

JEFFERSON PLAZA

100 & 110 S. Jefferson Road | Whippany, N.J.



AERIAL

Bear Stearns

Interstate 287



BUILDING SPECS

County: Morris County

Owner: Jefferson Plaza Venture, LLC
c/o Bergman Real Estate Group

Year Built:

Bld 100: Built 1982, Renovated 2006

Bld 110: Built 1982, Renovated 2006

Class: Class A office

Building size:

Bld 100: Approximately 120,000 +/- rsf

Bld 110: Approximately 50,000 +/- rsf

Floors: Three (3) stories each

Floor size:

Bld 100: Approximately 40,000 +/- rsf

Bld 110: Approximately 17,200 +/- rsf

Parking:

Bld 100: 5/1,000 rsf; Bld 110: 4.5/1000 rsf

Building Hours:

8:00 A.M. to 6:00 P.M. Monday through Friday

8:00 AM to 1:00 PM on Saturdays (excluding Holidays)



BUILDING SPECS

Security:

Both buildings are secured via a Proximity card access control system.

Ceiling Height:

8' 6" Finished, 13' Slab to Slab

Elevators:

Bld 100: Two 2,500 lb Dover hydraulic elevators.

Bld 110: Two Schindler/Haugton hydraulic elevators, one with 2,000 lb capacity and one 2,500 lb. capacity.

Life Safety:

Bld 100: Fully Sprinklered with a Notifier 500 fire alarm panel.

Bld 110: Fully Sprinklered with a Magnum Alert 3000 fire alarm system.

Both have manual pull stations, horn/strobe alarms, central monitoring station, smoke detectors, fire standpipes.

Generator:

Life Safety only.

Telecommunications:

Verizon, Telcove, Level 3, Cablevision & Optimum

Lightpath provide TI, Fiber, DSL, Cable and Optimum.

On-site amenities:

On-site management, Full service café, central patio courtyard and Vending



PROPERTY AMENITIES



**NEWLY RENOVATED
ON-SITE FULL SERVICE
CAFETERIA**



**BEAUFIFULLY LANDSCAPED
OUTDOOR COURTYARD AND
GAZEBO**



110 SOUTH JEFFERSON ROAD



100 SOUTH JEFFERSON ROAD LOBBY



SITE PLAN & LOCATION



CONTACT INFORMATION



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