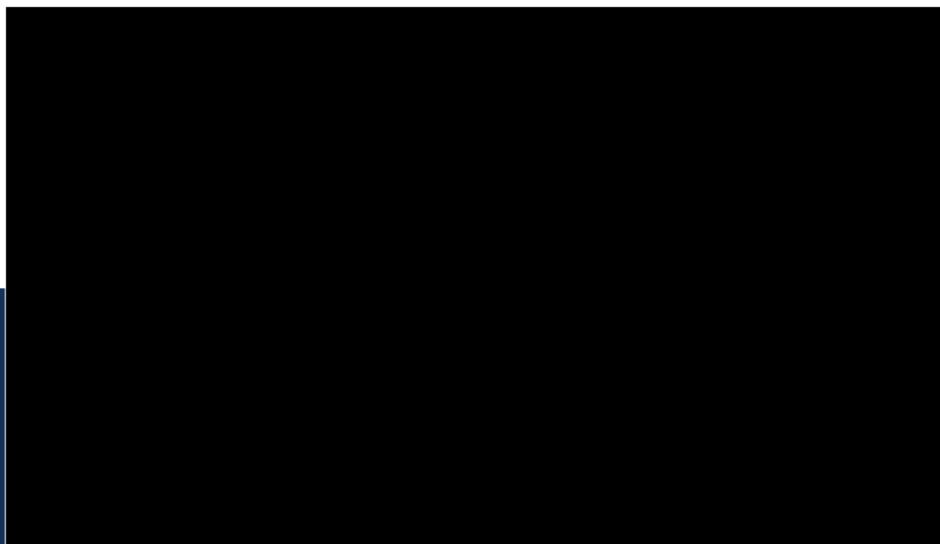


Full Service Cafeteria



Conference Center

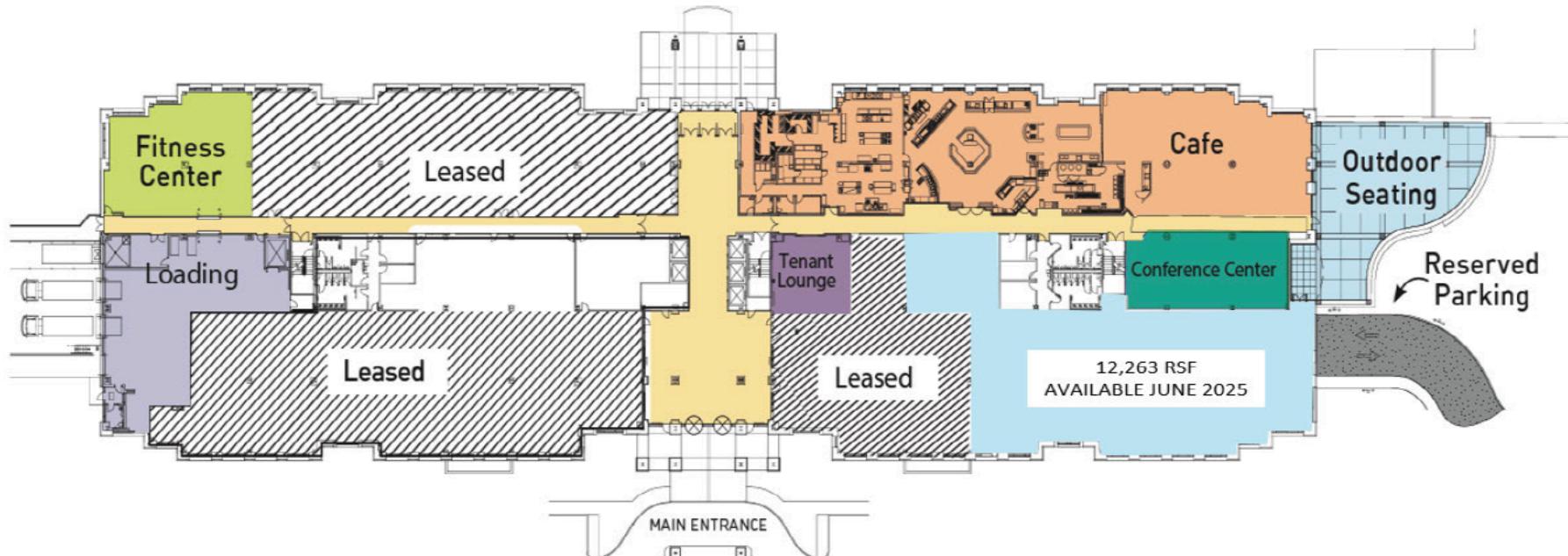
Pre-Function Space



Dining Area



FIRST FLOOR AMENITIES & COMMON AREAS



BUILDING Specs



USGBC Certification
LEED Silver



Stories
Five (5)



