



100
KIMBALL
DRIVE
PARSIPPANY

WORKPLACE **ELEVATED**

Full Building, Class A
Headquarters Opportunity

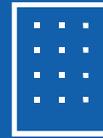


Exclusive Leasing Agent

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
- 175,000 RSF available for lease (divisible)
- 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

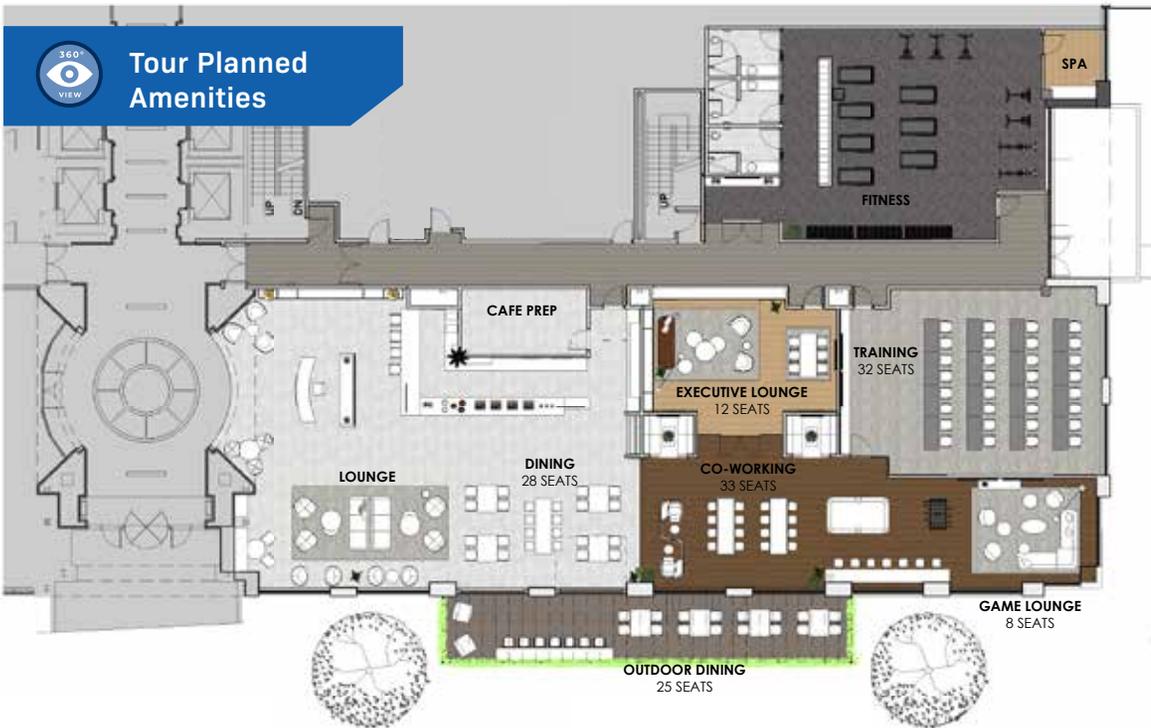
- Easy access to I-80, I-287, I-280, Route 46
- 3 miles from Mountain Lakes Station along NJ Transit Montclair-Boonton Line

