

25

2,592 - 19,327 SF AVAILABLE FOR LEASE

HANOVER ROAD CORPORATE CENTER



BUILDING FEATURES



FLOOR PLANS



LOCATION



PROPERTY HIGHLIGHTS



BUILDING SPECS



CONTACT INFO

Make your mark in **Florham Park**



HANOVER ROAD CORPORATE CENTER



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- +/- 132,737 SF Class "A" office campus, comprised of two buildings
- Scenic courtyard and landscaped grounds
- Building amenities include a full-service cafeteria, fitness center, a shared conference facility, and recently renovated main lobbies
- Ample collaborative areas and conferencing facility to accommodate a variety of workstyles
- 5 minutes from numerous restaurants and shops in Downtown Florham Park and in close proximity to the Livingston Mall
- Access to mass transit
- Convenient access to Route 24, Route 10, I-287 and I-80
- 3 miles from Morristown Airport, 16 miles from Newark Liberty International Airport and 27 miles from Midtown Manhattan



Floor Plan

Building A

SECOND FLOOR: 12,494 SF

HANOVER ROAD CORPORATE CENTER



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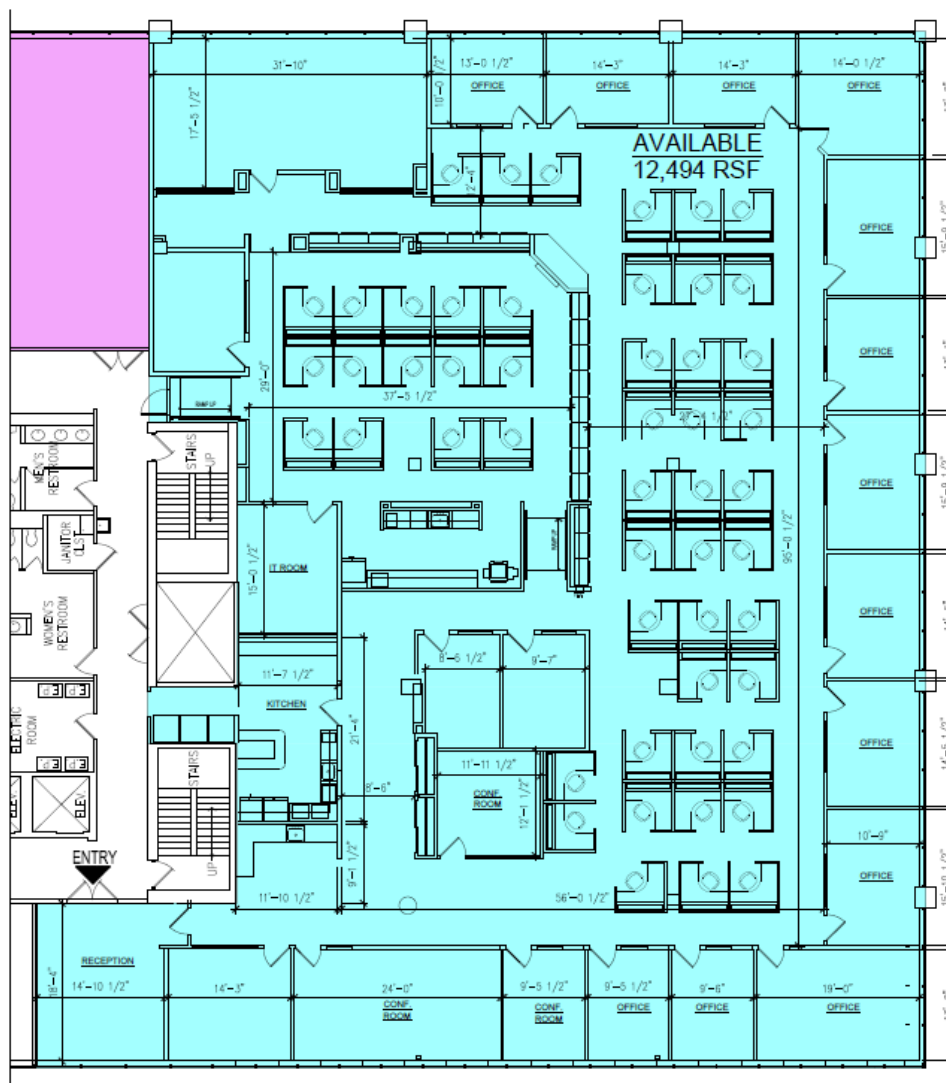
PROPERTY HIGHLIGHTS



