

# 99 CHERRY HILL ROAD

Parsippany-Troy Hills, NJ 07054

Office For Lease

2,500 - 18,801 SF



Leasing Information:  
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**Rick Genthe**  
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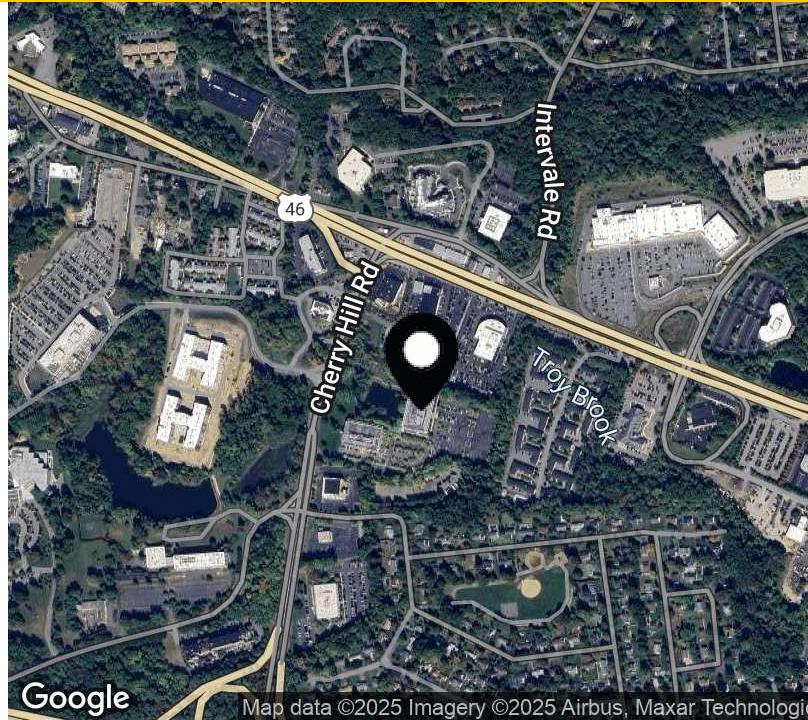
Lincoln Property Company  
9 Entin Road Suite 103  
Parsippany, NJ 07054

[www.lpc.com](http://www.lpc.com)

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## Property Highlights

- Centrally located & Excellent access off I-80, I-287, Rt 46 & Rt 202
- Building overlooks scenic pond with outdoor seating areas
- Some suites are offered with balconies
- Abundant Parking
- On-site building engineer
- 24/7 Building Access
- Flexible floor plates
- Office & Medical Welcomed

## Property Overview

99 Cherry Hill Road is part of a two-building complex, offering a wide range of space available in a park like setting. Perfectly located directly off I-80 at Exit 42 (Cherry Hill Road). A Three story, 86,430 square foot office building with flexible floor plates. 99 Cherry Hill Road additionally offers immediate access to the I-80 & I-287 interchange, approximately 1 mile to the East along with Rt 46 & 202. Offering proximity to several hotels, restaurants, & shopping as well as St. Clare's Hospital – Denville (3.6 miles) & Morristown Memorial Hospital (~8.2 miles).

Availabilities	SF	Lease Rate	Date Available
Suite 101	3,214 SF	\$22.50 G	Immediately
Suite 102	6,057 SF	\$22.50 G	Immediately
Suite 105	2,826 - 6,288 SF	\$22.50 G	Immediately
Suite 110	3,462 - 6,288 SF	\$22.50 G	Immediately
Suite 120	5,758 SF	\$22.50 G	Immediately
Suite 200	8,195 - 18,801 SF	\$22.50 G	Immediately
Suite 205	3,254 - 18,801 SF	\$22.50 G	Immediately
Suite 230	7,352 - 18,801 SF	\$22.50 G	Immediately
Suite 307	2,500 - 6,146 SF	\$22.50 G	Immediately
Suite 310	3,646 - 6,146 SF	\$22.50 G	Immediately

