



WORKPLACE **ELEVATED**

Two suites available
2,083 RSF and 7,964 RSF



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.

Elevated Worklife with Exceptional Amenities

300



Golf Simulator |
Outdoor Putting Green



Outdoor
Patio Lounge



Full-Service
Cafeteria



Fitness Center with
Locker/Shower Rooms



Indoor / Outdoor
Dining Areas



Tenant Lounge/
Game Room



High-Capacity
Conference Center with
Pre-function Space



Covered Executive
Parking

100

Planned Amenities



New cafe with tenant and executive lounges, game room, indoor & outdoor dining, state-of-the-art conference/training center and a cutting-edge fitness center



Modern, 2-Story
Atrium Lobby



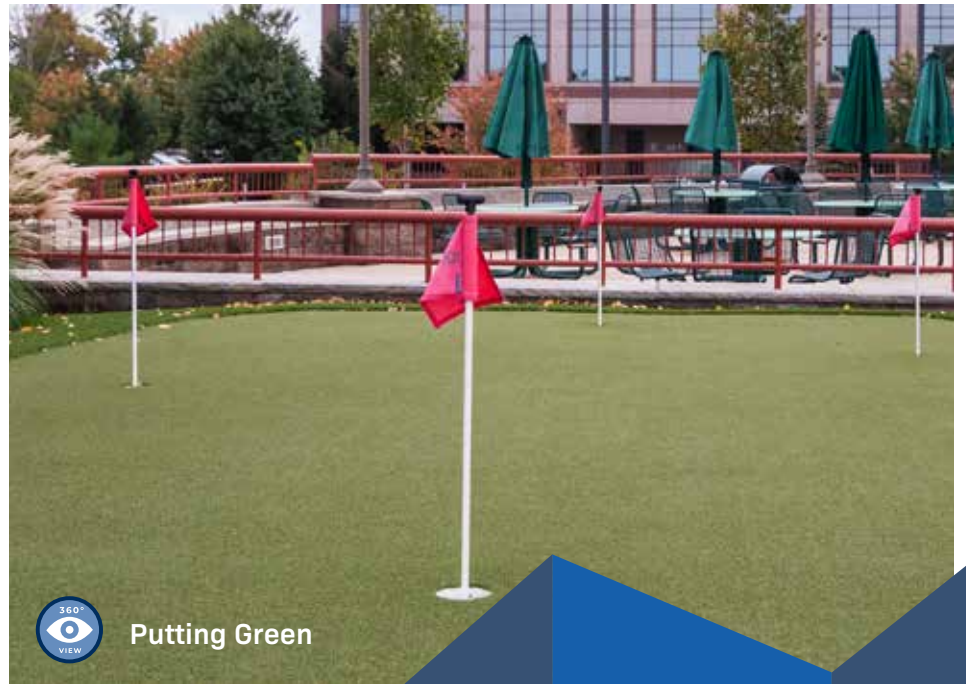
Tenant Lounge/
Game Room



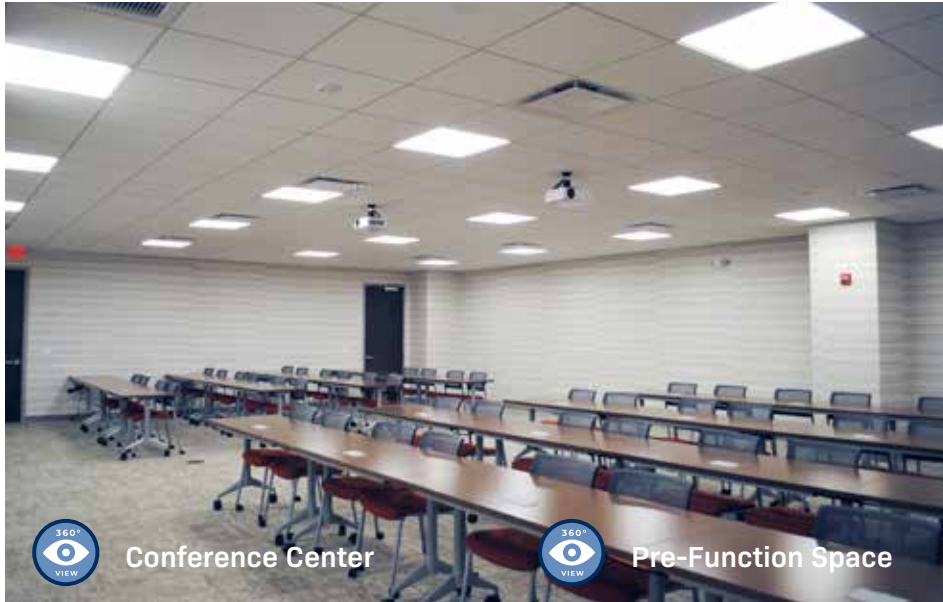
Fitness Facility with Locker Rooms & Golf Simulator



