



300  
KIMBALL  
DRIVE  
PARSIPPANY

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



Outdoor  
Patio Lounge



Full-Service  
Cafeteria



Fitness Center with  
Locker/Shower Rooms



Indoor / Outdoor  
Dining Areas



Tenant Lounge/  
Game Room



High-Capacity  
Conference Center with  
Pre-function Space



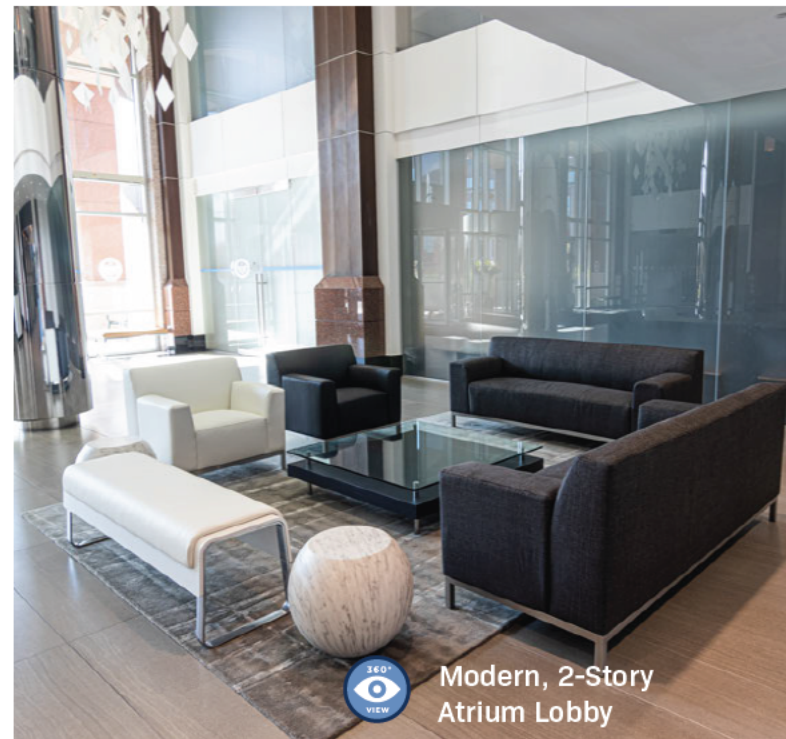
Covered Executive  
Parking

**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





Fitness Facility with Locker Rooms  
& Golf Simulator

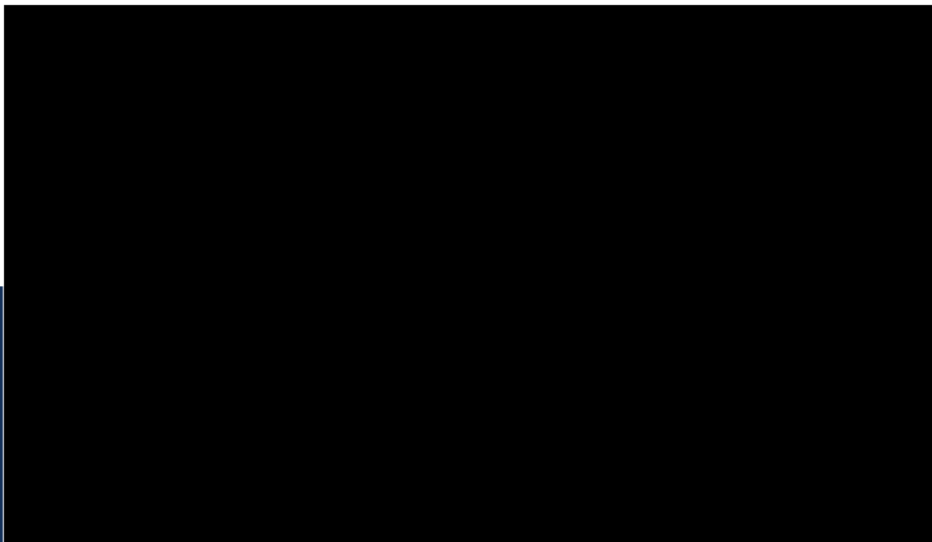


Golf Simulator



