

Site Information

Acreage	23.151 Acres
Surface Parking	995 surface spaces (3.98/1,000 rsf). EV charging stations.
Zoning	Specialized Economic Development Zone District (SED-10)

Physical and Construction Features

Built	2009
Stories	3
Foundation	Spread concrete footings and foundations
Framing	Structural steel frame (columns, girders and beams)
Column Spacing	30' x 30' throughout
Ceiling Heights	Floor-to-floor height is approximately 13'-6" – 9"
Building Exterior	Full thickness granite panels supported by steel truss framework
Roof	Fully adhered fastened TPO (white) roof with FiberTite® roof membranes supported with galvanized decking over steel beams
Interior Partitions	Slab-to-slab
Service/Loading Areas	1,800 SF indoor loading area with two large drive-in bays
Restrooms	Separate toilet facilities provided for men and women on each floor. Floors are 12" x 12" granite tile with toilet walls of 12" x 12" granite tile. Fixtures consist of white porcelain sinks and toilets and granite countertops. Additionally, the fitness center includes mens and womens locker rooms.
Amenities/Features	Two-story lobby with granite floors, full service cafeteria with ample seating capacity (300+ seats), 24/7 fitness center with locker rooms and individual exercise rooms, coffee bar, training center, on-site nurse and health center, third floor patio, walking trail, community garden, working bee hive with on-site honey production, expansive courtyard, and onsite bus stop to Morris Plains train station

Building Systems

Elevators	5 hydraulic elevators. One (1) of the elevators is a 4,500-pound capacity combination passenger/freight, with dual cab entrances. Four (4) elevators are 3,000-pound capacity passenger elevator.
HVAC	HVAC system consists of two (2) custom-fabricated Mammoth evaporative cooled mechanical penthouse units designed for a variable air volume distribution, gas fired boilers serving fan powered boxes with heat coils. Siemens BMS with DDC controls. Supplemental HVAC for ancillary areas.
Electrical System	Primary Service- 277/480 volt, 3-phase, 4-wire service for JCP&L Co. with a pad-mounted transformer
Generator	1,000 kw diesel generator for back-up power for building life safety systems and building lighting for emergency egress
Life Safety	The building is fully sprinklered in accordance with all applicable codes including NFPA. There is a multi-plex alarm system consisting of main control panel, smoke detection device, sprinkler water flow and tamper detection devices, ADA approved visual strobe lights, and manual fire alarm stations.
Security	24/7 security and front desk personnel. All exterior doors, elevators, stairwells are controlled by card access system.
Building Energy Management System	DDC web base by Siemens
Data & Telecommunications	T1 Fiber, Data/Server Room. WiFi throughout the building including outdoor patio and courtyard.
Utilities	Electricity: JCP&L Water: Parsippany Sewer: Parsippany Carriers: Verizon, AT&T, Lumen

Awards and Certifications

LEED Silver Certification for Commercial Interiors certification 2010
 BOMA TOBY International Level 2013
 LEED Gold Certification for EBOM (Existing Building – Operations and Maintenance) 2018
 WELL Health and Safety Rating 2021
 2023 Energy Star Score: 93