



WORKPLACE **ELEVATED**



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



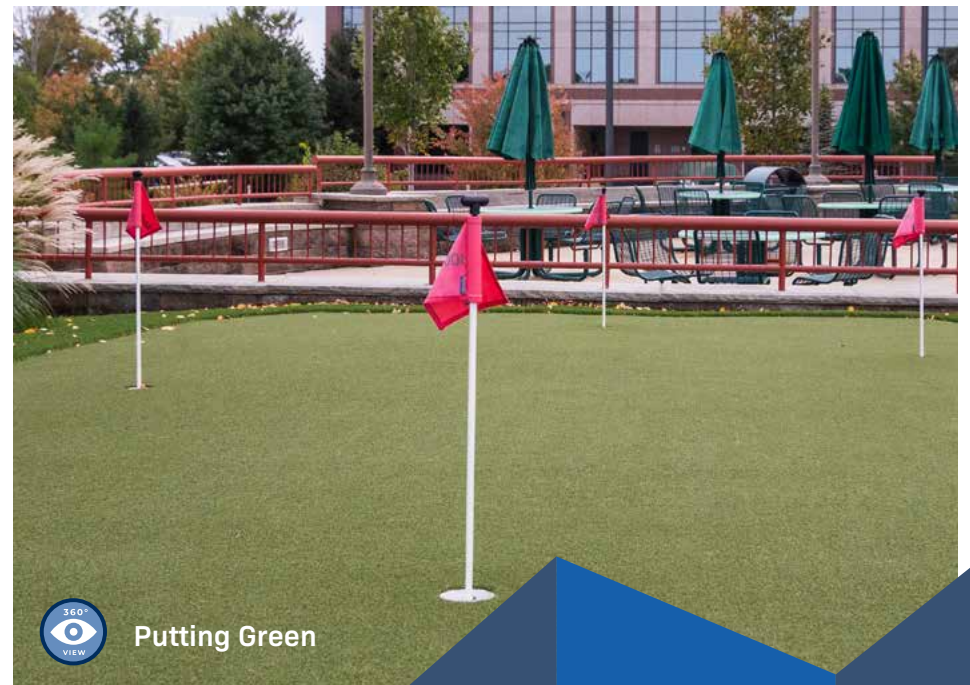
Tenant Lounge/
