



WORKPLACE **ELEVATED**

Full Building, Class A
Headquarters Opportunity



Exclusive Leasing Agent

DISCOVER WORKPLACE EXCELLENCE

Experience the pinnacle of workplace excellence at **Kimball Drive**, where two exceptional buildings, **100 and 300 Kimball Drive**, seamlessly combine to provide unparalleled flexibility and a diverse range of top-tier amenities. With Signature Acquisitions at the helm, an esteemed owner renowned for its commitment to excellence in property management, this office park sets the gold standard with exceptional building quality.

Boasting convenient access at the strategic intersection of I-80 and I-287, along the amenity-rich Route 46 corridor, **Kimball Drive** caters to elevating tenant experiences at every turn. Standing as the premier choice in the greater Parsippany area, **Kimball Drive** distinctly defines the essence of a distinguished workplace.



175,000 RSF

FULL BUILDING AVAILABLE (5 FLOORS)



35,000 RSF

PER FLOOR APPROXIMATELY

100 Building Highlights

- Exclusive building signage and branding opportunity
- Flexible, efficient floor plates (designed and build-to-suit)
- Can be delivered substantially furnished
- Existing high-end finishes and state-of-the-art technological systems
- Planned amenities and upgrades
- Abundant parking, 638 spaces
- Strategically located in central Morris County

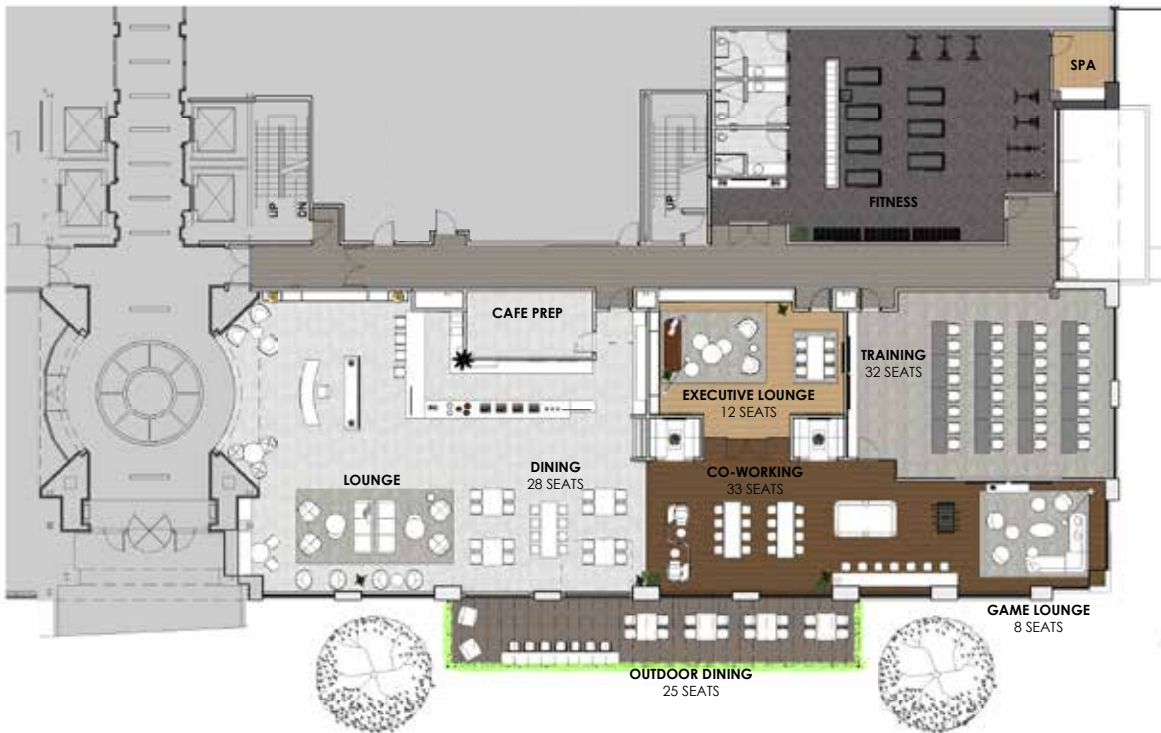
- Easy access to I-80, I-287, I-280, Route 46
- 3 miles from Mountain Lakes Station along NJ Transit Montclair-Boonton Line