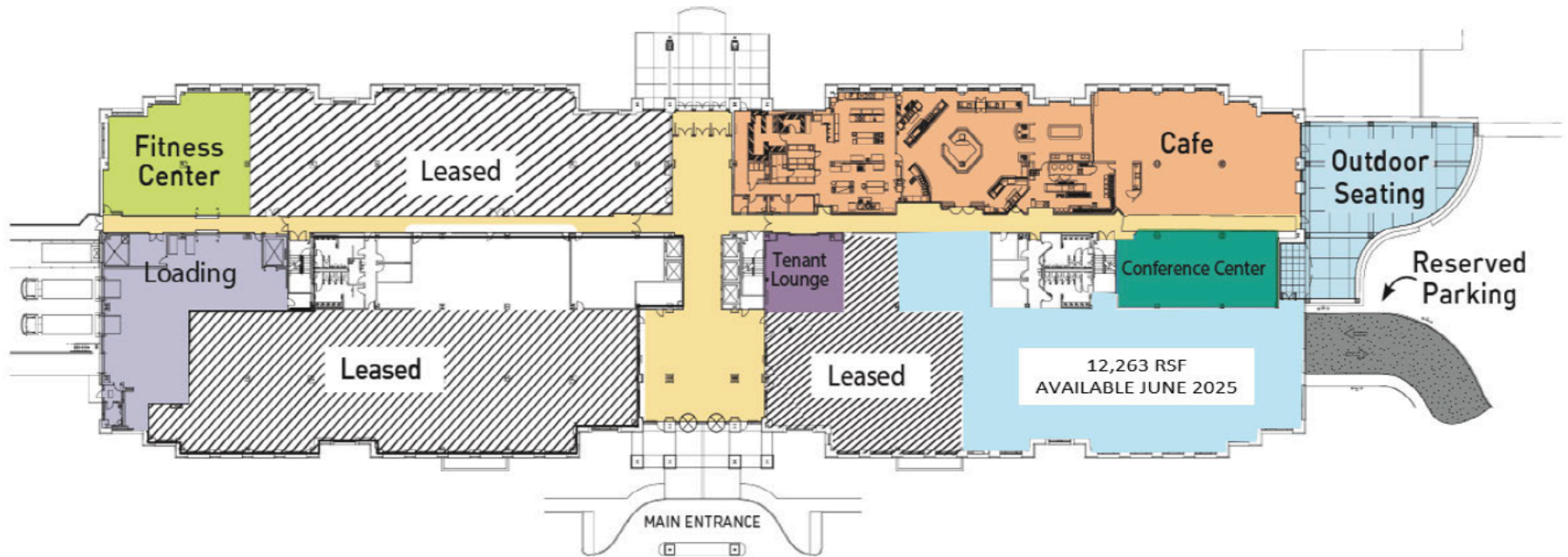
Putting Green







# FIRST FLOOR AMENITIES & COMMON AREAS



## BUILDING SPECS



USGBC Certification  
**LEED Silver**



Total Building size  
**428,000 RSF**



Typical Floor  
**85,600 RSF**



Stories  
**Five (5)**



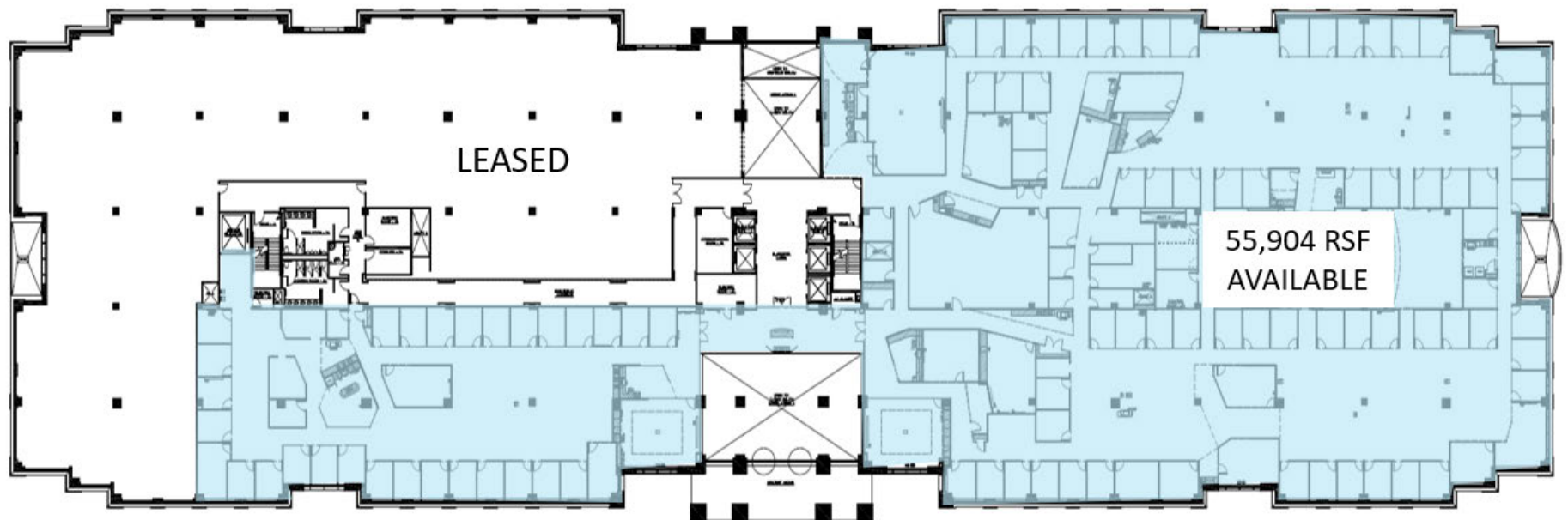