Game Room



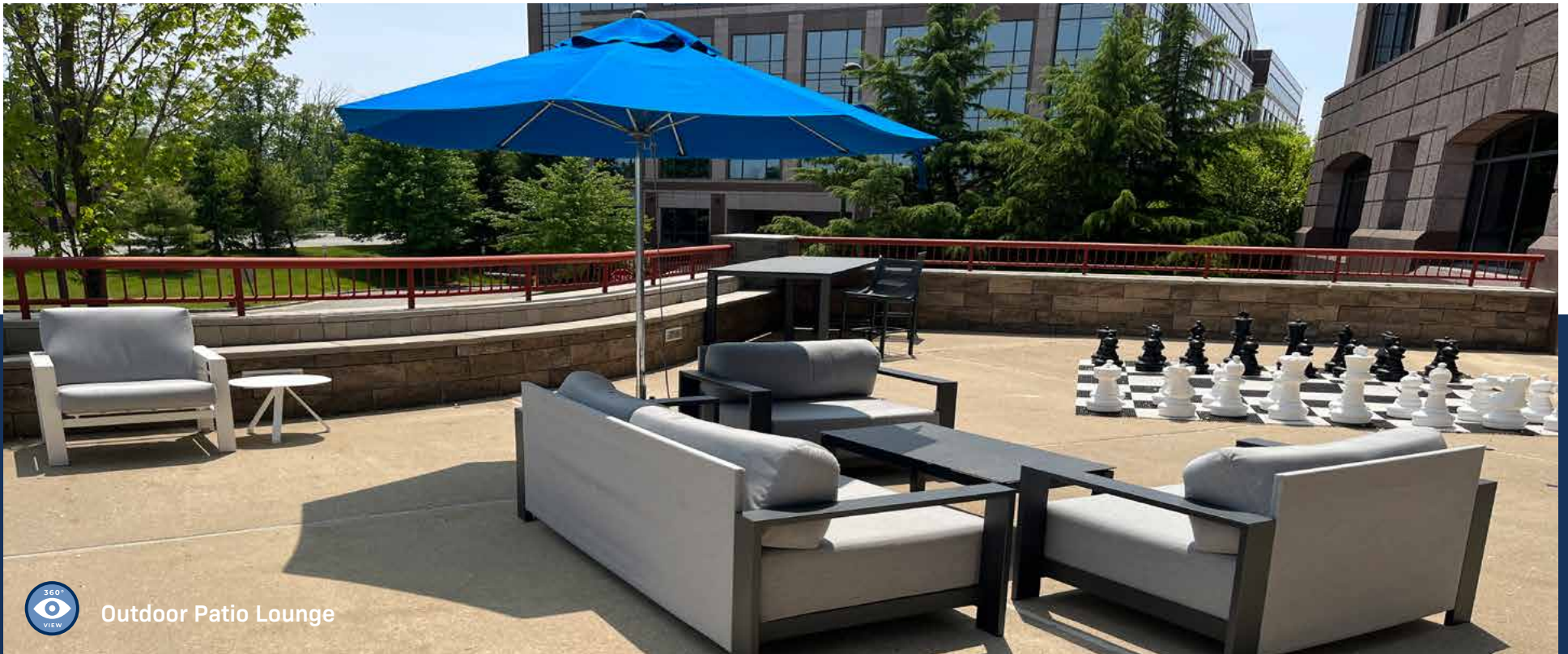
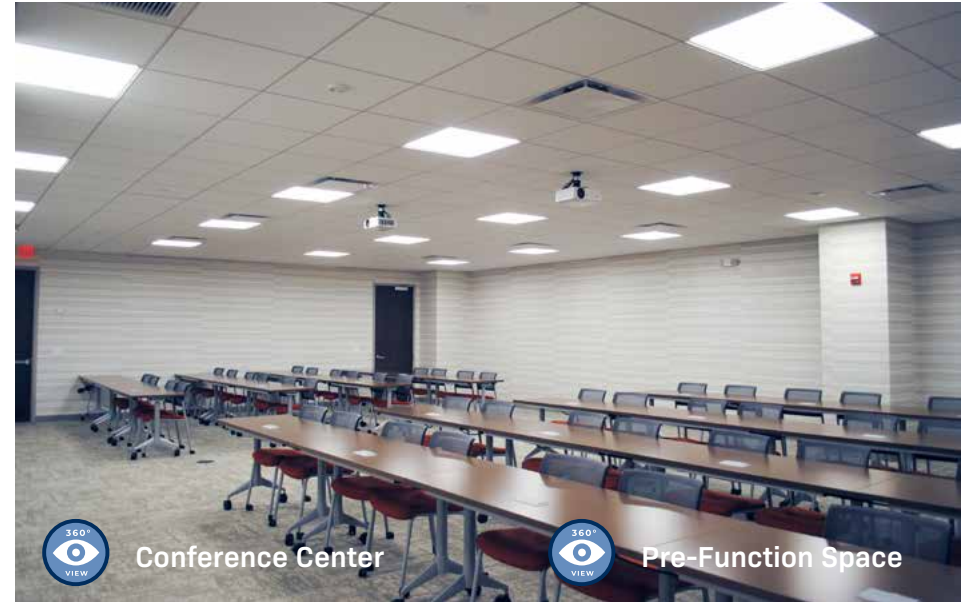
 Fitness Facility with Locker Rooms
& Golf Simulator