300 Top-Tier Amenities

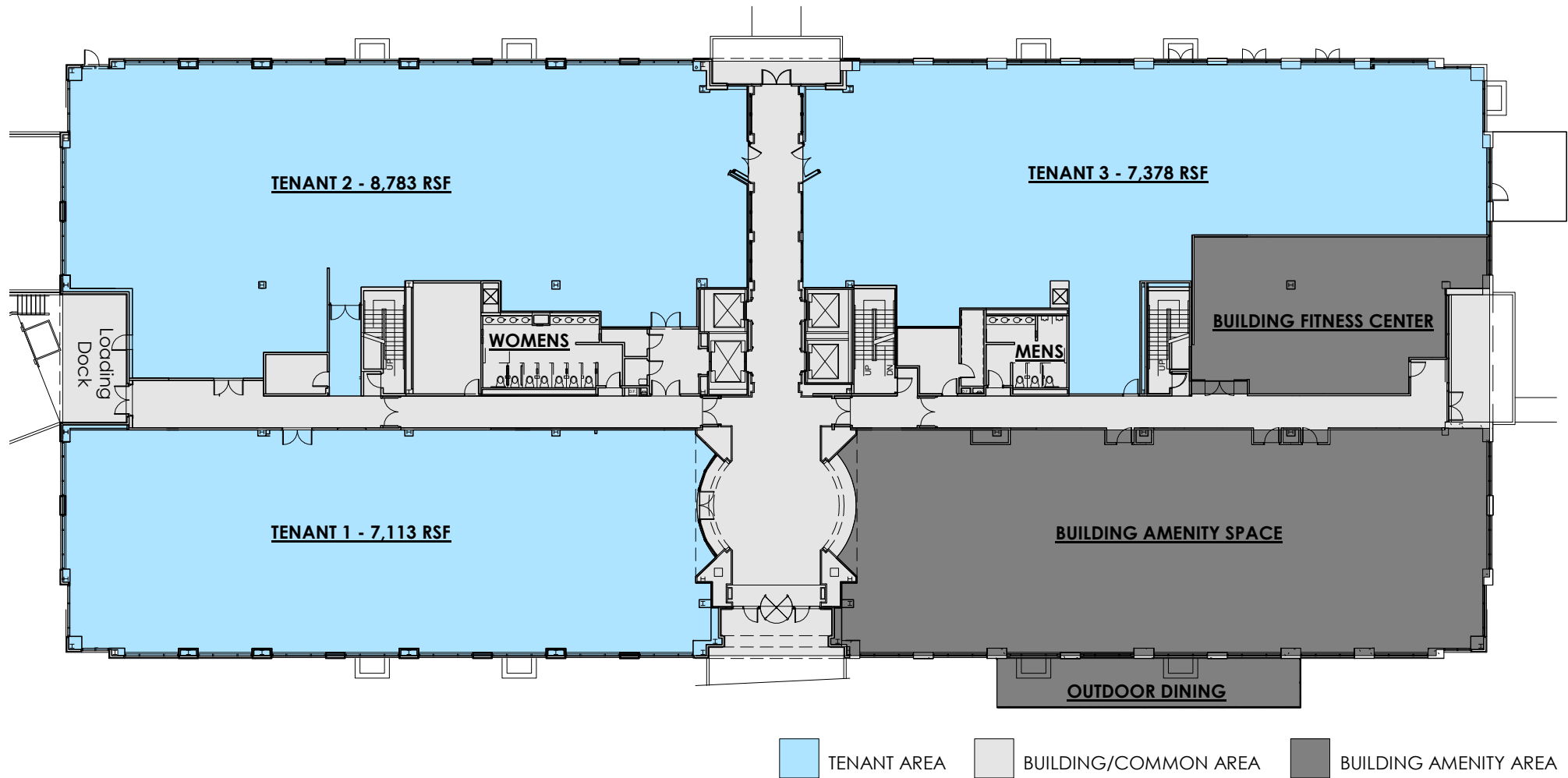
- Conference Center
- Fitness center with golf simulator
- Full service café and dining room,
- Spacious outdoor patio and putting green
- Tenant lounge with game room