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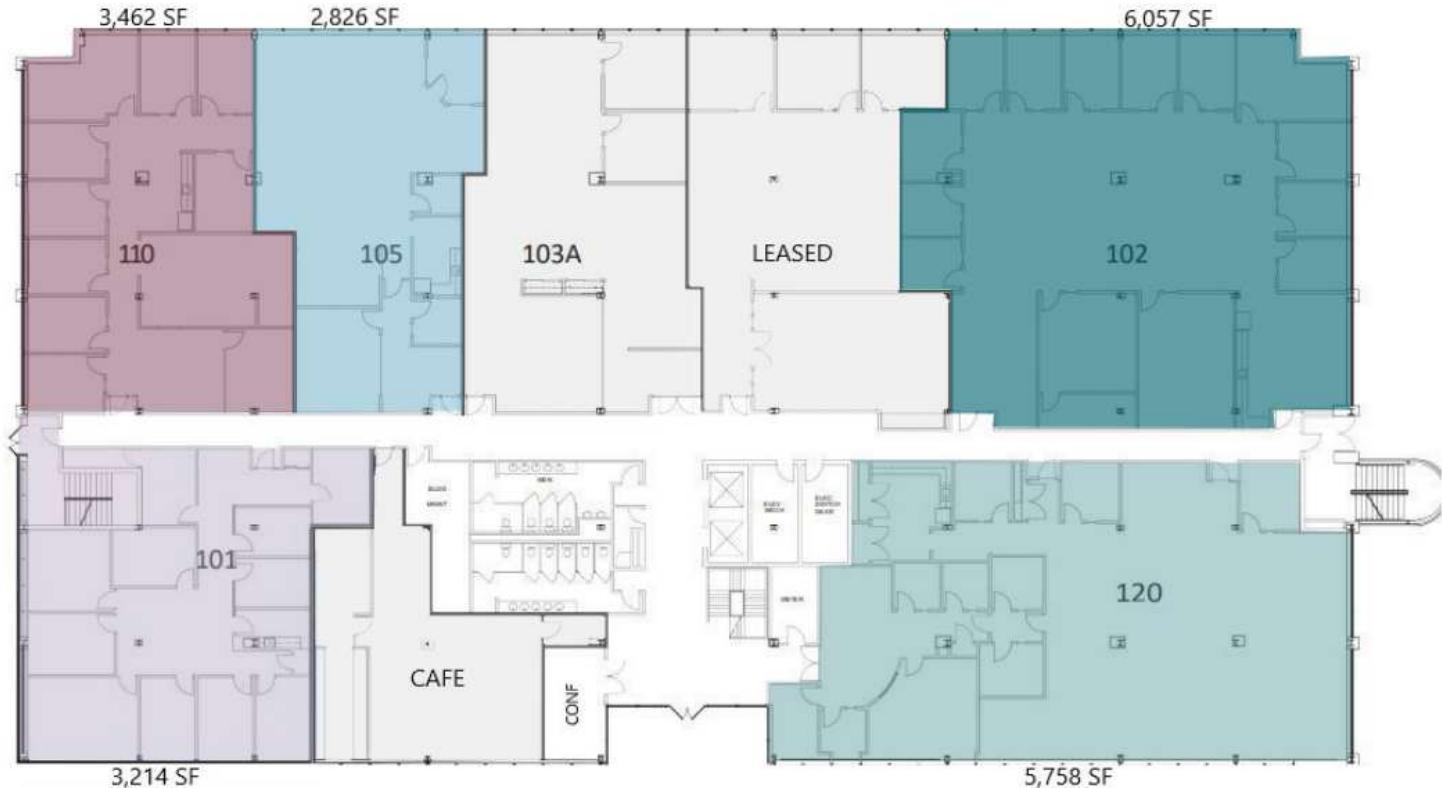
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# 99 CHERRY HILL ROAD

1st Floor

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Suite	Size	Lease Rate	Description
■ Suite 101	3,214 SF	\$22.50 G	11 private offices, break area, storage & IT
■ Suite 102	6,057 SF	\$22.50 G	Reception, 12 offices, conference room, bull-pen, break area, & storage
■ Suite 105	2,826 - 6,288 SF	\$22.50 G	Mix of layout Can be combined with Suite 110 for 6,288 SF
■ Suite 110	3,462 - 6,288 SF	\$22.50 G	Reception, 8 private offices, conference room, bull-pen, break area, & storage Can be combined with Suite 105 for 6,288 SF
■ Suite 120	5,758 SF	\$22.50 G	Immediate lobby presence Mix of reception, private offices, conference room, bull-pen, break area, & storage

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# 99 CHERRY HILL ROAD

2nd Floor

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Suite	Size	Lease Rate	Description
■ Suite 200	8,195 - 18,801 SF	\$22.50 G	Mix of layout Can be combined with Suites 230 & 205 for 18,801 SF
■ Suite 205	3,254 - 18,801 SF	\$22.50 G	Mix of layout Can be combined with Suites 200 & 230 for 18,801 SF
■ Suite 230	7,352 - 18,801 SF	\$22.50 G	Mix of layout Can be combined with Suites 200 & 205 for 18,801 SF