Golf Simulator



Putting Green



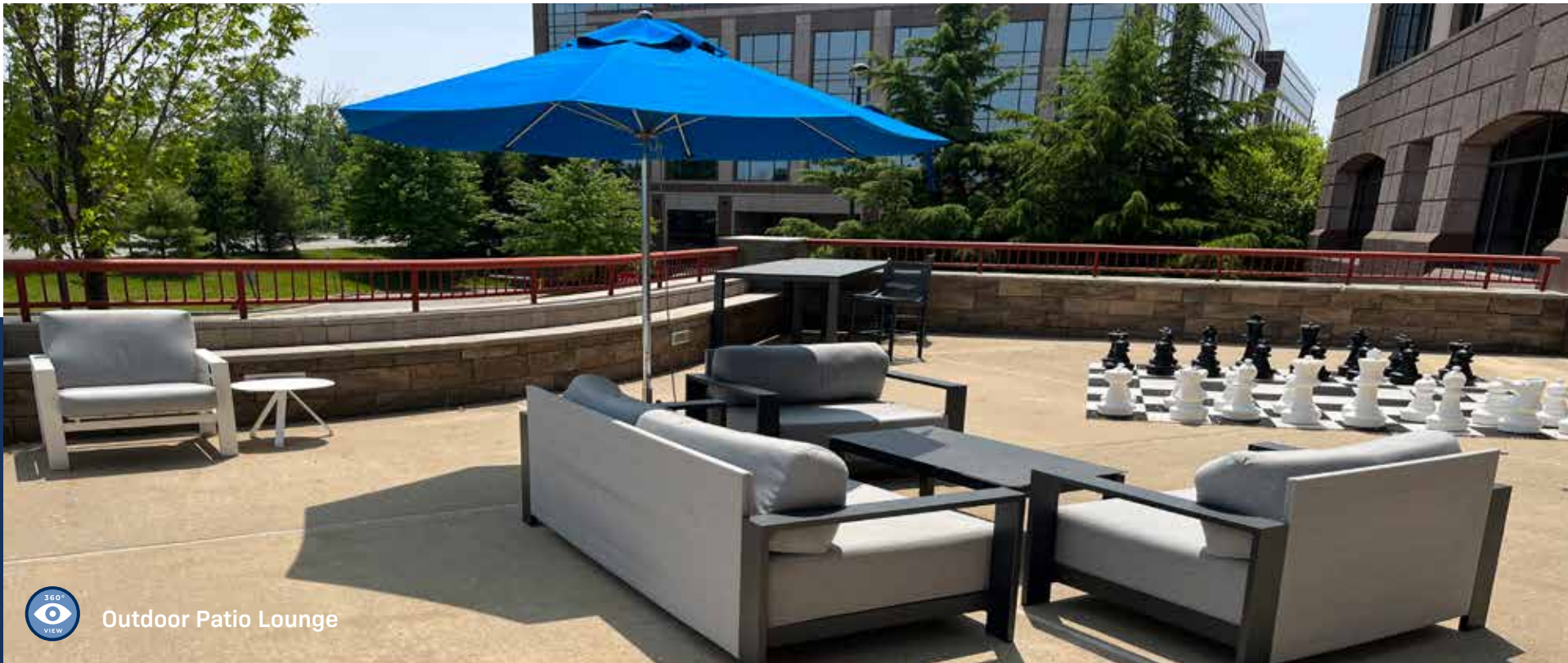
Full Service Cafeteria



Conference Center



Pre-Function Space

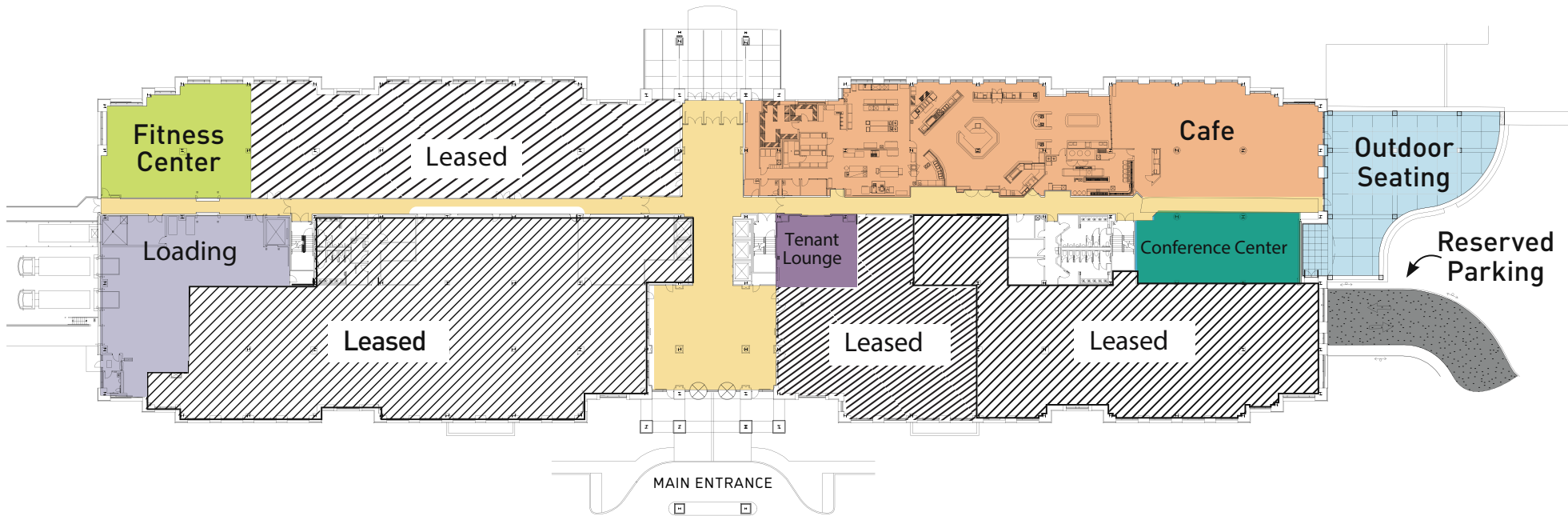


Outdoor Patio Lounge



Dining Area

FIRST FLOOR AMENITIES & COMMON AREAS



BUILDING SPECS



USGBC Certification
LEED Silver



Total Building size
