

185 TABOR ROAD

Morris Plains, NJ



UNLEASH YOUR POTENTIAL AT 185 TABOR

260,000 SF For Lease
R&D Headquarters Opportunity



Building Highlights



Planned Amenities
Cafe, fitness center and conference spaces



Structured Parking
4.6/1,000 – 900 spaces in structured parking deck



Mass Transit
Less than 1 mile to Morris Plains Train Station
(NJ Transit Morristown Line with direct service to NY Penn Station)



Building HVAC
Two (2) 750-ton chillers and one (1) 500-ton chiller with an electric centrifugal 5,920 GPM condenser system and 1,850 ton peak demand load



LAB HVAC
Separate airflow “once through” system controlled by digital VAV’s with reheat coils



Ceiling Height
9' 6" Finished
14' 6" Slab-to-slab



Electrical
Redundant 34.5KV dual service substation with 24MW maximum capacity on each



Lab Services
Central DI water, compressed air, and waste neutralization system



Generator
650 KW generator services life safety and a portion of the lab space

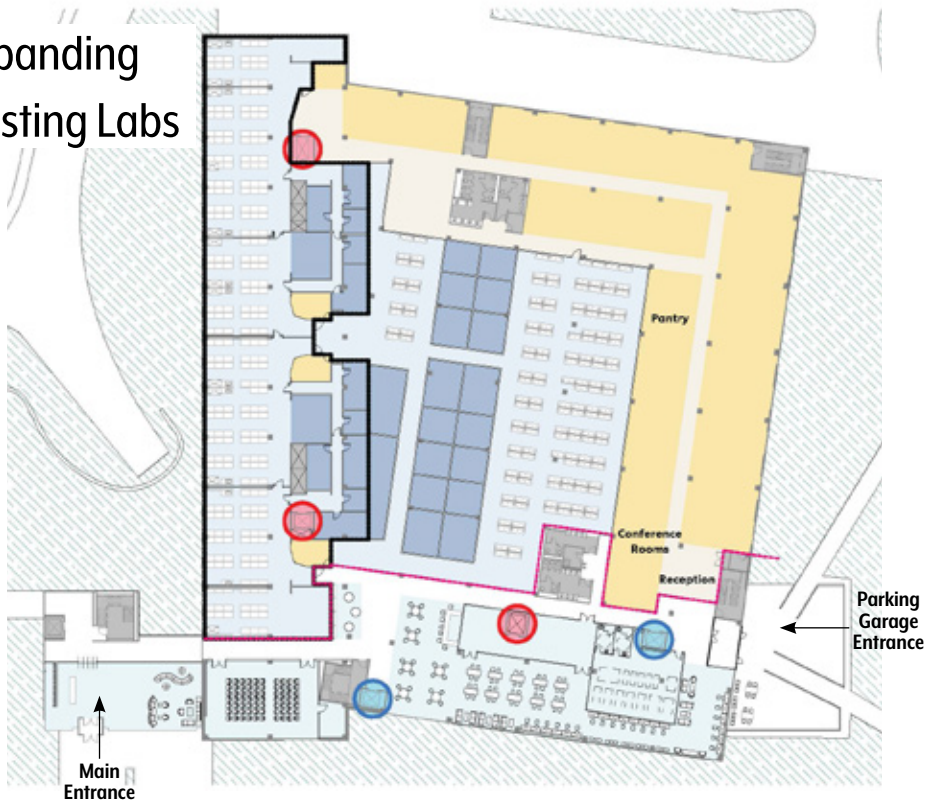


Ground Floor

Single Tenant Test Fit Plan



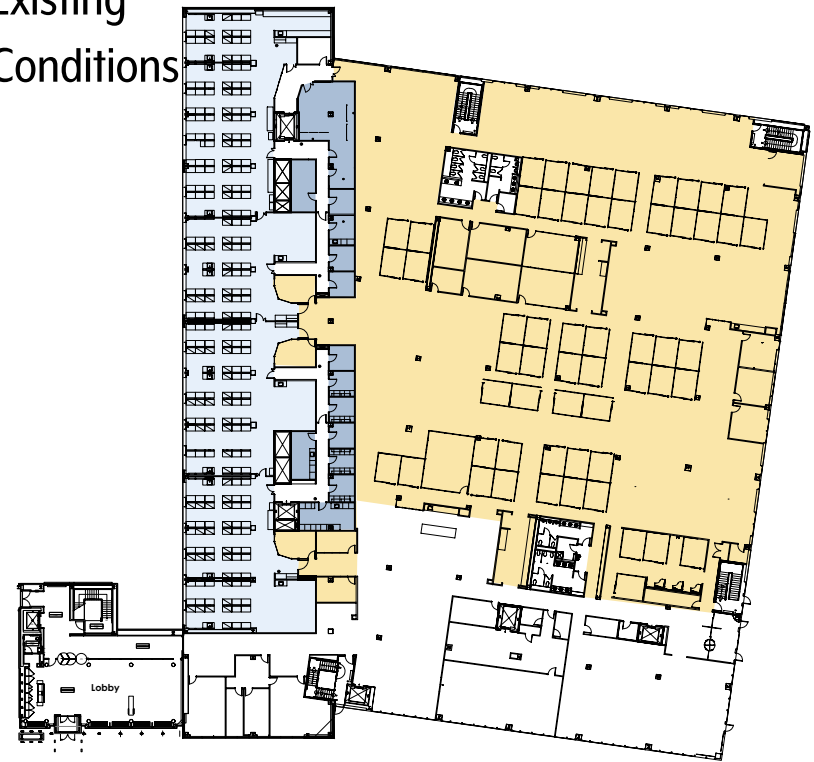
Expanding
Existing Labs



Legend

Office (Closed)	Building Core Elements	Extent of Existing Lab
Office (Open)	Building Circulation	Tenant Boundary (Multi-tenant)
Lab	Lab Specialized	Service Elevator
Lab Support		Passenger Elevator

Existing
Conditions



- Single Tenant Building : ± 74,469 SF
- Multi Tenant Building : ± 74,921 SF

First Floor

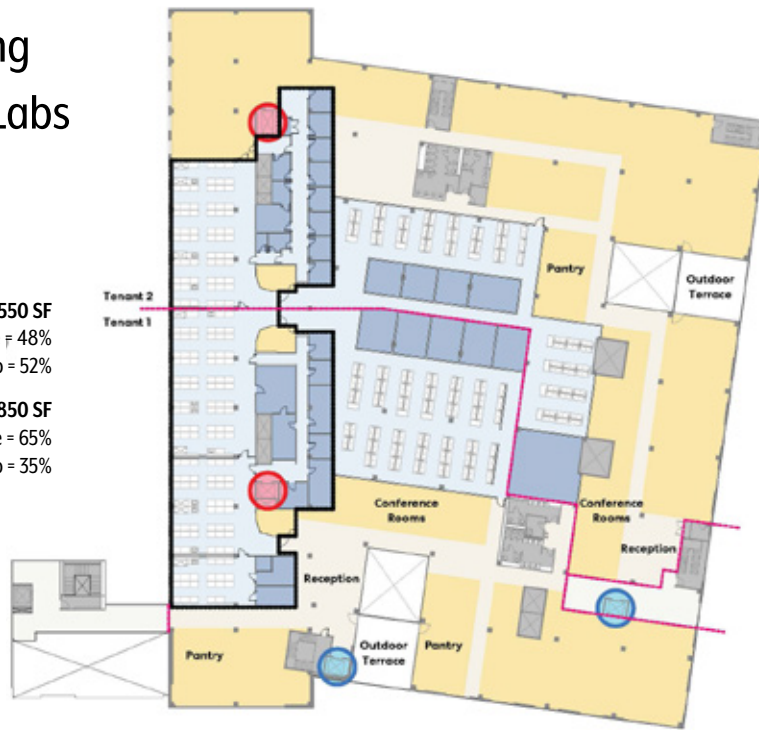
Multi-Tenant Test Fit Plans



Expanding Existing Labs

Tenant 1: 27,550 SF
Office = 48%
Lab = 52%

Tenant 2: 33,850 SF
Office = 65%
Lab = 35%



Existing Conditions



Legend

Office (Closed)	Building Core Elements	Extent of Existing Lab
Office (Open)	Building Circulation	Tenant Boundary (Multi-tenant)
Lab	Lab Specialized	Service Elevator
Lab Support		Passenger Elevator

