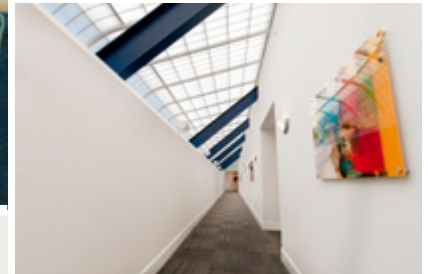


PARSIPPANY COMMONS

3219 Route 46 East | Parsippany | Morris County | New Jersey



Nestled in an ever-expanding business community, this three-story building offers 54,619 sf (+/-) of medical, dental and professional office space with units ranging from 1,112 sf (+/-) and up.

Situated on heavily traveled Route 46, Parsippany Commons is easily accessible from Routes 10, 46, 80, 202 and I-287. This highly visible and desirable location is perfect for your expanding business and growing clientele.

DEMOGRAPHICS

Radius	3 Miles	5 Miles	7 Miles
Population	62,683	137,244	254,993
Households	28,837	51,870	93,435
Average Household Income	\$117,139	\$122,959	\$122,934

11/21

FEATURES

- Three-story 54,619 sf (+/-) building with lower level covered parking
- Attractive atrium windows cover entire building facade, creating an open and airy interior infused with natural sunlight
- Two passenger elevators with access to all levels
- 270 Parking spaces including 70 covered spaces on lower level
- High-speed internet access available
- Easily accessible from Routes 10, 46, 80, 202 and I-287
- Shopping, dining, banking, associated retail services and entertainment nearby

SUITE SIZES FOR LEASE FROM:

2,283, 4,393, 5,392 and 8,417 up to 11,344 sf (+/-)