300 On-Site Amenities

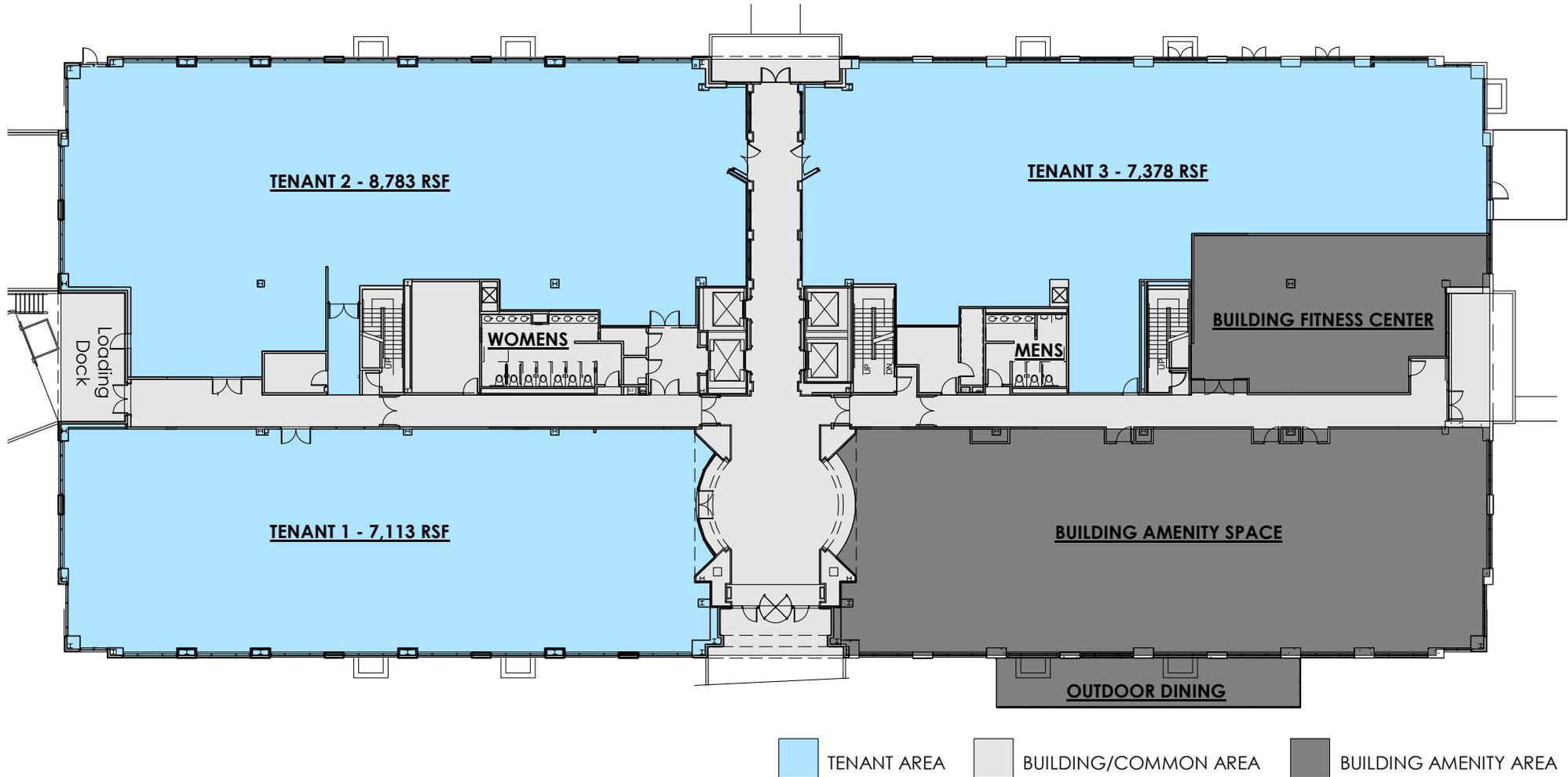
- High-capacity Conference Center with pre-function space
- Fitness center with golf simulator
- Full service café and dining room,
- Spacious outdoor patio and putting green
- Tenant lounge with game room