Total Building size
428,000 RSF



Year Built/Renovated
2001/2022



Typical Floor
85,600 RSF

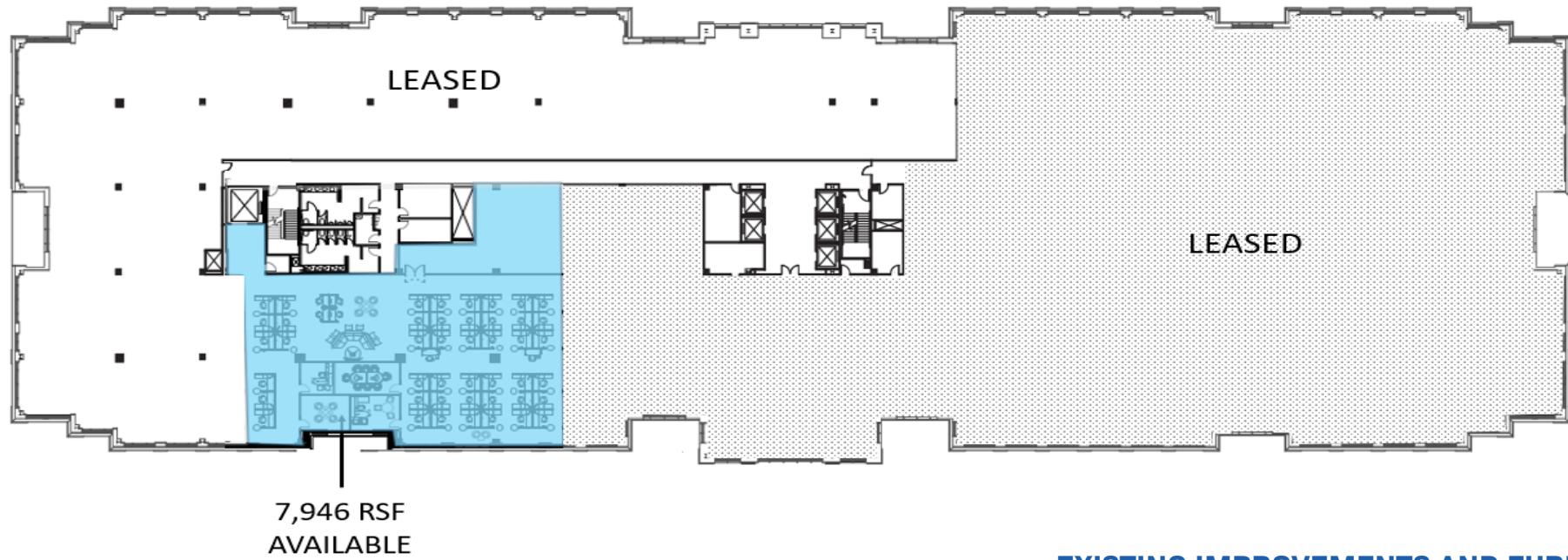


Parking
636 spaces Covered
991 spaces Surface

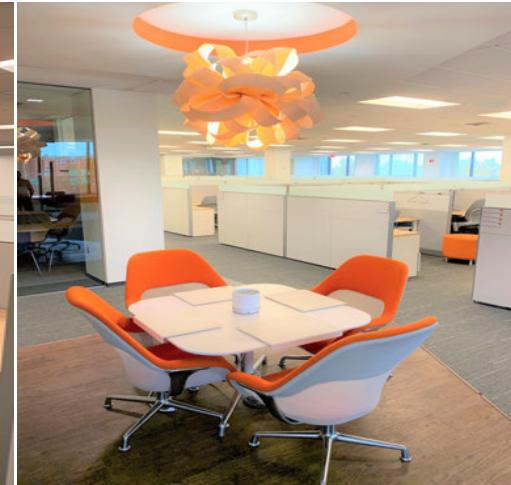
SECOND FLOOR
55,904 RSF AVAILABLE | JUNE 1 2025