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Floor Plan

Building B

SECOND FLOOR: 6,421 SF

HANOVER ROAD CORPORATE CENTER



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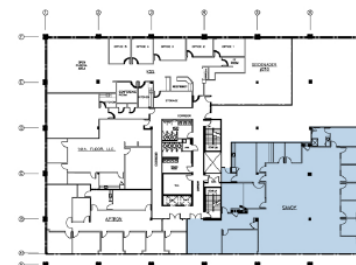
BUILDING SPECS



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KEY PLAN





Floor Plan

Building B

THIRD FLOOR: 2,592 - 7,823 SF

HANOVER ROAD CORPORATE CENTER



BUILDING FEATURES



FLOOR PLANS



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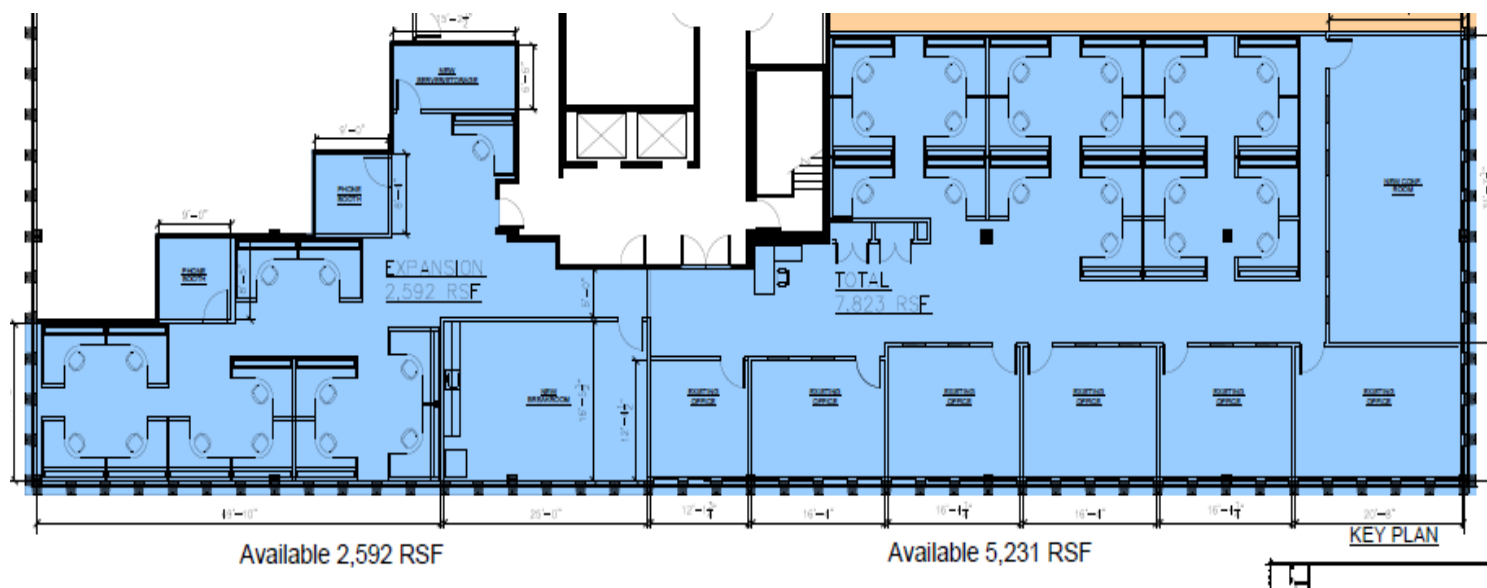
PROPERTY HIGHLIGHTS