PLANNED **AMENITIES & UPGRADES**

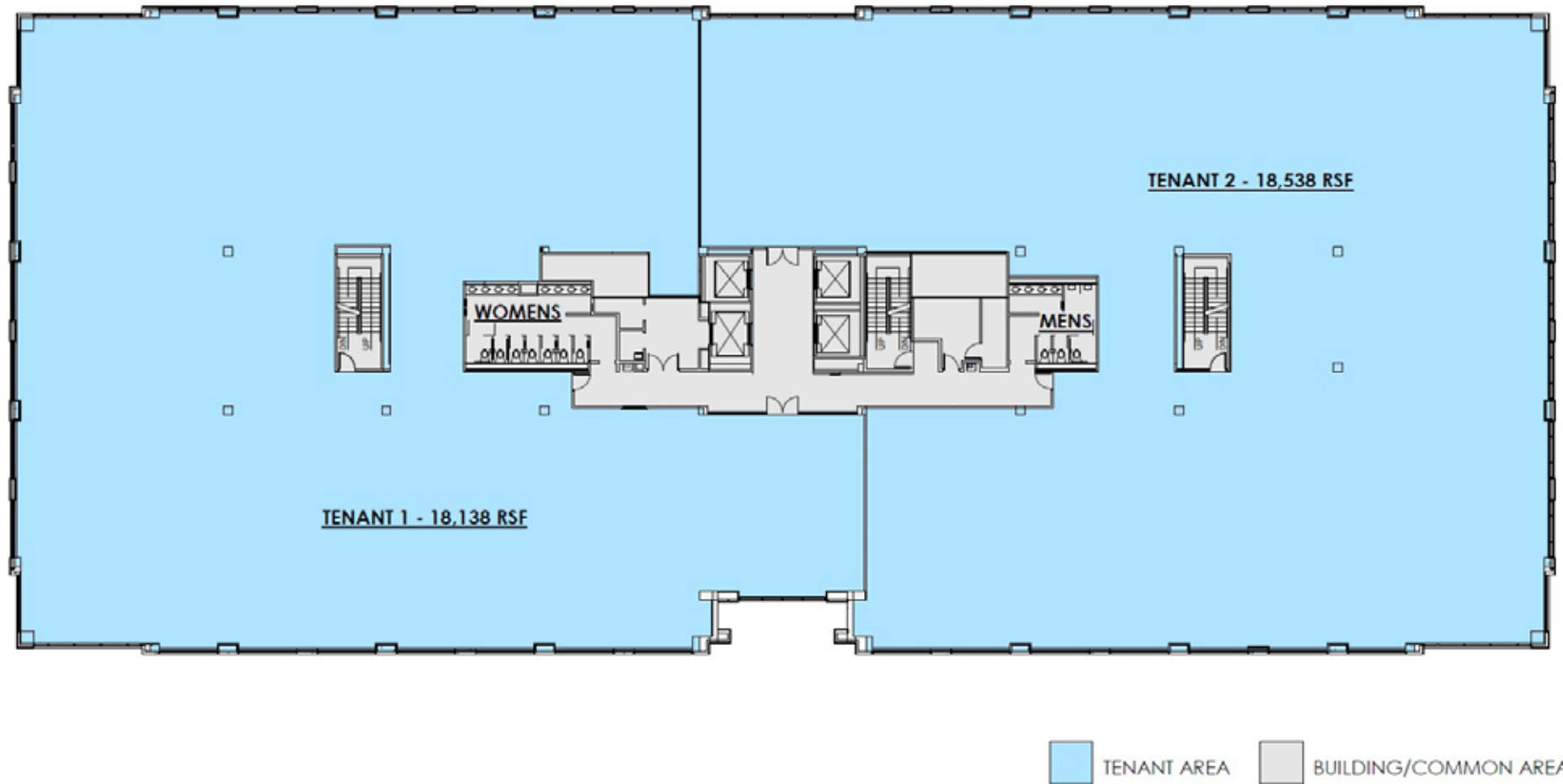


FIRST FLOOR AMENITIES & COMMON AREAS



TYPICAL FLOOR | POSSIBLE DIVISION

±35,000 SF



PERFECTLY POSITIONED
SUPERB HIGHWAY ACCESS
DIVERSE AREA AMENITIES




SHERATON
EST. 1927
PARSIPPANY

300
KIMBALL
DRIVE

100
KIMBALL
DRIVE


HYATT
house
PARSIPPANY EAST


Annabella's Pizzeria & Restaurant

DUNKIN'