428,000 RSF



Typical Floor
85,600 RSF



Stories
Five (5)



Year Built/Renovated
2001/2022



Parking
636 spaces Covered
991 spaces Surface

FIFTH FLOOR 9,636 RSF AVAILABLE

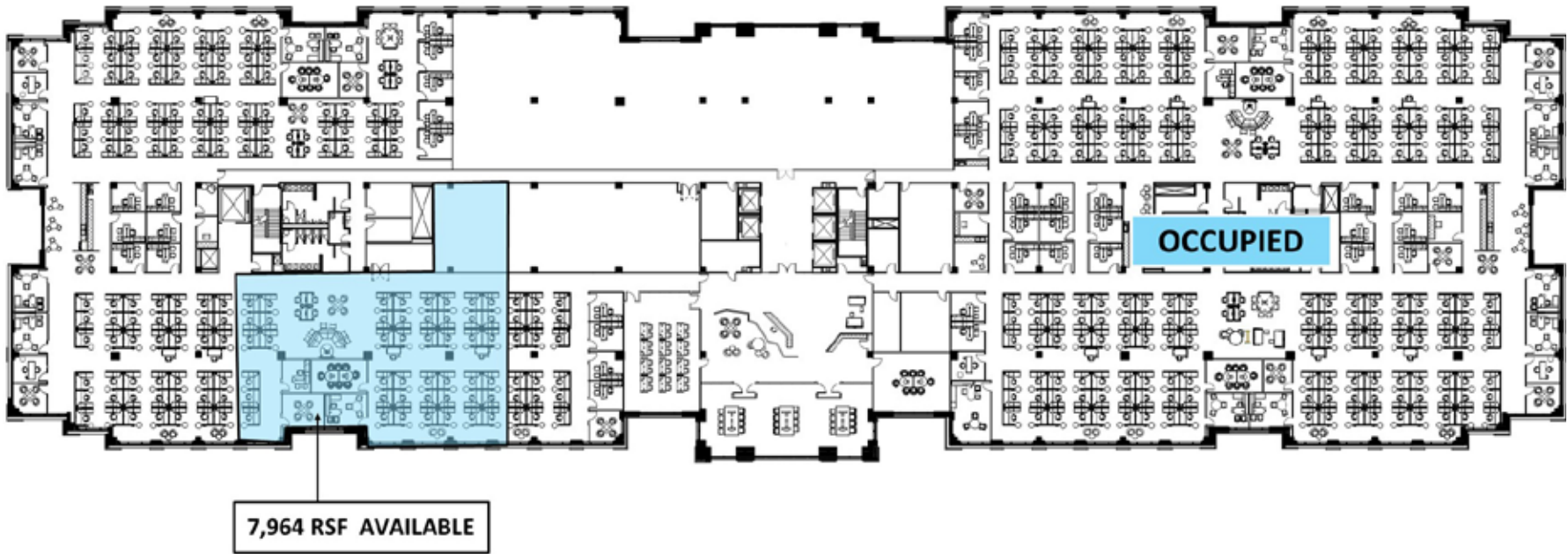


SAMPLE TENANT BUILD OUT



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THIRD FLOOR 7,964 RSF AVAILABLE