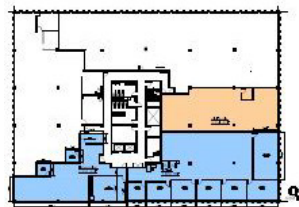
BUILDING SPECS



CONTACT INFO



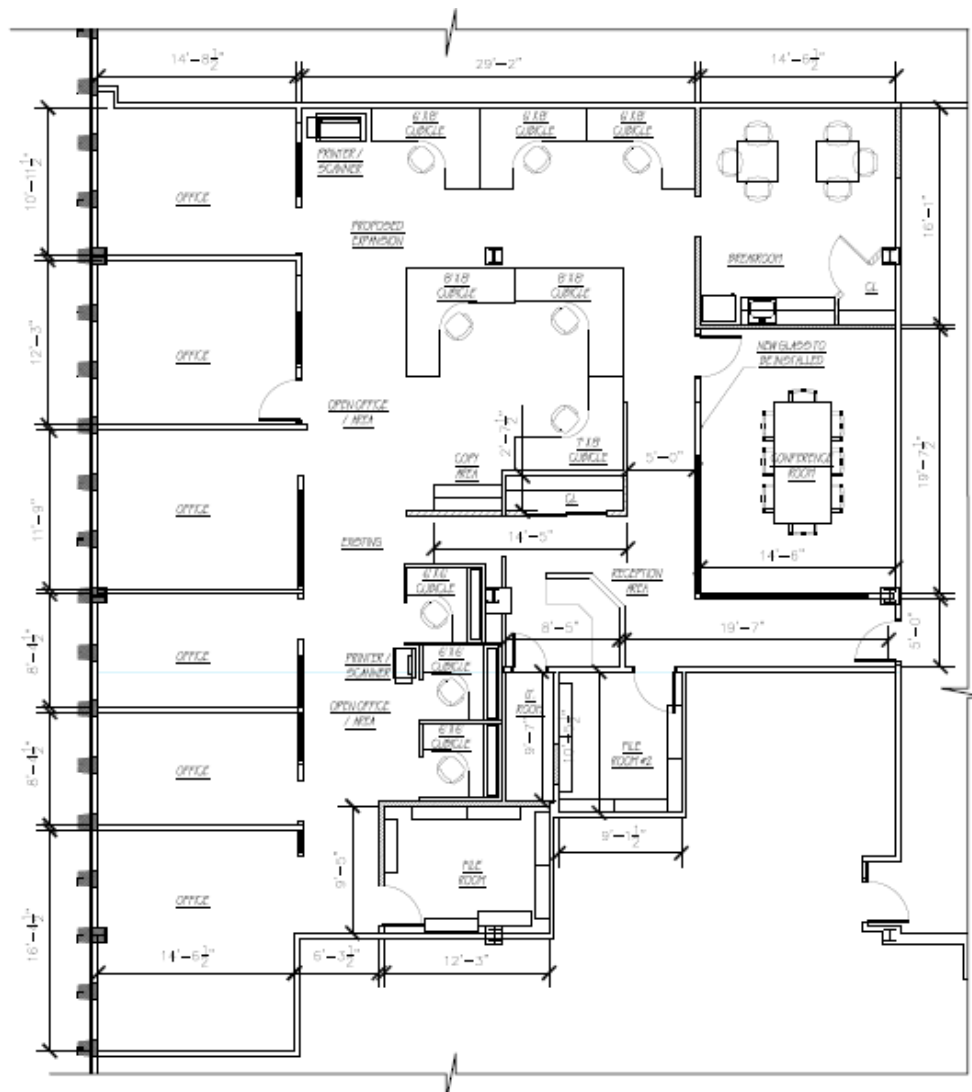
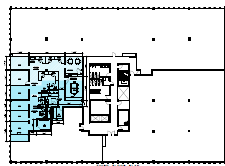
KEY PLAN





