

# OFFICE SPACE FOR LEASE

3699 ROUTE 46

PARSIPPANY, NJ 07054

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY OVERVIEW

**BUILDING SF:** 7,123 SF

**SF AVAILABLE:** UNIT E - 2,100 SF

**PARKING:** 4/1,000

**RENTAL RATE:** \$20.00 PSF + utilities

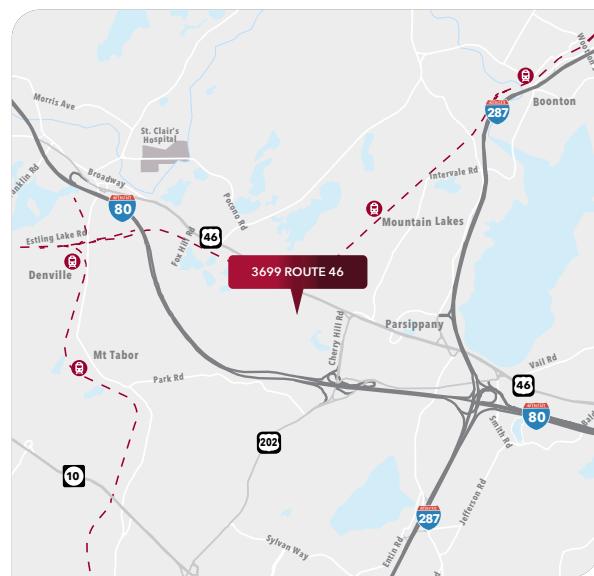
**AVAILABILITY:** Immediate

**UNIT FEATURES:**

- 3 exam rooms
- Lab area with sink
- 1 consult room
- ADA restroom in suite
- 2 restrooms in hallway
- Billing/Check-in/Check-out area

## LOCATION

Easily accessible to Routes I-287, I-80, NJ-10  
3 miles to Saint Claire's Hospital (Denville)  
9 miles to Morristown Medical Center  
Close to shopping, banking, retail and restaurants



FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER:

**Suzanne M. Kiall**  
skiall@lee-associates.com  
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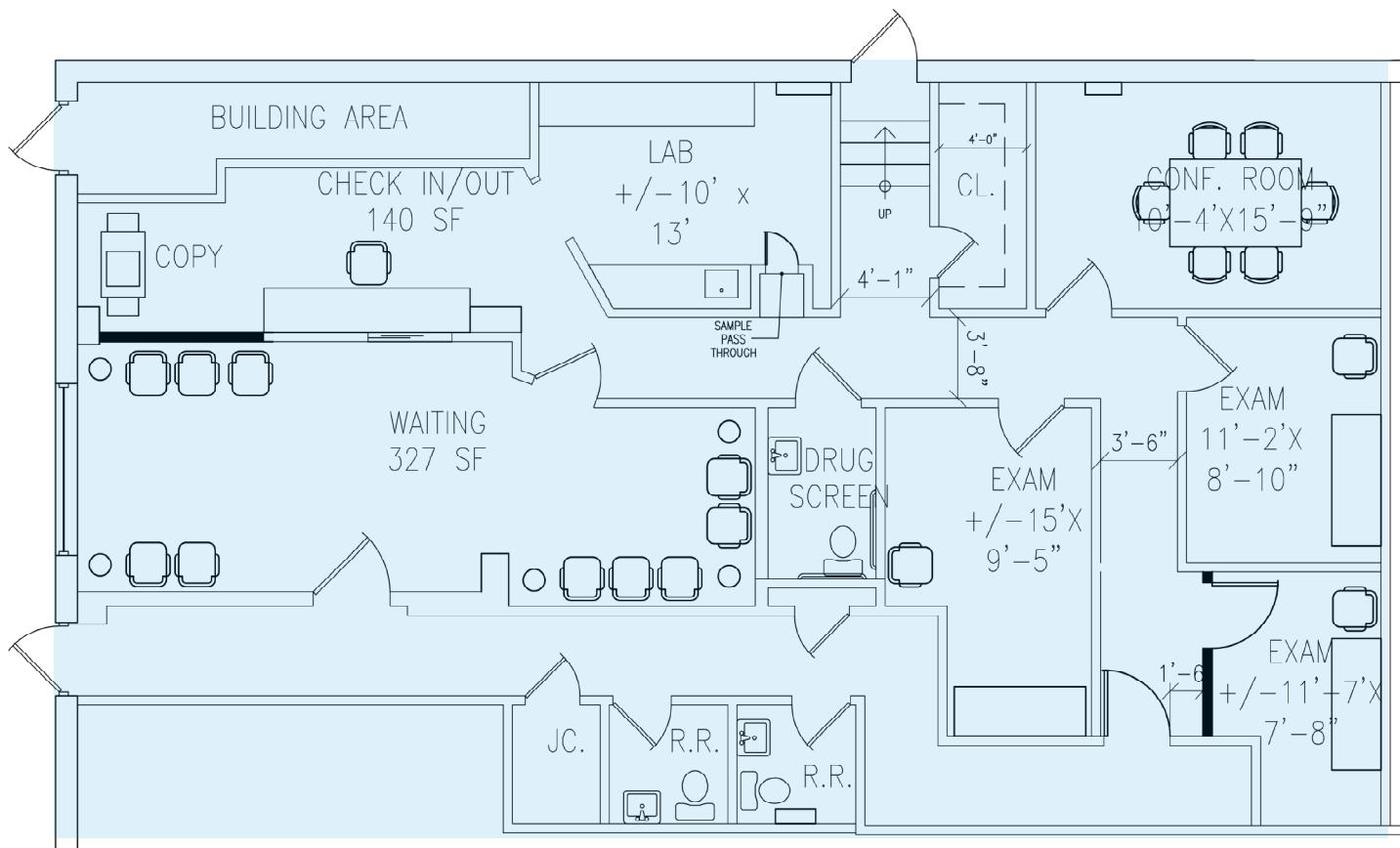
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## FLOORPLAN



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