



# 1 GATEHALL DRIVE

*Parsippany, New Jersey*

One Gatehall Drive is located in the heart of Morris County at the major intersection of I-80, I-287, Rt 10 and Rt 202. The buildings architectural features include three levels of balconies giving the property unique and pleasing aesthetics, along with offering a saw tooth design, providing multiple corner offices per floor. One Gatehall Drive is close to several fine restaurants, shopping centers, hotels, and banks.

## 14,122 SF AVAILABLE IMMEDIATELY

### Building Amenities

- On-site Building Engineer & Property Manager
- 24/7 Building Access
- Fitness center with lockers, showers, and restrooms.
- State-of-the-art card access security system
- 3.5/1,000 Car parking
- Scenic pond and landscaped exterior seating area off the plaza.
- ATM machine
- Connectivity provided by Verizon
- Fiber and Optimum Lightpath Cablevision.
- Upscale restaurants and shopping in close proximity.
- The Hanover Marriott, Hilton, Hampton Inn, Hyatt House Suites, are all within a two minute drive and the Residence Inn Hotel is just next door within walking distance to Gatehall I.
- Full service cafeteria next door that is available to the public.
- Storage space available

### FOR LEASING INFORMATION:

#### RICK GENTHE

Senior Vice President  
973.599.0050  
rgenthe@lpc.com

#### BOB LEE

Senior Vice President  
973.599.0050  
rlee@lpc.com

#### SEAN O'BRIEN

Leasing Associate  
973.599.0050  
sobrien@lpc.com

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LPCNYTRI-STATE.com

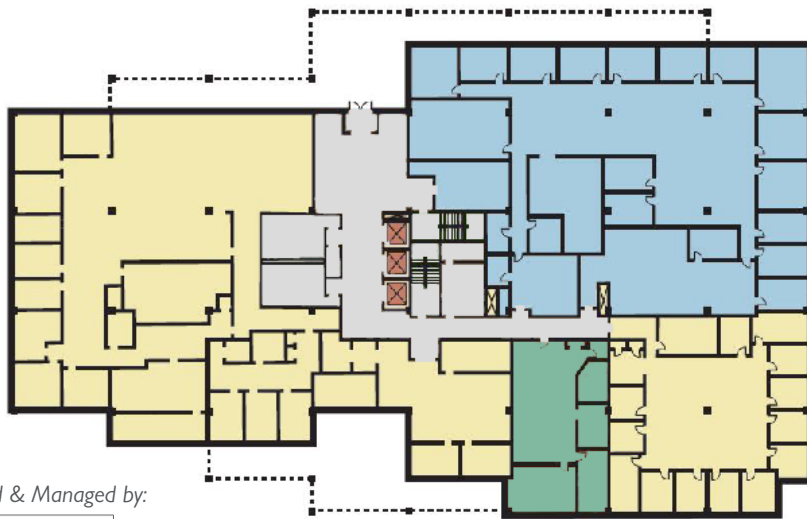
# BUILDING FEATURES

1 Gatehall Drive, Parsippany, NJ

- BUILDING SIZE:** 114,000 sf, divisible
- YEAR BUILT:** 1986, renovated in 2017
- PARKING:** 3.5 per 1,000 sf
- COLUMN SPACING:** 30' X 30'
- ZONING:** Research, office & laboratory (ROL)
- STRUCTURAL:** Spread concrete footings, steel-reinforced cast concrete construction with cast concrete columns and beams
- ELEVATORS:** Three (3) Schindler 3,500 lbs. oversize cabs
- ACCESS:** 24/7 Card access security system



## Typical Floor Plan



Owned & Managed by:



### Available Space

Plaza Level .....	1,358 SF - Leased
Plaza Level .....	1,764 SF
1 <sup>st</sup> Floor .....	3,948 SF - Leased
2 <sup>nd</sup> Floor .....	2,240 SF - Leased
3 <sup>rd</sup> Floor .....	4,449 SF - Leased
3 <sup>rd</sup> Floor .....	4,738 SF - Fully Furnished
Contiguous < 3 <sup>rd</sup> Floor .....	7,620 SF

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RGENTHE@LPC.COM

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