Building B

THIRD FLOOR: 3,963 SF





Floor Plan

Building B

THIRD FLOOR: 12,051 SF

HANOVER ROAD CORPORATE CENTER



BUILDING FEATURES



FLOOR PLANS



LOCATION



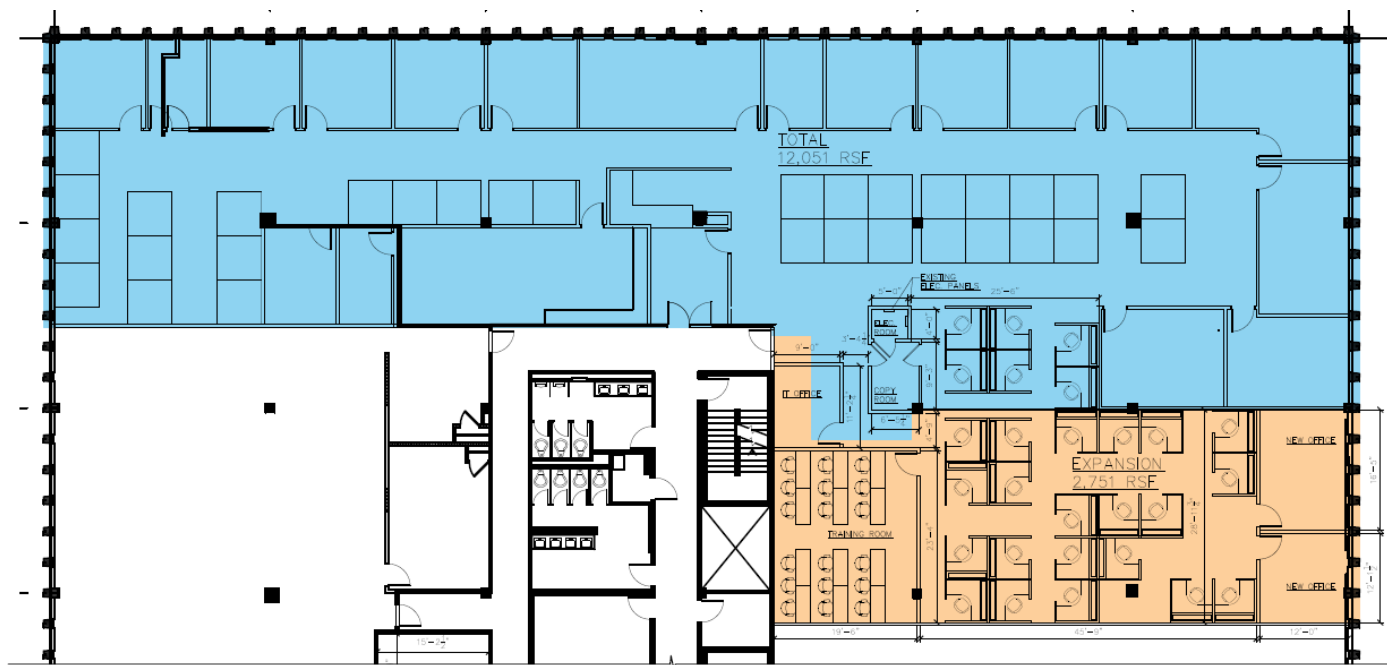
PROPERTY HIGHLIGHTS



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KEY PLAN





Floor Plan

Building B

THIRD FLOOR: 3,963 - 23,290 SF

HANOVER ROAD CORPORATE CENTER



BUILDING FEATURES



FLOOR PLANS



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Location

HANOVER ROAD CORPORATE CENTER



BUILDING FEATURES



FLOOR PLANS



LOCATION



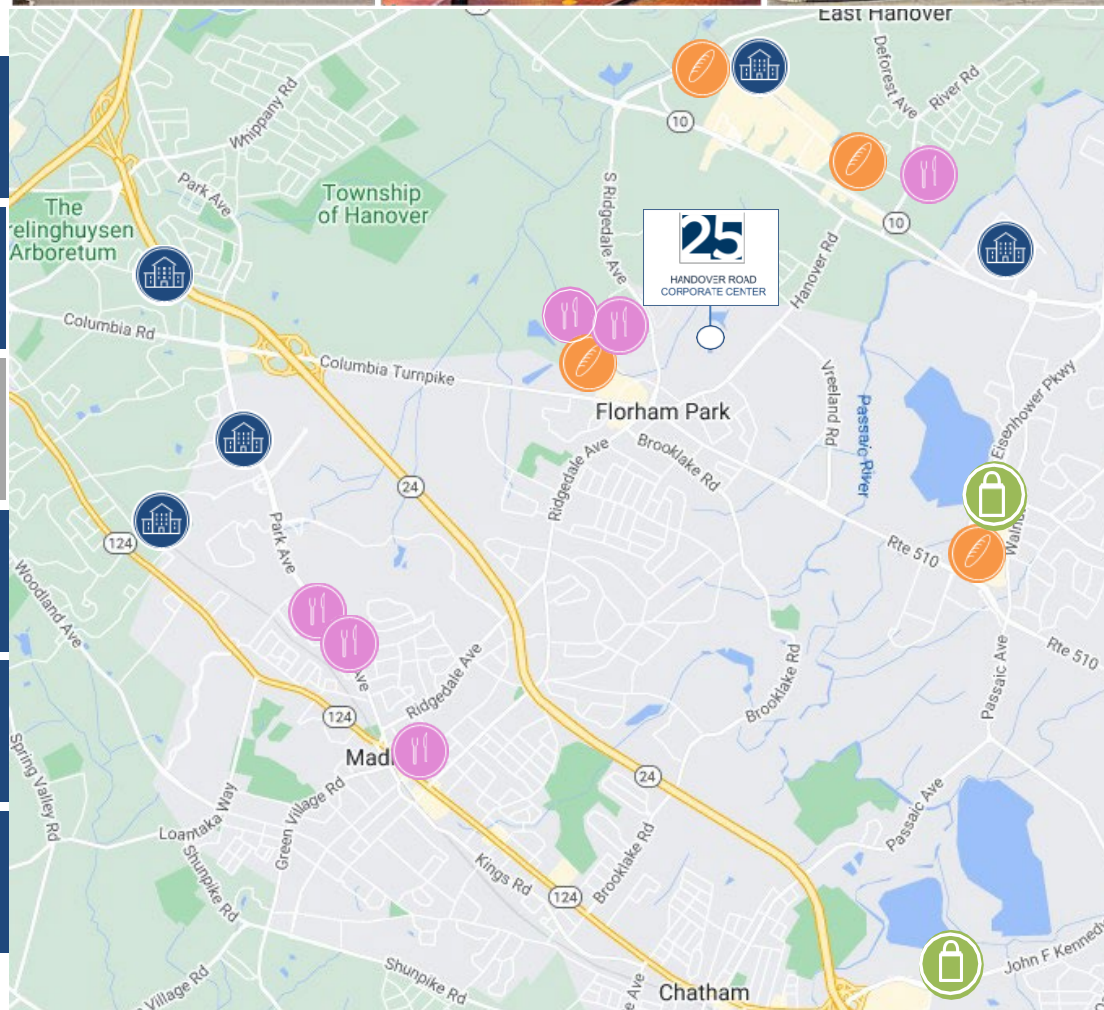
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Hotels