- Single Tenant Building : ± 70,806 SF
- Multi Tenant Building : ± 92,756 SF
- Tenant 1: ± 41,545 SF
- Tenant 2: ± 51,211SF

Second Floor

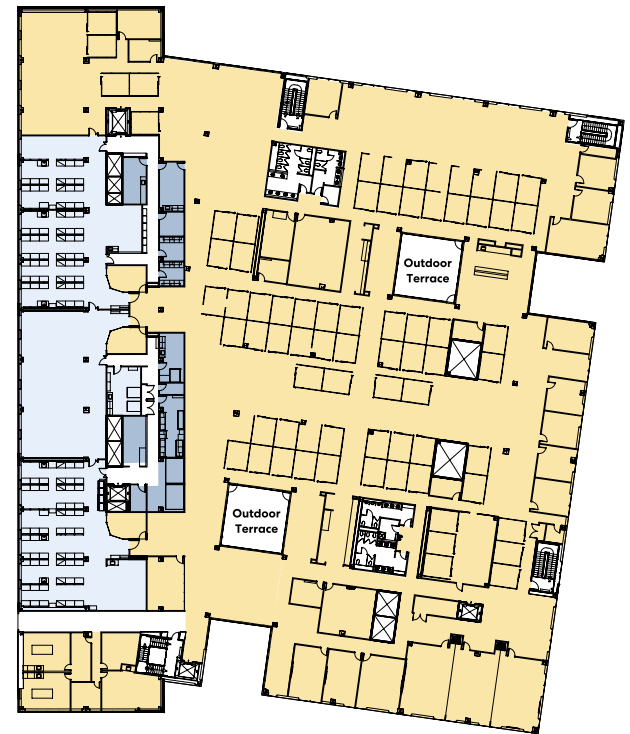
Single Tenant Test Fit Plans



Expanding Existing Labs



Existing Conditions



Legend

- | | | |
|-----------------|------------------------|--------------------------------|
| Office (Closed) | Building Core Elements | Extent of Existing Lab |
| Office (Open) | Building Circulation | Tenant Boundary (Multi-tenant) |
| Lab | Lab Specialized | Service Elevator |
| Lab Support | | Passenger Elevator |

- Single Tenant Building : ± 69,079 SF
- Multi Tenant Building : ± 90,493 SF

Amenity Rich Location

RESTAURANTS

- | | |
|------------------------------|-------------------------------|
| 01 Ruth's Chris | 07 Arthur's Tavern |
| 02 Tommy's Tavern + Tap | 08 Il Capriccio |
| 03 Grato | 09 Cinnamon Indian Restaurant |
| 04 Tabor Road Tavern | 10 Auld Shabeen |
| 05 Lemongrass | 11 Seasons 52 |
| 06 Nikko Japanese Restaurant | 12 The Capital Grille |

COFFEE / FAST FOOD

- | | |
|--------------------------------------|----------------|
| 13 Starbucks | 19 Five Guys |
| 14 Wegman's/Wegman's Burger Bar | 20 Panera |
| 15 Tabor Road Pizza | 21 Qdoba |
| 16 Mancino's Pizza & Italian Cuisine | 22 Chick-Fil-A |
| 17 Chipotle | 23 First Watch |
| 18 Smashburger | |

HOTELS

- | | |
|----------------------------------|---------------------------------------|
| 24 Hilton Parsippany/Hampton Inn | 30 Hyatt Regency Morristown |
| 25 Hanover Marriott | 31 Sonesta ES Suites |
| 26 Hyatt House | 32 Fairfield Inn & Suites by Marriott |
| 27 Residence Inn | 33 Courtyard by Marriott |
| 28 Westin Governor Morris | 34 Embassy Suites by Hilton |
| 29 Sheraton Parsippany Hotel | |

FITNESS - LIFESTYLE

- | | |
|------------------------------|---------------------------------|
| 35 Anytime Fitness | 40 Atlantis Sports Club and Spa |
| 36 Crunch | 41 Planet Fitness |
| 37 Blink Fitness | 42 Depasquale the Spa |
| 38 Retro Fitness of Whippany | 43 Massage Envy |
| 39 LA Fitness | |

DAYCARE

- | | |
|----------------------------------|----------------------------|
| 44 Bright Horizons at Parsippany | 48 The Learning Experience |
| 45 The Goddard School | 49 Whippany Kindercare |
| 46 Apple Montessori | |
| 47 My Special Spot | |



Exceptionally Located

Within walking distance of NJ Transit's Morris Plains train station.