Year Built/Renovated  
**2001/2022**



Parking  
**636 spaces Covered**  
**991 spaces Surface**

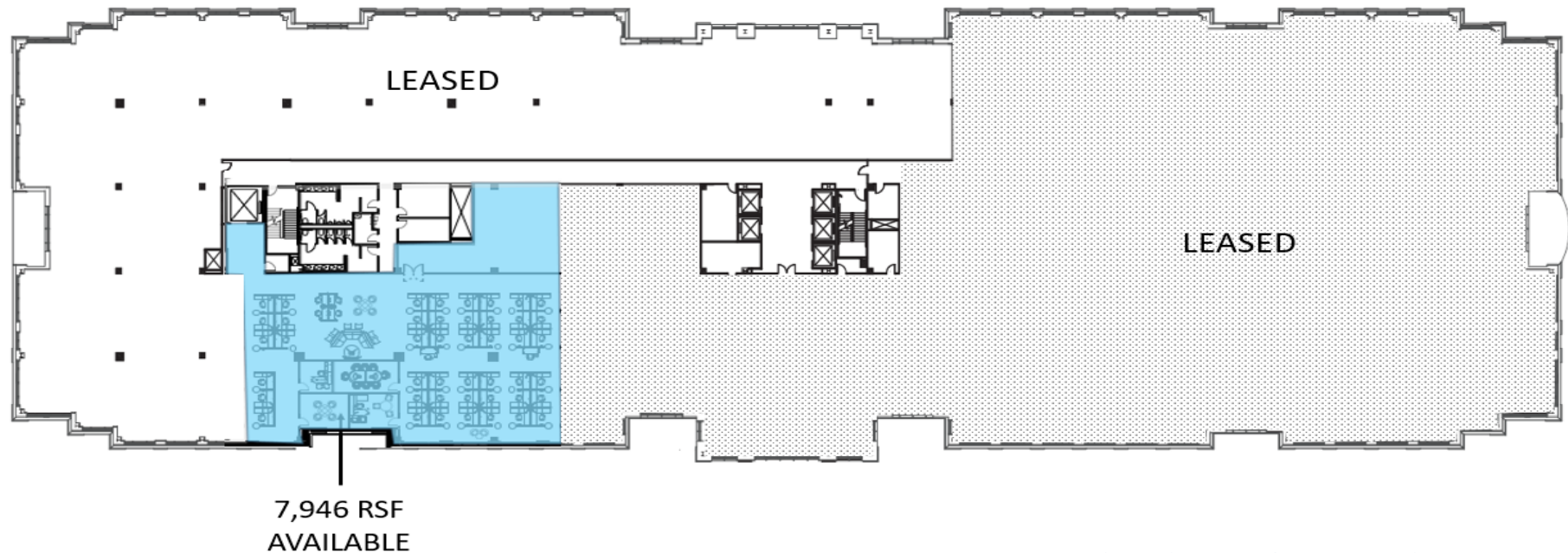


SECOND FLOOR  
**55,904 RSF AVAILABLE | JUNE 1 2025**

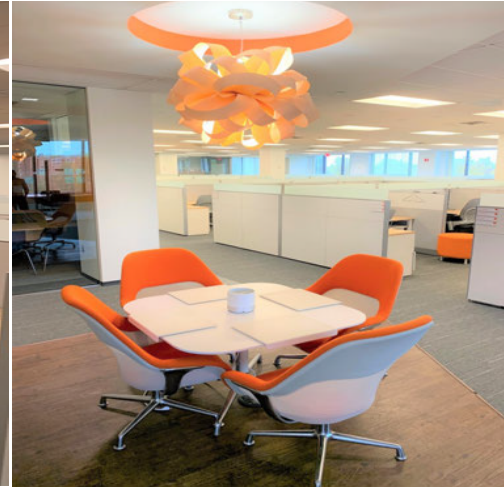
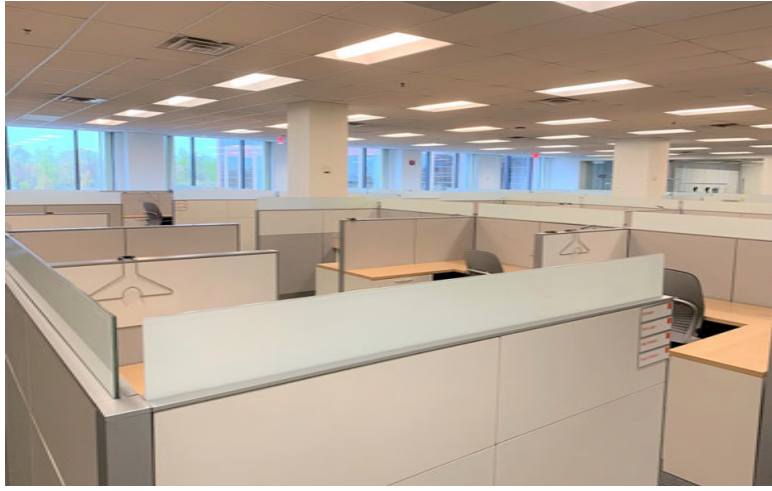