Hilton 2 Suites by Hilton	2.1 miles
Hyatt House Morristown	2.7 miles
Westminster Hotel	2.7 miles
Archer Hotel Florham Park	4.0 miles
The Madison Hotel	4.7 miles

Quick Bites

Moe's Southwest Grill	0.6 miles
The Habit Burger Grill	0.6 miles
Starbuck's	0.6 miles
McDonald's	0.6 miles
Dos Toros Taqueria	0.6 miles
Wendy's	1.9 miles
Chipotle	1.9 miles
Taco Bell	2.1 miles
Burger King	2.7 miles
QDOBA	6.0 miles

Restaurants

Lucco Cucina + Bar	0.4 miles
Nonna's Pizza	0.6 miles
Thirsty Turtle	0.7 miles
Puleo's Brick Oven	0.7 miles
Panevino Ristorante	1.9 miles
Nicky's Firehouse Italian	2.9 miles
Grillera Mediterranean	3.1 miles
Blue Wasabi	3.3 miles

Shopping Centers

Livingston Mall	2.3 miles
The Mall at Shorthills	6.3 miles



Property Highlights

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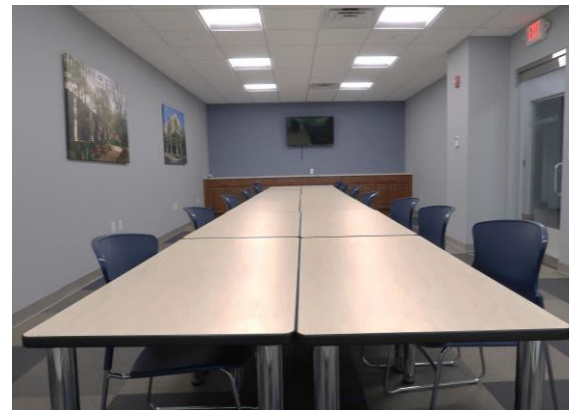
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Building Specs

Building Area:	66,867 SF
Year Built:	1977, renovated in 1994 & 2018
Class:	Class A Office
Number of Floors:	Three (3) stories
Finished Ceiling Heights:	9'
Amenities:	Full-service cafeteria, newly shared conference facility on premises that includes seating for 30 and is wired for AV applications, and updated state-of-the-art fitness center with full-service lockers including showers.
Zoning:	PB-2 (Professional & Business Office)
Parking:	601 standard & 12 handicapped
HVAC System:	Each building is cooled by 1 Daiken Magnetic Frictionless Chiller. Air distribution is via a building fan room to RMC VAV boxed. The building is heated via an electric baseboard.
Security:	Building is secured via a Proximity card access control system. A CCTV monitoring system is in place at entrance of the building
Façade :	Insulated glass with aluminum store front
Roof:	The roof is EPDM (installed in 2006)
Electric:	Electronic access control and on-site security control center and CCTV.
Generator:	A gas-fired backup generator, for life safety systems
Elevators:	Building has two elevators with 2,000-lb. capacity
Fire Safety	Fully addressable fire panel and wet sprinkler system



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For further information or to arrange a tour, please contact:



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