

Build-to-Suit Opportunity

3 Campus Drive • Mack-Cali Business Campus • Parsippany, NJ



The proposed 3 Campus Drive is located in the premier Mack-Cali Business Campus, offering tenants excellent highway access, abundant amenities, and renowned Mack-Cali property management.

Situated on a spectacular 10-acre site overlooking ponds and landscaped grounds, 3 Campus Drive offers a headquarters-quality build-to-suit opportunity at Mack-Cali Business Campus—Parsippany's premier corporate campus. The proposed three-story office building features an impressive design, magnificent two-story atrium lobby with polished granite and hardwood finishes, and quick access to routes 10 and 202, I-287, and I-80.

This project is backed by Mack-Cali's expertise in developing class A office properties, award-winning property management, and solid financial resources—all combining to ensure a timely and successful completion. With all approvals in place, building core and shell can be delivered in 12 months.

Building specifications:

- RSF – 123,840 sf
- Three stories
- Floor size – approximately 41,280 rsf
- Parking – 428 spaces
- Two-story atrium lobby with polished granite and hardwood finishes
- Ceiling heights – 9' clear
- Building dimensions – 120' x 335'
- Approval status – fully approved and deliverable within 12 months
- Architect – Kimmerle Architects, PA
- State-of-the-art building systems offering multiple telecommunication vendor access
- Fiber optic risers enabling high speed voice and data transmission
- Beautifully landscaped grounds featuring ponds, fountains, and outdoor seating

Amenity-rich environment:

- Situated in the award-winning, 17-building Mack-Cali Business Campus
- Restaurants, day care, banking, and business services
- Hilton Parsippany and Hampton Inn Parsippany hotels within the campus and Courtyard by Marriott and Residence Inn nearby
- 24/7 access and security
- Located in Morris County's renowned corporate corridor
- Additional land sites available for the development of 1.1 million sf of office space
- On-site Mack-Cali property management


MACK-CALI[®]
Realty Corporation
www.mack-cali.com



Campus amenities include full-service cafeterias, banking, child care center, conference facilities, a restaurant, and hotels.

Prestigious Morris County corporate corridor location:

- Situated near the intersection of routes 10 and 202, just minutes from I-287
- Proximity to Route 24, I-80, and I-78, leading to the New Jersey Turnpike and the Garden State Parkway
- Convenient to Newark Liberty International and Morristown airports
- 45 minutes from Manhattan
- Excellent skilled labor pool nearby



3 Campus Drive, at Mack-Cali Business Campus, is conveniently situated near the intersection of routes 10 and 202, and just minutes from Exit 39 of I-287.

Don't miss out on this unique opportunity for a build-to-suit facility for your business.

Please contact the
Mack-Cali Leasing Department at
 732.590.1000 or
 email leasing@mack-cali.com.



Realty Corporation
www.mack-cali.com

343 Thornall Street
 Edison, NJ

The information contained herein is for guidance only. This publication is subject to errors, omissions, prior sale, lease or withdrawal from market without notice and does not constitute an offer, nor is it binding on either party.

© 2009 Mack-Cali Realty Corporation