# THIRD FLOOR 7,964 RSF AVAILABLE



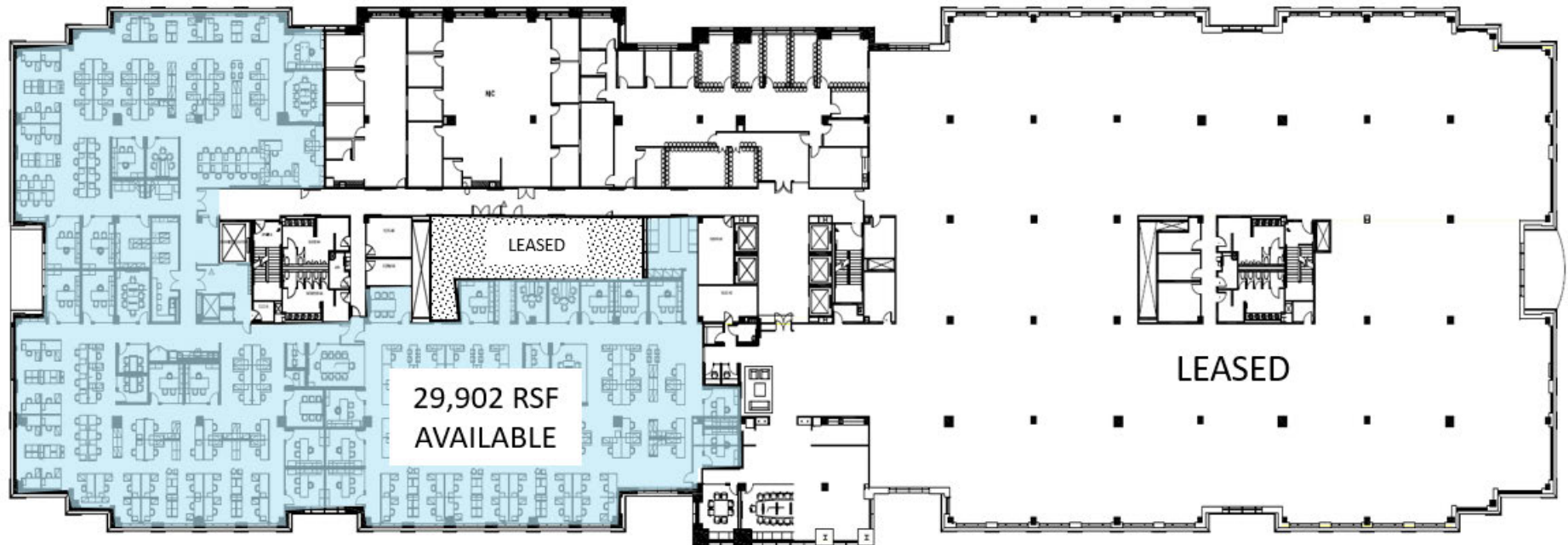
## EXISTING IMPROVEMENTS AND FURNITURE



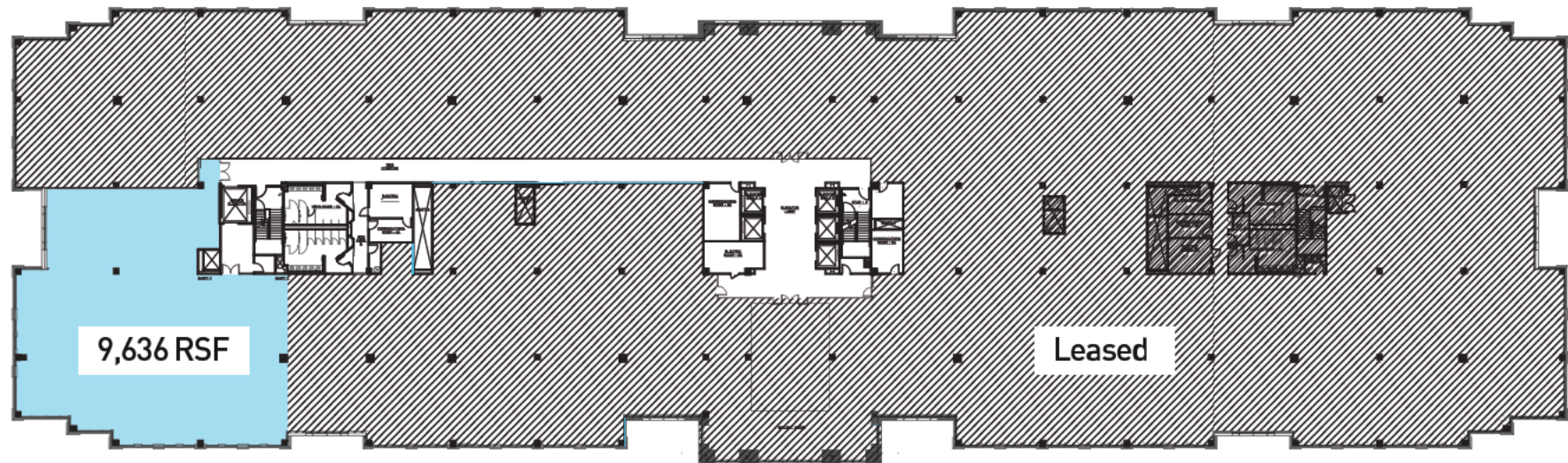


# FOURTH FLOOR

## 29,902 RSF AVAILABLE | DECEMBER 1, 2024



# FIFTH FLOOR 9,636 RSF AVAILABLE



## SAMPLE TENANT BUILD OUT



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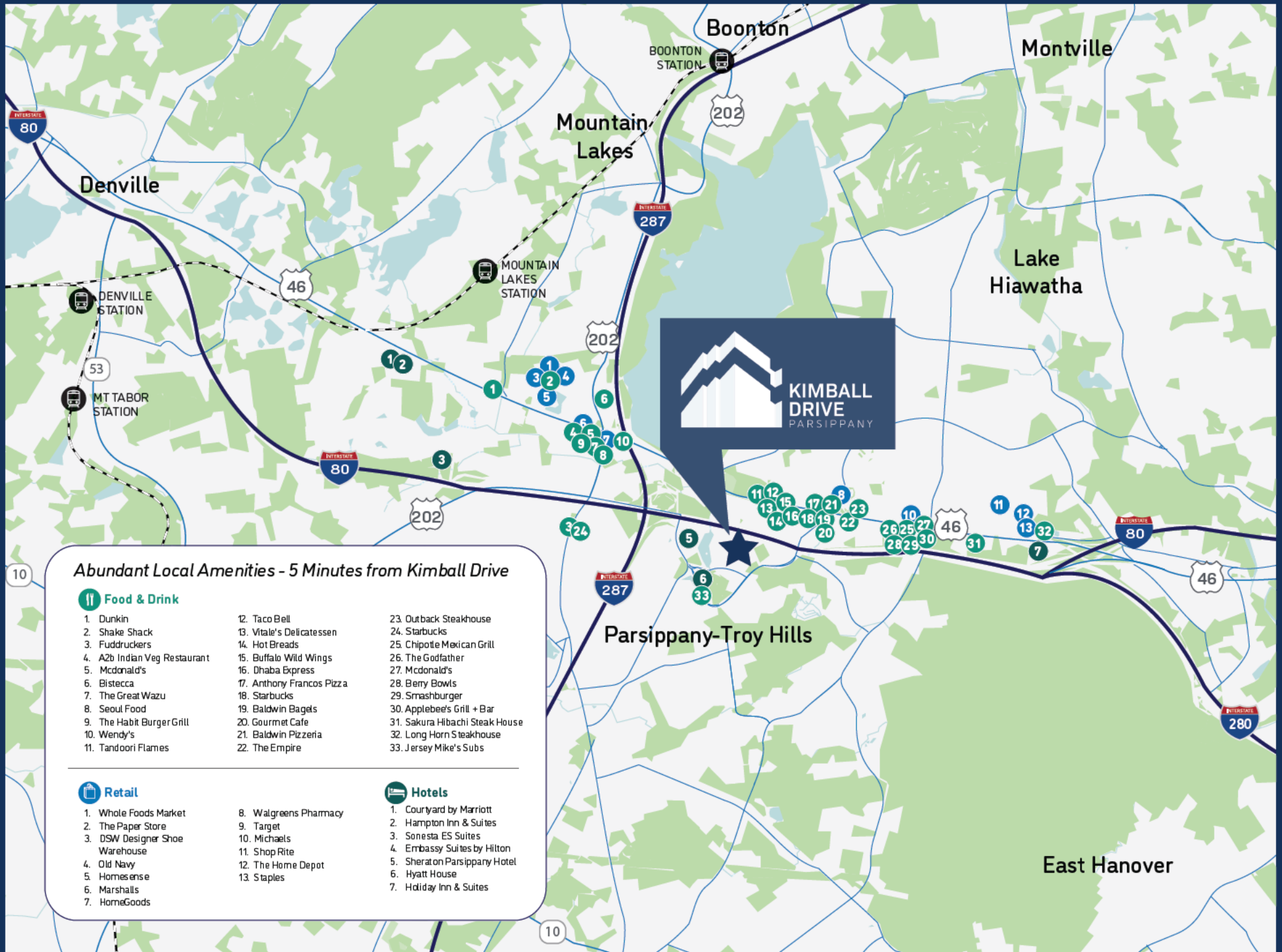
**100**  
**KIMBALL**  
**DRIVE**

PARSIPPANY-  
TROY HILLS

A map of downtown Morristown, Tennessee, with travel times from various locations to the city center. The locations and their travel times are:

- RT 24: 9 MINUTES
- I-78: 20 MINUTES
- DOWNTOWN MORRISTOWN: 15 MINUTES









**KIMBALLDRIVE.COM**

**FOR LEASING INFORMATION, OR TO ARRANGE A TOUR OF 300 KIMBALL,  
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