PLANNED AMENITIES & UPGRADES

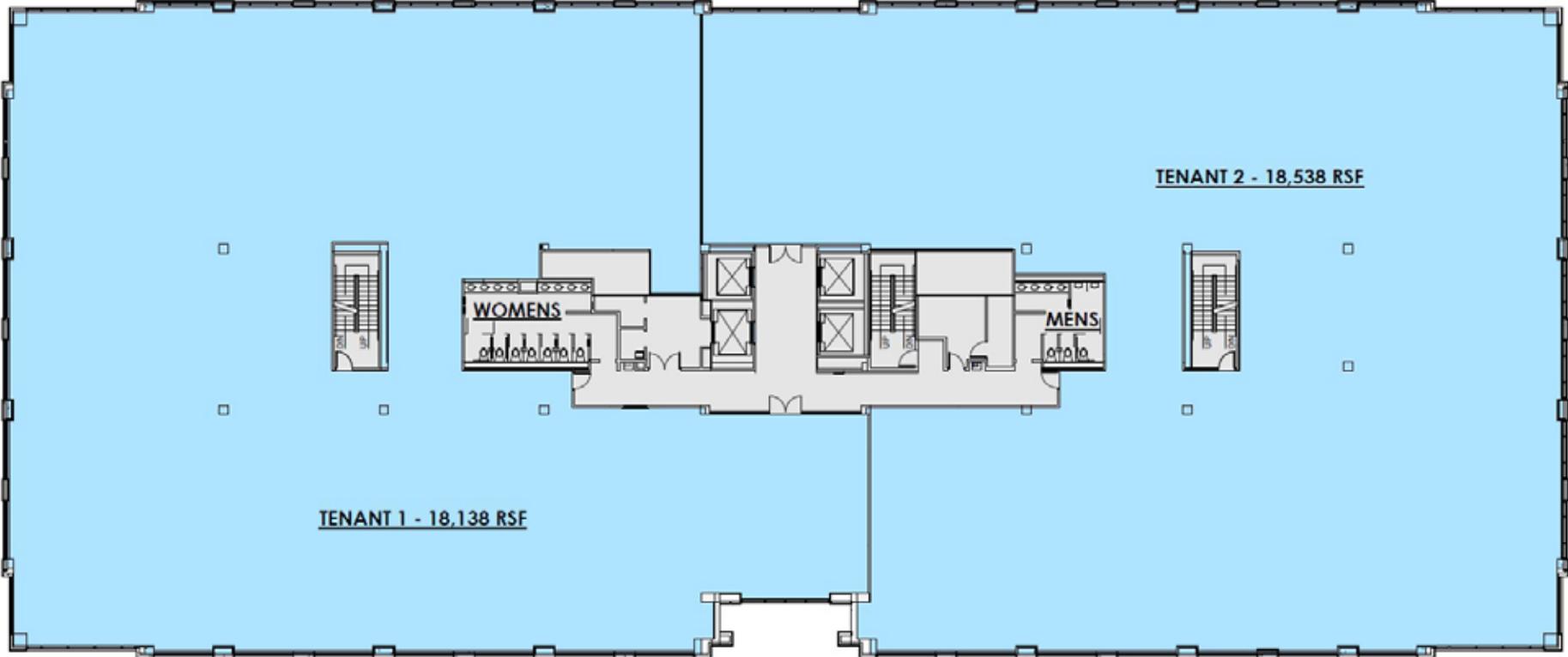


FIRST FLOOR AMENITIES & COMMON AREAS



TYPICAL FLOOR | POSSIBLE DIVISION

+35,000 SF



 TENANT AREA  BUILDING/COMMON AREA

PERFECTLY POSITIONED SUPERB HIGHWAY ACCESS DIVERSE AREA AMENITIES



SHERATON
EST. 1987
PARSIPPANY

300
KIMBALL
DRIVE

100
KIMBALL
DRIVE

HYATT
house
PARSIPPANY EAST

Annabella's Pizzeria & Restaurant
DUNKIN'
GODDARD SCHOOL
Provident BANK

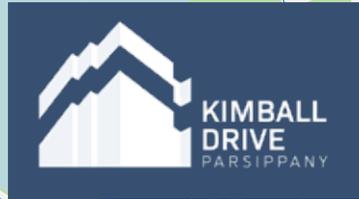
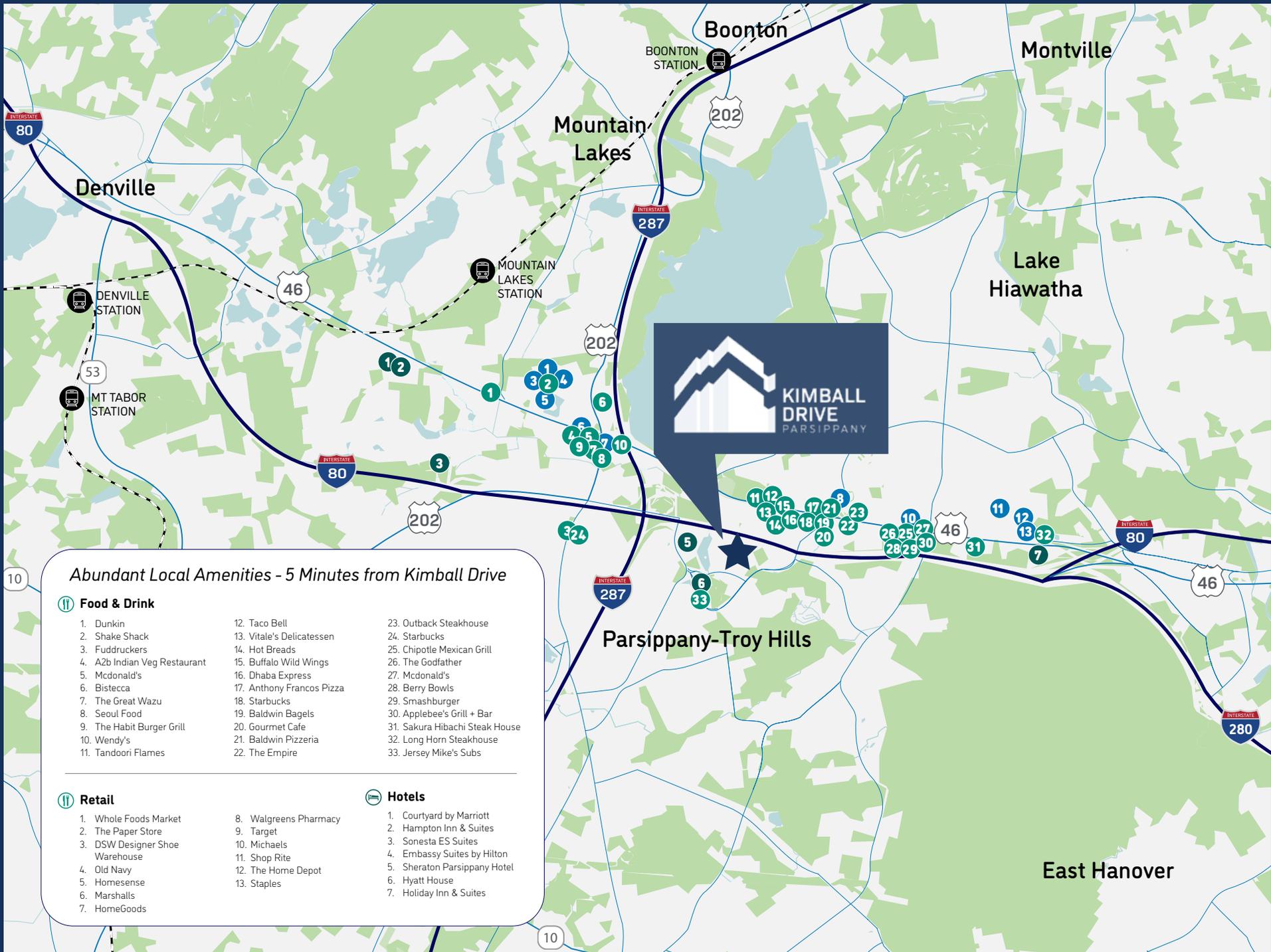
TACO BELL

