

3695 Hill Road, Parsippany, NJ

Marketing Presentation For:

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Prepared by:

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# Executive Summary

Property: 3695 Hill Road, Parsippany, New Jersey | Block 136, Lot 51

## Property Specifications

- **Free standing modern medical building with state of the art amenities and technology**
  - Total Building size of Approximately 17,850sf
  - Approximately 12,000sf Surgical Center (Morris County Surgical Center)
  - Approximately 5,850sf Ready to be Built Vacant Space
- **Construction 2010-Complete Gut Renovation**
  - Concrete Foundation and PVC Membrane Roof
  - 3 Zones of HVAC (AAON units) in Surgery Center
  - Security Cameras on Building Exterior
  - New Windows throughout (Gas Infused, Thermal)
  - Heated Sidewalks at all Entryways
  - Ceiling Heights include approximately 14' for Surgery Center and 9' for Vacant Space
  - Sprinkler System throughout Building Interior
  - Underground Sprinkler System for Exterior Grounds
  - Connected to Municipal Sewer System
  - Solar LED Parking Lot Lighting
- **3.4 acres +/- acres Zoned SED-5**
- **On-Site Parking -Separate Parking Lots for:**
  - Surgical Center-approximately 56 Spaces
  - Vacant Space-approximately 40 Spaces
- **Monument Signage Available**
- **Building Signage Available**
- **Utilities**—all Electric and Gas and Water Meters are Separated for Surgical Center and Vacant space

# Property Features

## Property Strengths

- 3.4 Acre Property in Park Like Setting
- Beautifully Renovated Standalone Medical Building with State of the Art Finishes
- Long Term Lease in Place with Morris County Surgical Center (LXP 2028-with Strong NOI)
- Approximately 5,850sf Space with Separate Entrances and Parking-for Lease
- Development Opportunity for an Additional 21,000SF Building
- Abundant Onsite Parking for Each Space
- Building Signage/ Monument Signage
- Access to Major Highways: Routes 10, 46, 80, and 280
- Adjacent to New UPS Global Technology Development Center
- Property abuts Morris Corporate Center Office Park, Hotels, Shopping, Restaurants
- Abundant Natural Light
- Great Curb Appeal

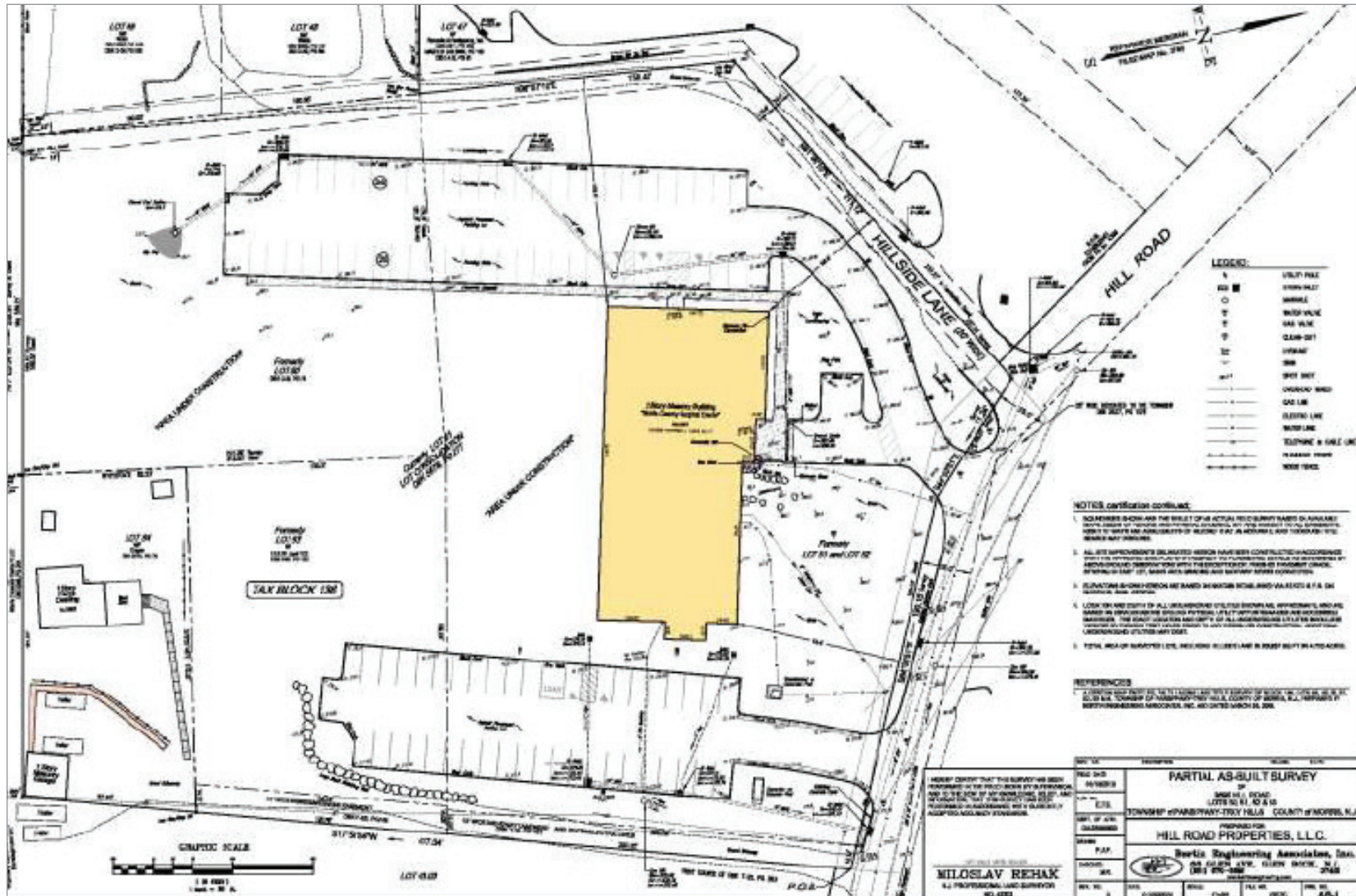


# Property Exhibits





# Site Plan



# Google Map





# Aerial View



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