THIRD FLOOR 7,964 RSF AVAILABLE



EXISTING IMPROVEMENTS AND FURNITURE

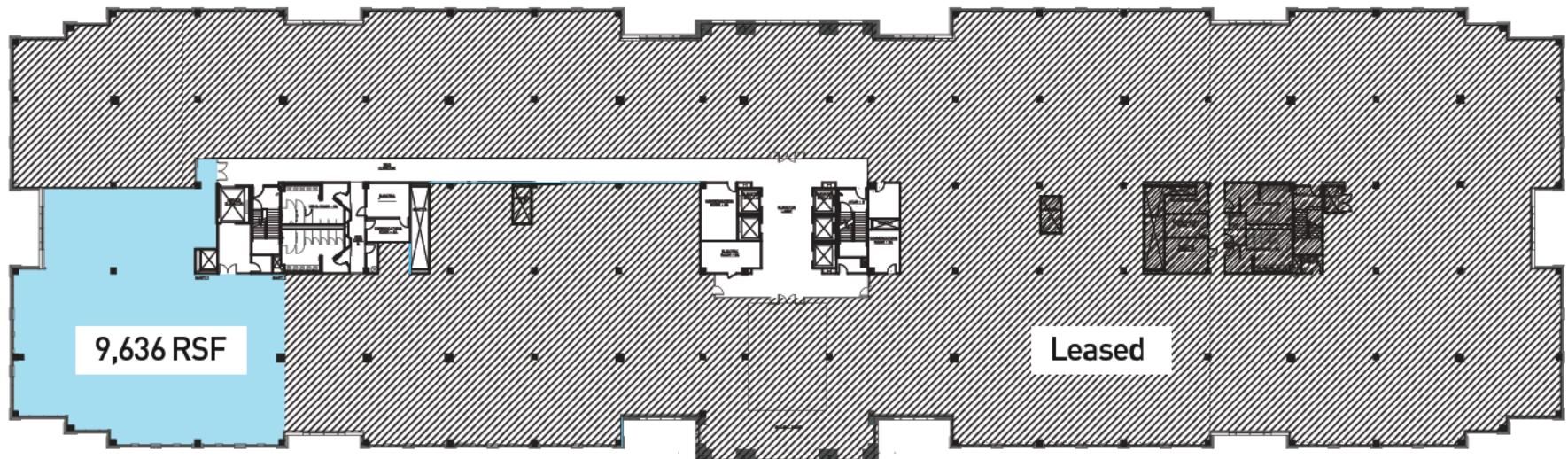


FOURTH FLOOR

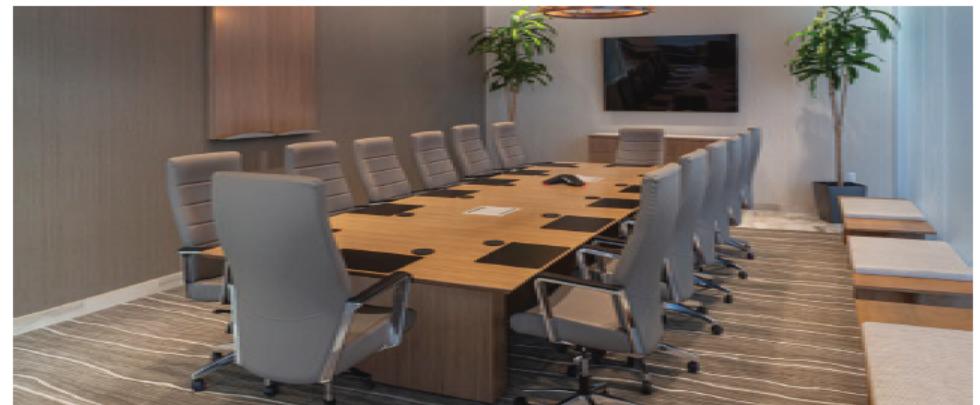
29,902 RSF AVAILABLE | DECEMBER 1, 2024



FIFTH FLOOR 9,636 RSF AVAILABLE



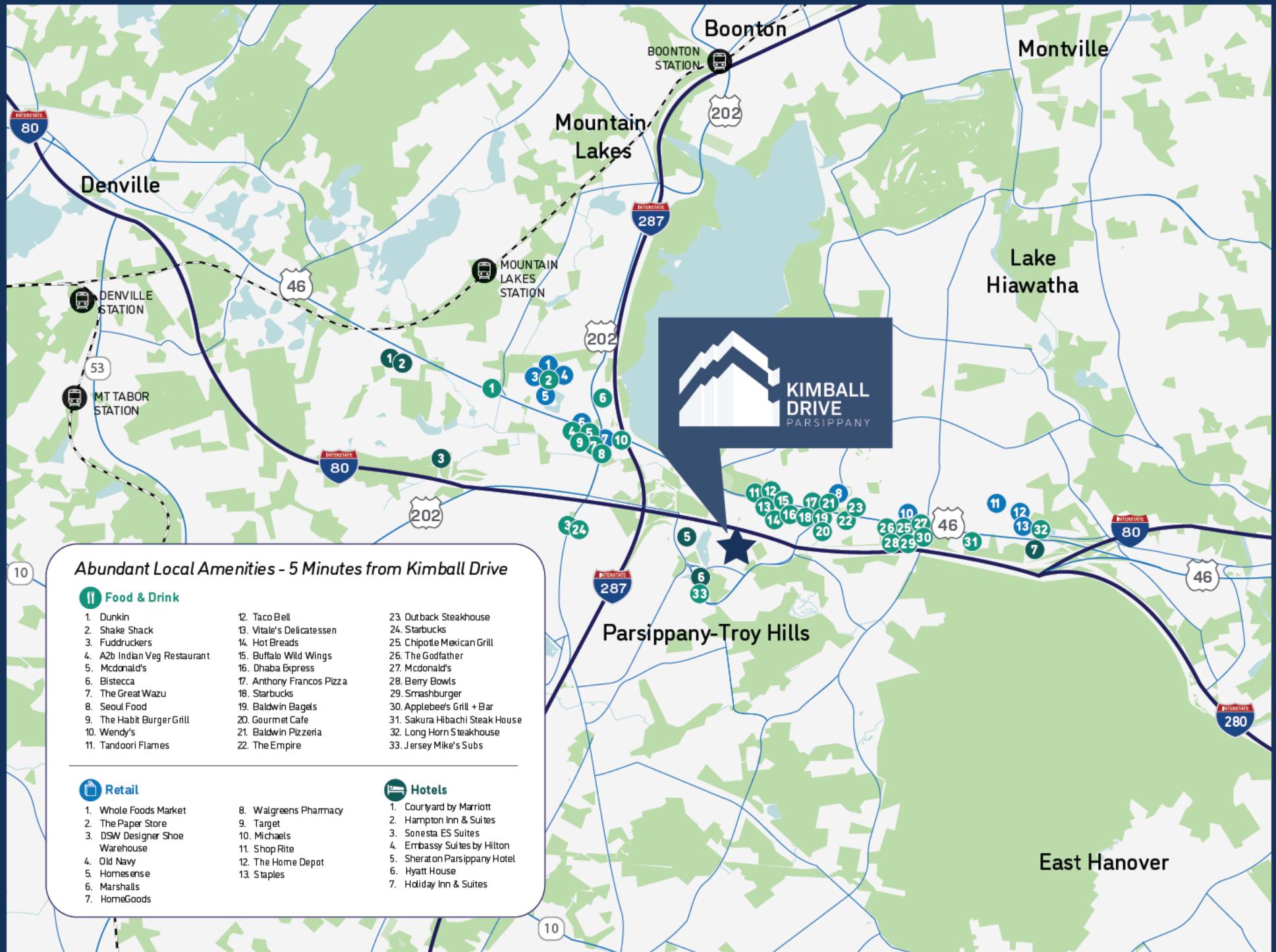
SAMPLE TENANT BUILD OUT



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PERFECTLY POSITIONED **SUPERB HIGHWAY ACCESS** **DIVERSE AREA AMENITIES**







KIMBALLDRIE.COM

FOR LEASING INFORMATION, OR TO ARRANGE A TOUR OF **300 KIMBALL**,
PLEASE CONTACT EXCLUSIVE BROKERS:

MATT MCDONOUGH

+1 973 829 4711

matt.mcdonough@jll.com

DAN LIGORNER

+1 973 829 4726

dan.ligorner@jll.com

JONES LANG LASALLE BROKERAGE, INC.

A licensed real estate firm

8 Campus Drive, Suite 305, Parsippany, NJ 07054

+1 973 829 4800 (Main)



Exclusive Leasing Agent

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