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## 99 CHERRY HILL ROAD

## 3rd Floor

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<b>Suite</b>	<b>Size</b>	<b>Lease Rate</b>	<b>Description</b>
■ Suite 307	2,500 - 6,146 SF	\$22.50 G	Mix of layout Can be combined with Suite 310 for 6,146 SF
■ Suite 310	3,646 - 6,146 SF	\$22.50 G	Mix of layout Can be combined with Suite 307 for 6,146 SF

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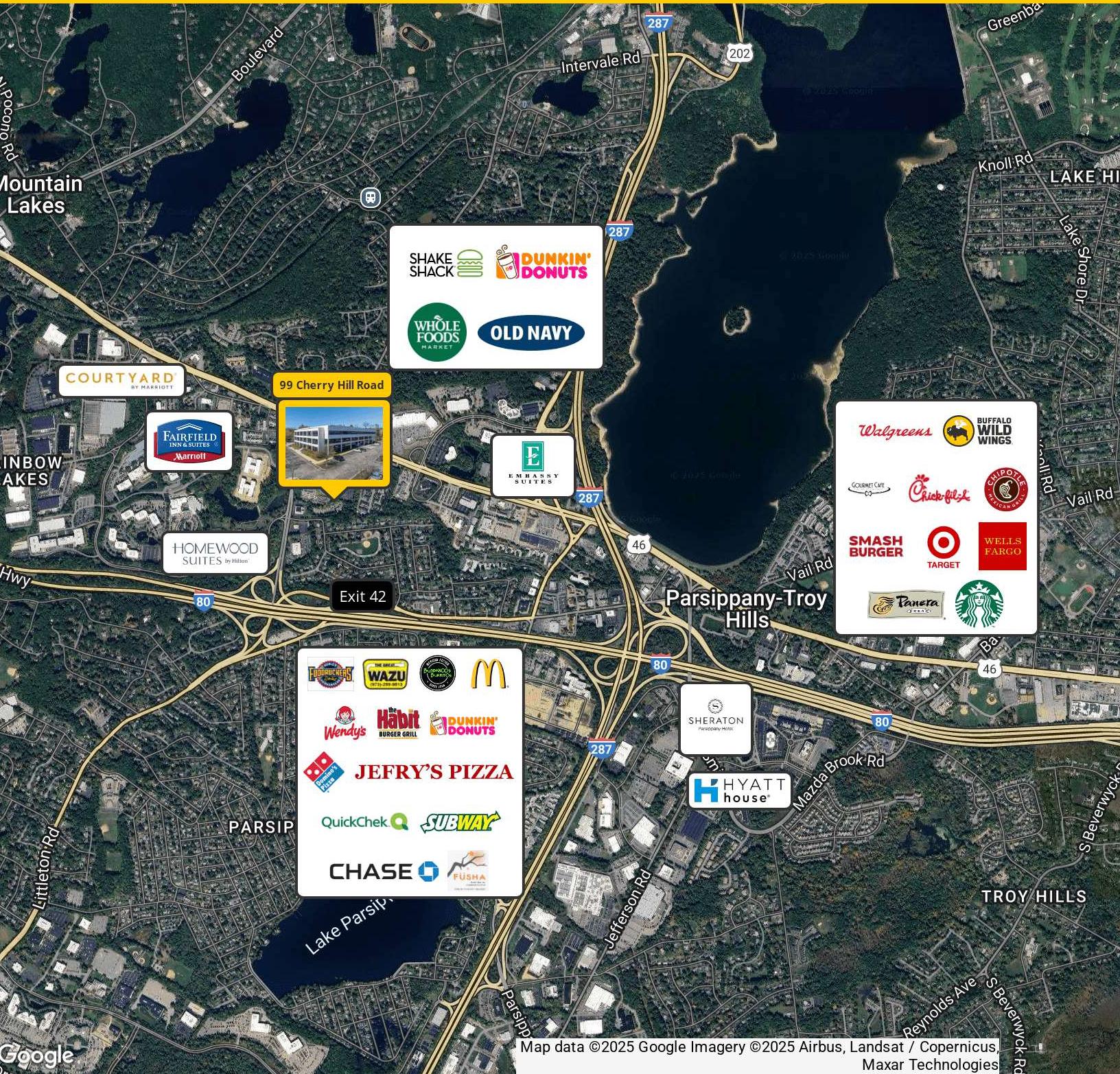
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Location Map

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