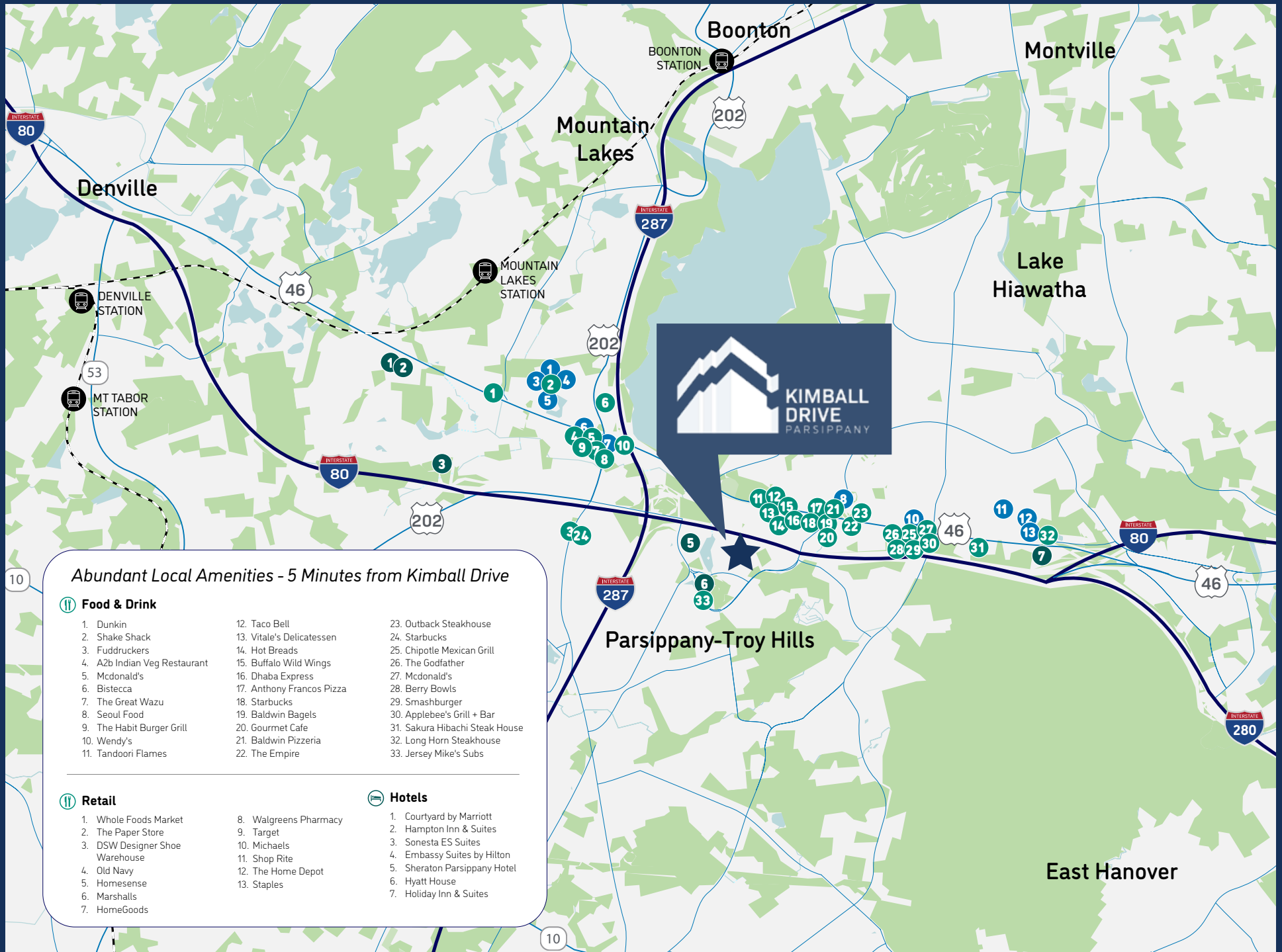
GODDARD SCHOOL

Provident BANK

NEW YORK CITY
40 MINUTES
(via Lincoln Tunnel)

RT 24
9 MINUTES
I-78
20 MINUTES

DOWNTOWN
MORRISTOWN
15 MINUTES





KIMBALLDRIVE.COM

**FOR LEASING INFORMATION, OR TO ARRANGE A TOUR OF 100 KIMBALL,
PLEASE CONTACT EXCLUSIVE BROKERS:**

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