EXECUTIVE SUITES ALSO AVAILABLE

(908) 874-8686 | LarkenAssociates.com

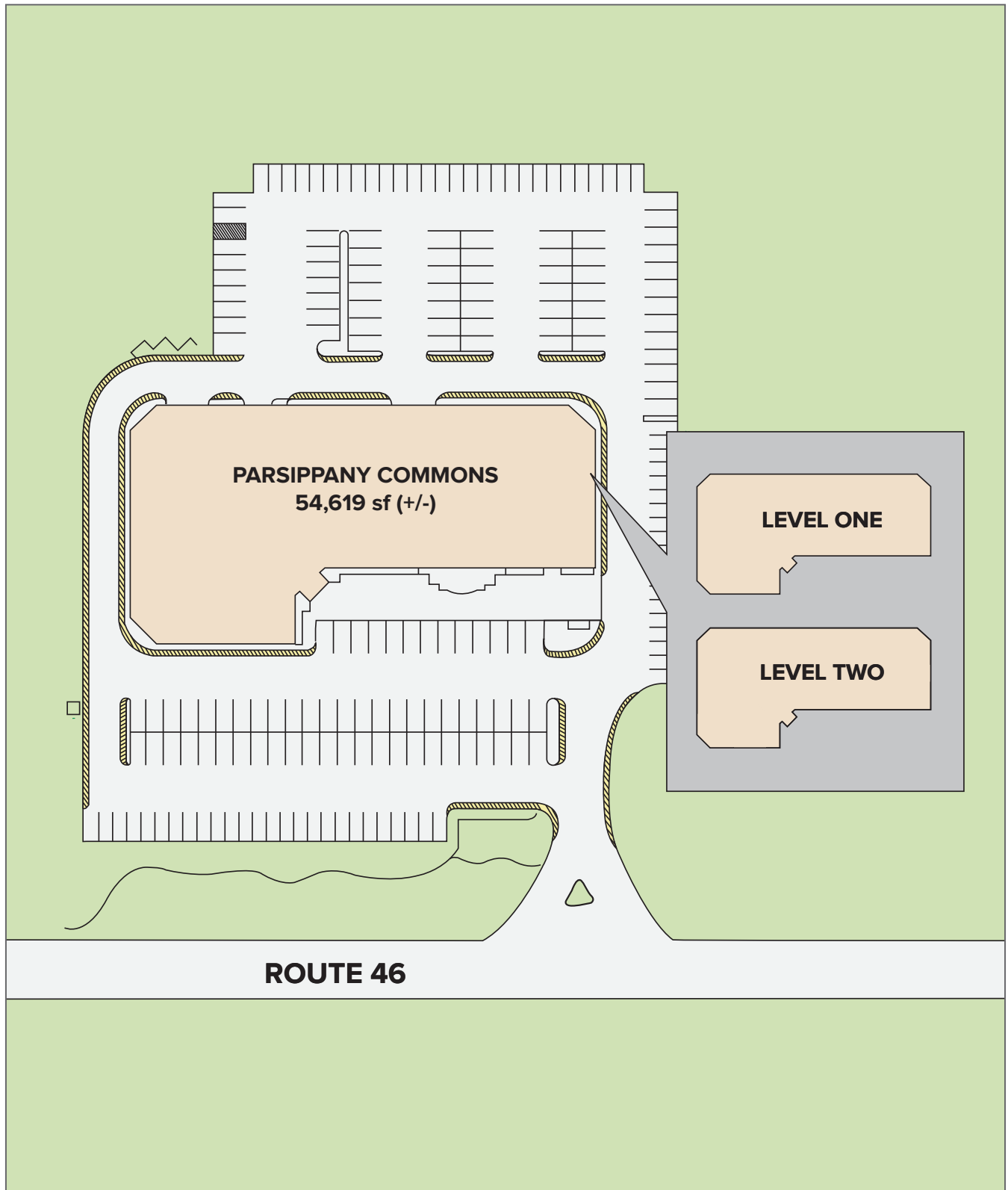
Immediate Occupancy | Brokers Protected

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PARSIPPANY COMMONS

3219 Route 46 East | Parsippany | Morris County | New Jersey



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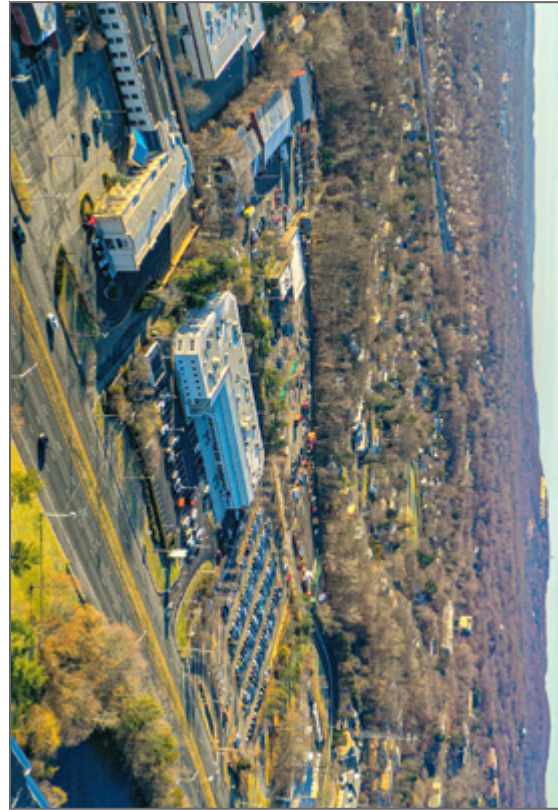
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PARSIPPANY COMMONS

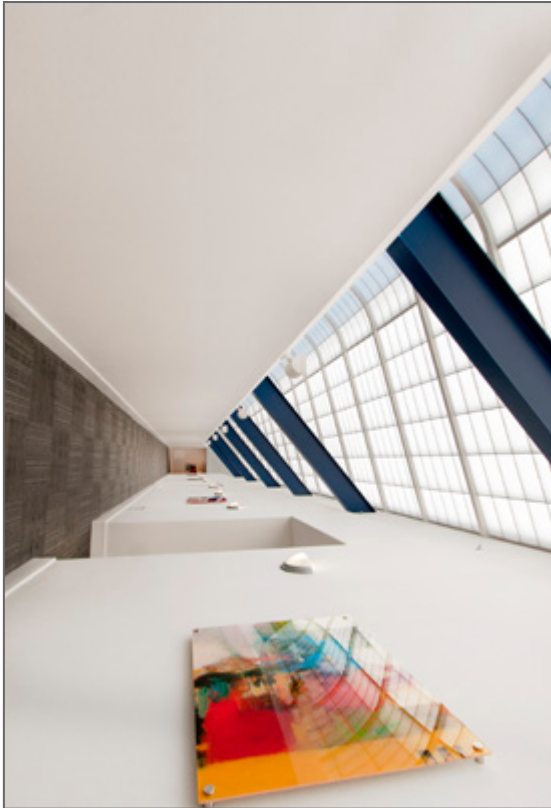
3219 Route 46 East | Parsippany | Morris County | New Jersey



PARSIPPANY COMMONS

3219 Route 46 East | Parsippany | Morris County | New Jersey

SECOND FLOOR HALLWAY WITH KALWALL



FRONT LOBBY



BACK ENTRANCE



SECOND FLOOR LOBBY