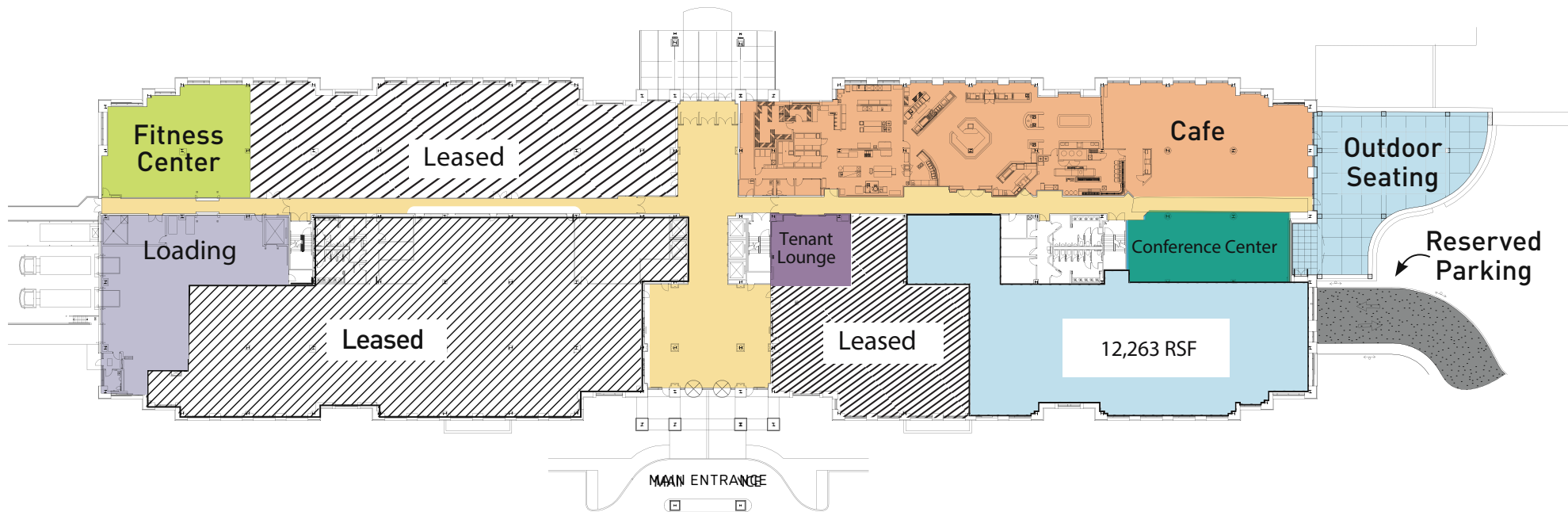
 Golf Simulator



 Putting Green



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)



