

1 JEFFERSON ROAD

PARSIPPANY, NEW JERSEY



The **Center** *of Morris County*

BUILDING SPECIFICATIONS

Building size:	100,000 sf
Floor size:	Three floors 33,000 sf per floor (Approximately)
Parking:	400 spaces
Interior heights:	Finished ceiling height 9 ft.
Load capacity:	100 lbs./sf with 300 lbs./sf file storage capacity at designated areas on each floor
Loading:	One full-size dock with dock leveler
Fire protection:	Fully sprinklered with monitored alarm
Exterior:	Granite with smoked reflective glass
Interior decor:	Hardwood accents and granite flooring
HAVC:	High efficiency, custom penthouse equipment with VAV distribution using direct digital controls
Security:	Card key access
Elevators:	Two passenger – 2,500 lbs. capacity One passenger/freight – 3,500 lbs. capacity
Technology:	Unparalleled site and building infrastructure <ul style="list-style-type: none">• Flexible connectivity for fiber optic transmission of voice, data, and video• Building supports world-class connectivity through access to multiple facilities-based telecom carriers, including providers of dark fiber• Dual telecommunication service entrances• Dedicated telephone operations area on each floor

GALE
Real Estate Services Company

A SUBSIDIARY OF MACK-CALI REALTY CORPORATION

For leasing information, contact:

Jim Nugent (732) 590-1552 - jnugent@mack-cali.com

www.centerofmorriscounty.com

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BUILDING FINISHES

EXTERIOR:

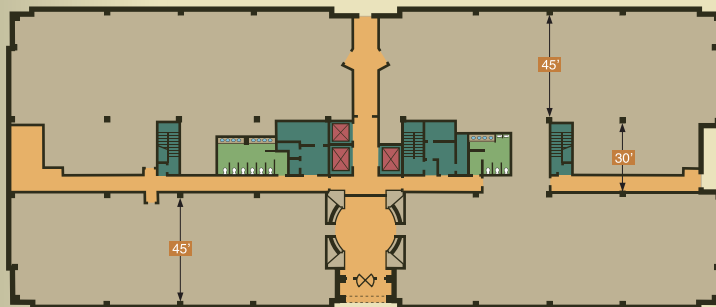
- Polished Eagle Red granite panels with flamed Porkala granite accents imported from Finland, with smoked reflective glass

INTERIOR:

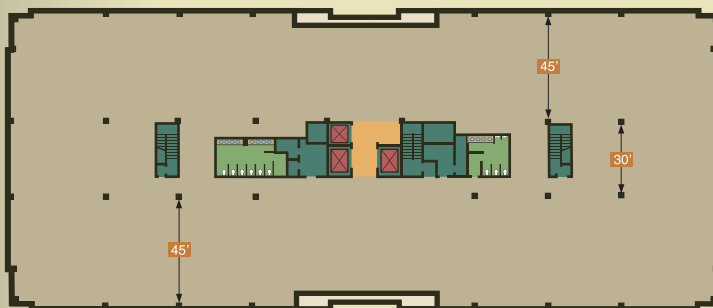
- Two-story atrium lobby with Mahogany wall accents and granite flooring



FLOOR PLANS



First Floor Plan



Third Floor Plan

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