EXISTING IMPROVEMENTS AND FURNITURE



PERFECTLY POSITIONED SUPERB HIGHWAY ACCESS DIVERSE AREA AMENITIES



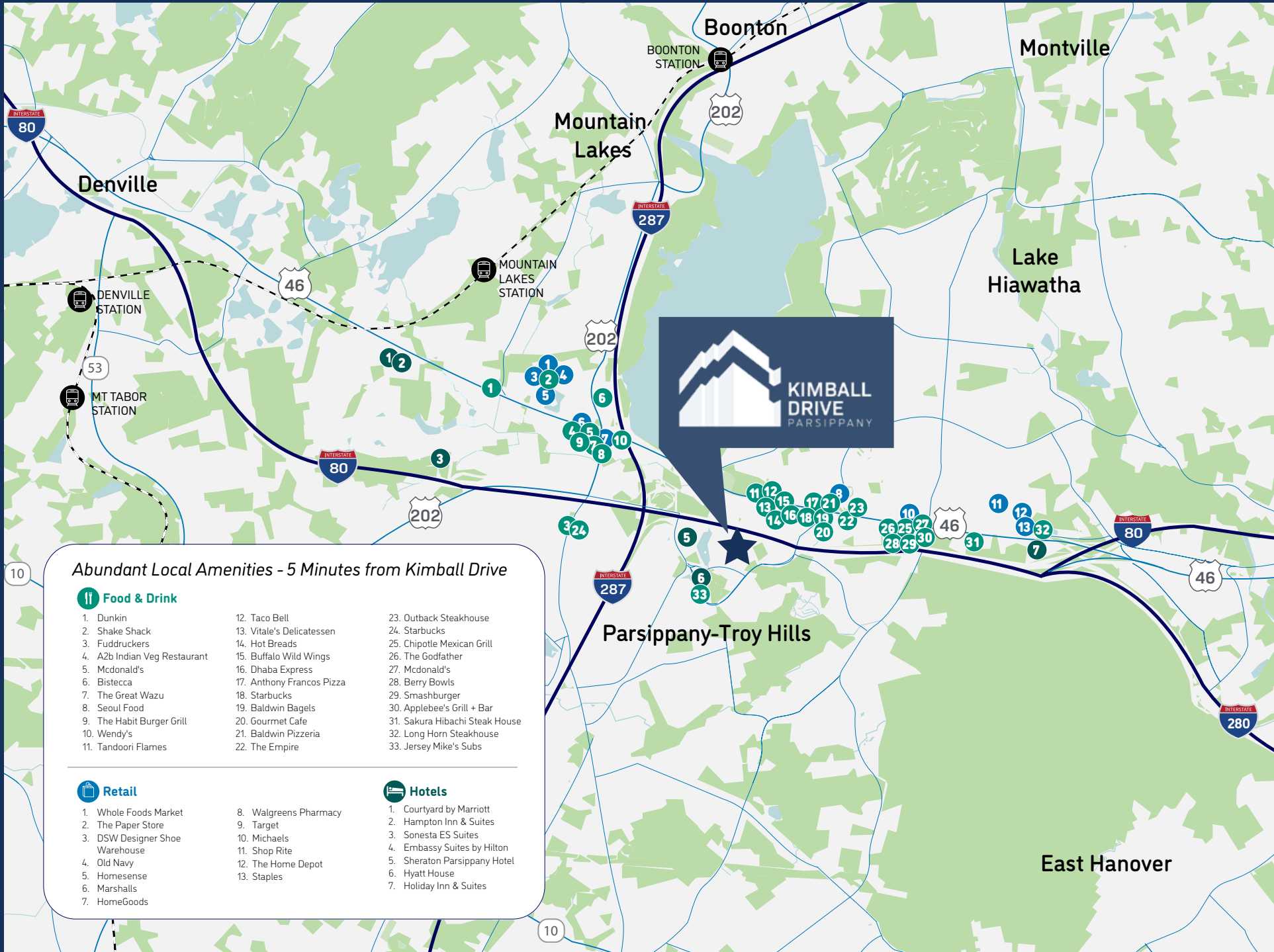
PARSIPPANY -
TROY HILLS

NEW YORK CITY
40 MINUTES
(via Lincoln Tunnel)

RT 24
9 MINUTES
I-78
20 MINUTES

DOWNTOWN
MORRISTOWN
15 MINUTES

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



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. Fuddruggers | 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 300 KIMBALL,
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