Less than 10 minutes from the vibrant downtown restaurants, bars and shops of Denville and Morristown.

Immediately off the amenity rich Route 10 corridor.

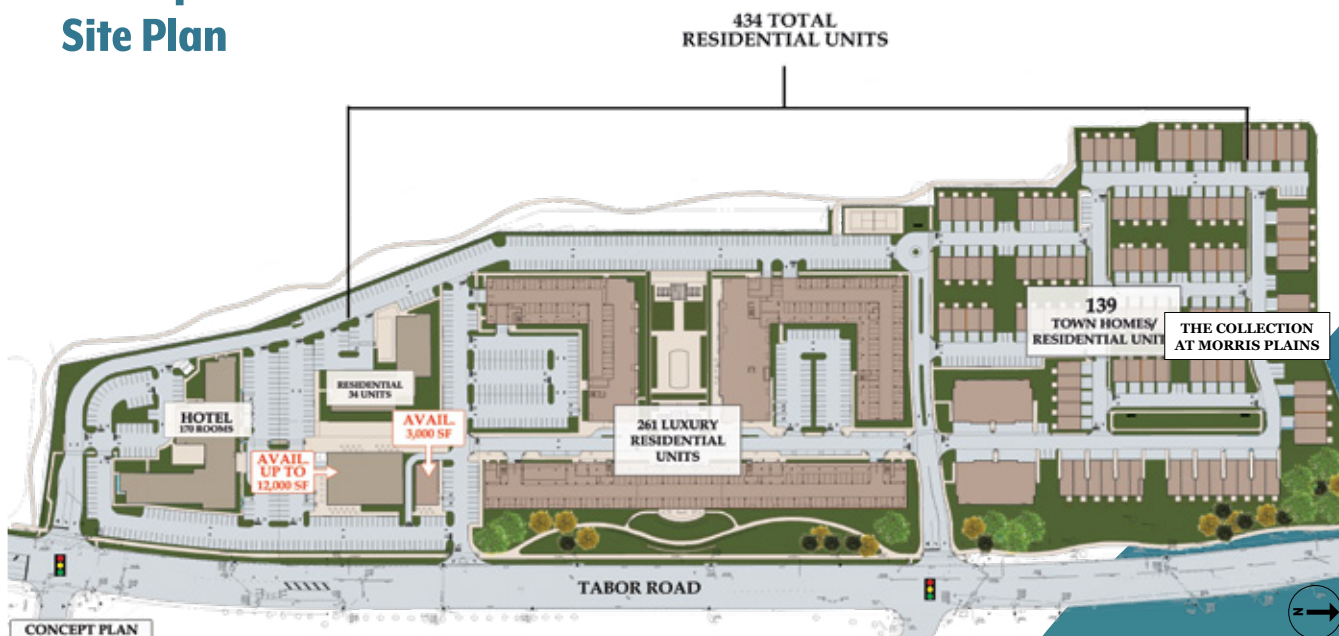
Minutes from Interstates 80 and 287, with immediate access to Routes 10, 24, 46, 53 and 202.

New Mixed-Use Development

Currently under construction, and directly across the street from 185 Tabor Road, is Morris Plains newest redevelopment which will include 430 residential units and 15,000 SF of retail, including one restaurant pad, one 3,000 SF drive-thru pad and a hotel.

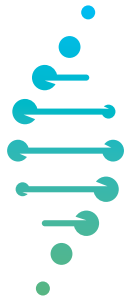


Concept Site Plan



Highlights

- Situated on Tabor Road/Rt. 53 with two full-access traffic signals.
- Morris County ranks as the 8th wealthiest region in the U.S.
- The Collection at Morris Plains, is a luxury masterplan community on the north end of the site currently offering new lofts and townhomes for sale.
 - Tree-lined paths wind throughout the community for walking, jogging and biking.



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