BUFFALO WILD WINGS



RT 24
9 MINUTES
I-78
20 MINUTES
DOWNTOWN MORRISTOWN
15 MINUTES

NEW YORK CITY
40 MINUTES
(via Lincoln Tunnel)



Abundant Local Amenities - 5 Minutes from Kimball Drive

Food & Drink

- | | | |
|------------------------------|---------------------------|--------------------------------|
| 1. Dunkin | 12. Taco Bell | 23. Outback Steakhouse |
| 2. Shake Shack | 13. Vitale's Delicatessen | 24. Starbucks |
| 3. Fuddruckers | 14. Hot Breads | 25. Chipotle Mexican Grill |
| 4. A2b Indian Veg Restaurant | 15. Buffalo Wild Wings | 26. The Godfather |
| 5. Mcdonald's | 16. Dhaba Express | 27. Mcdonald's |
| 6. Bistecca | 17. Anthony Francos Pizza | 28. Berry Bowls |
| 7. The Great Wazu | 18. Starbucks | 29. Smashburger |
| 8. Seoul Food | 19. Baldwin Bagels | 30. Applebee's Grill + Bar |
| 9. The Habit Burger Grill | 20. Gourmet Cafe | 31. Sakura Hibachi Steak House |
| 10. Wendy's | 21. Baldwin Pizzeria | 32. Long Horn Steakhouse |
| 11. Tandoori Flames | 22. The Empire | 33. Jersey Mike's Subs |

Retail

- | | |
|--------------------------------|-----------------------|
| 1. Whole Foods Market | 8. Walgreens Pharmacy |
| 2. The Paper Store | 9. Target |
| 3. DSW Designer Shoe Warehouse | 10. Michaels |
| 4. Old Navy | 11. Shop Rite |
| 5. Homesense | 12. The Home Depot |
| 6. Marshalls | 13. Staples |
| 7. HomeGoods | |

Hotels

- | |
|------------------------------|
| 1. Courtyard by Marriott |
| 2. Hampton Inn & Suites |
| 3. Sonesta ES Suites |
| 4. Embassy Suites by Hilton |
| 5. Sheraton Parsippany Hotel |
| 6. Hyatt House |
| 7. Holiday Inn & Suites |



KIMBALLDRIVE.COM

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

MATT MCDONOUGH

+1 973 829 4711

matt.mcdonough@jll.com

DAN LIGORNER

+1 973 829 4726

dan.ligorner@jll.com

JONES LANG LASALLE BROKERAGE, INC.

A licensed real estate firm

8 Campus Drive, Suite 305, Parsippany, NJ 07054

+1 973 829 4800 (Main)



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