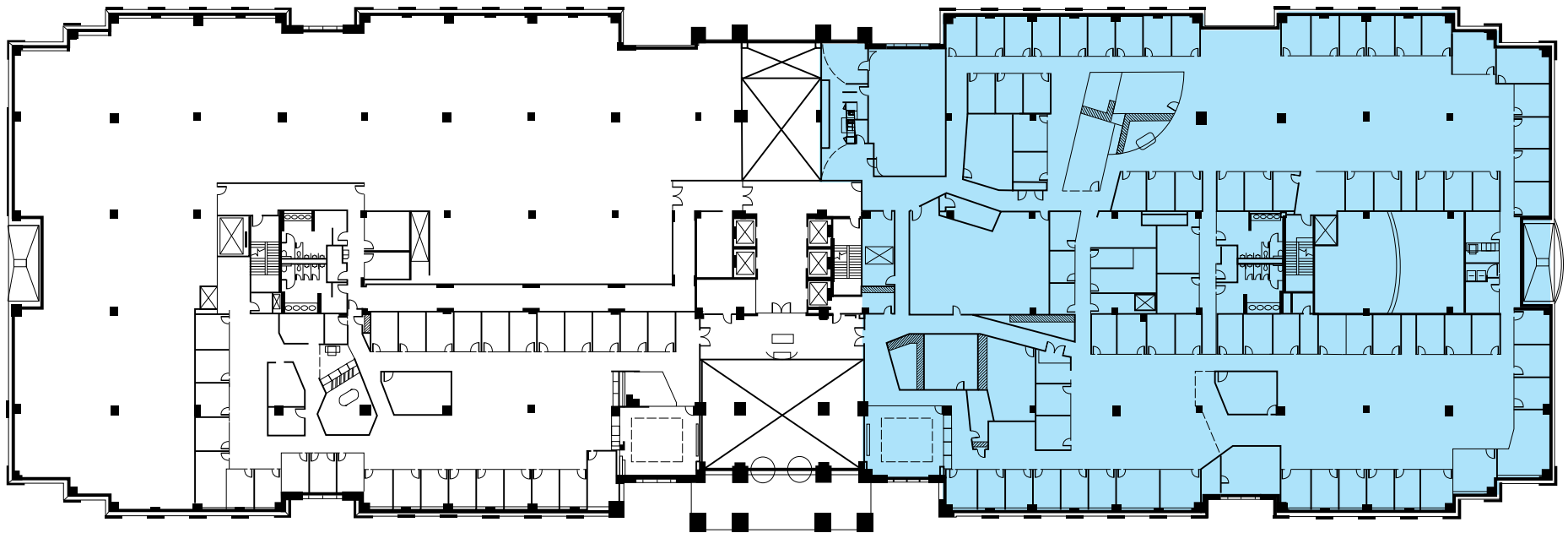
Year Built/Renovated
2001/2022



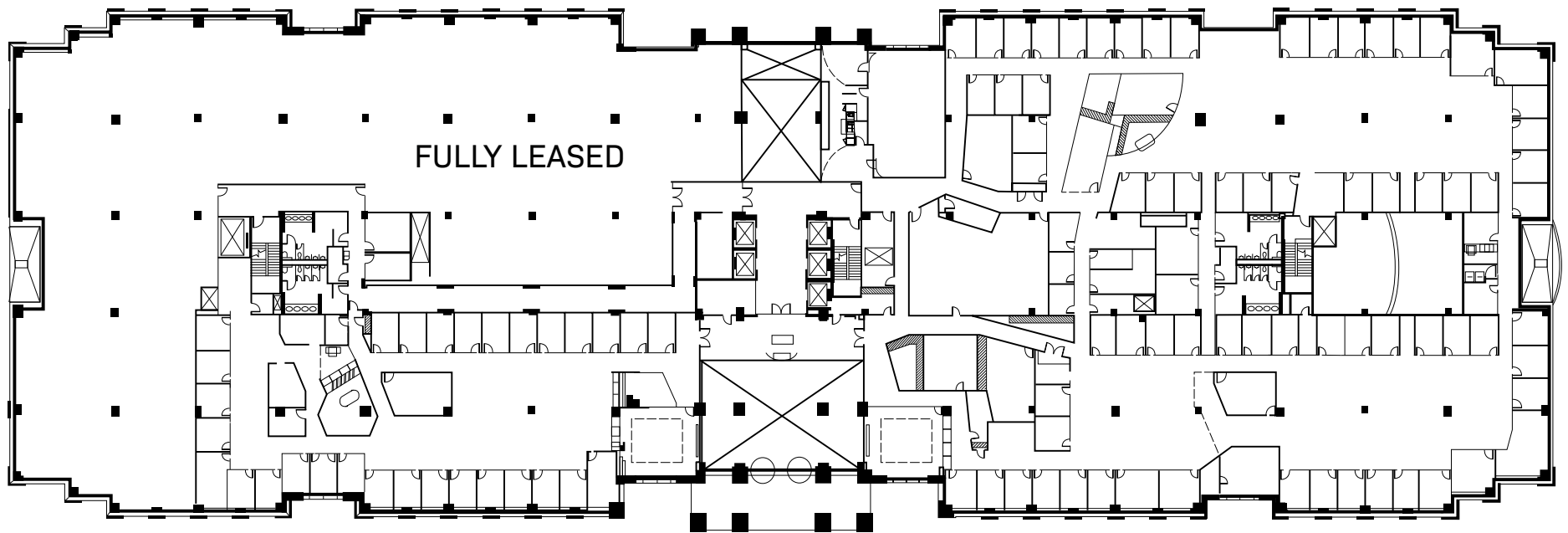
Parking
636 spaces Covered
991 spaces Surface

SECOND FLOOR

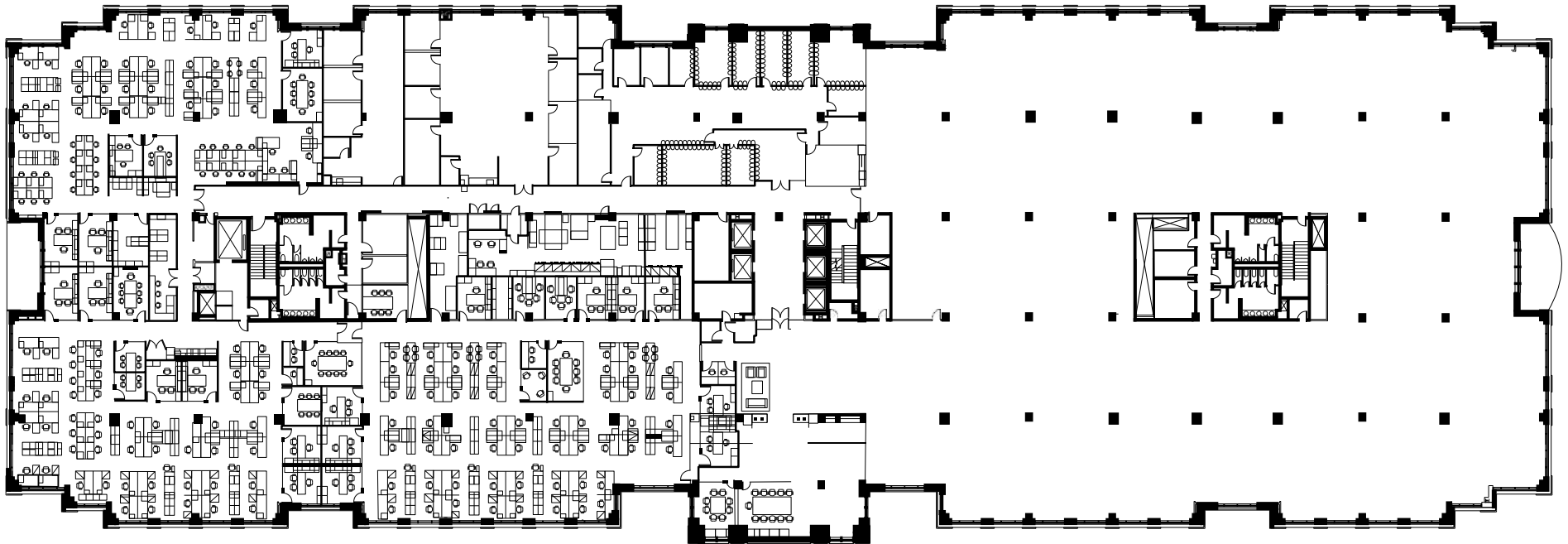
42,570 RSF AVAILABLE



THIRD FLOOR **FULLY LEASED**



FOURTH FLOOR **FULLY LEASED**



FIFTH FLOOR 9,636 RSF AVAILABLE

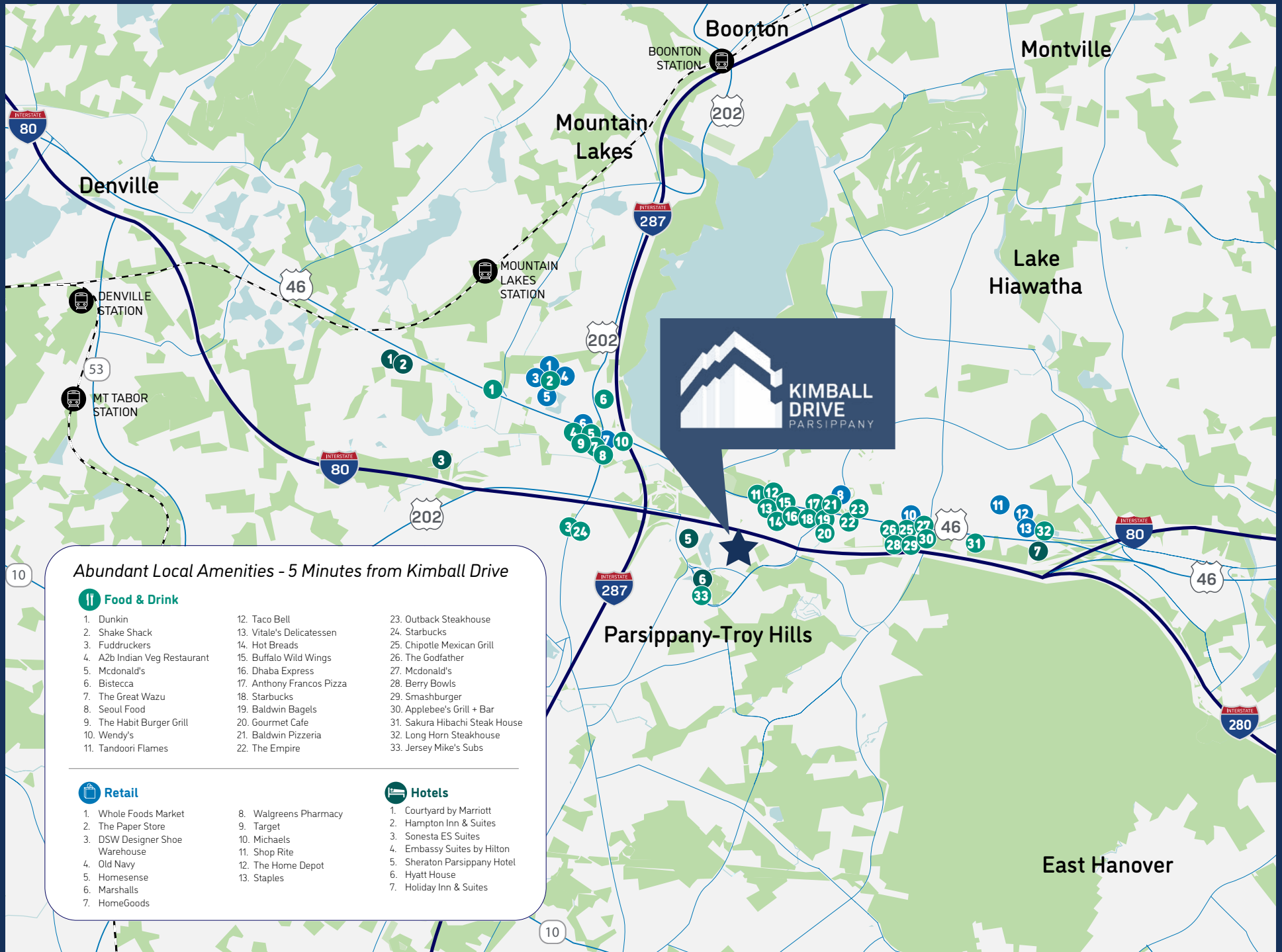


SAMPLE TENANT BUILD OUT



PERFECTLY POSITIONED
SUPERB HIGHWAY ACCESS
DIVERSE AREA AMENITIES







KIMBALLDRIVE.COM

**FOR LEASING INFORMATION, OR TO ARRANGE A TOUR OF 300 KIMBALL,
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Exclusive Leasing Agent

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