

BUILDING PROFILE

Morris Corporate Center 1 & 2
300 Interpace Parkway /One Upper Pond Road
Parsippany, New Jersey

General Information

- Year Built 1986
- Number of Floors Four
- Rentable Square Feet Approx. 88,000 per pod/ Approx. 260,000 per building
Approx. 520,000 total
- Parking Provisions 3.5 surface parking spaces per 1,000 sq. ft. of leased area.
Covered executive parking available.
- Building Amenities Executive covered parking, full service café, fitness center, 1
mile from the four way interchange of Rt. 80, 287, & 46,
Campus setting, set on 31 acres of garden landscaped grounds,
two (2) tiered pond with gazebo, jogging/walking trail, loading
dock and freight elevator
- Building Staff Full-time on-site management includes a Real Estate Manager,
an Assistant Real Estate Manger, a Property Administrator, 2
Engineers and 3 Porters.
- Building Hours Monday – Friday 8am - 6pm
Saturday 8am - 1pm
Exclusive of legal holidays
- On-Site Security Monday - Friday 6am - 12am
Saturday 8am - 1pm

Construction

- Structural System Structural steel frame. Exterior walls consist of 1-1/4” sunset
Red Texas granite mounted on structural steel tube trusses
insulated with continuous foil faced R-22 batt insulation. The
Ribbon window system consists of 1” Rose color insulating
reflective glass.
- Floors Concrete over metal decks.
- Roof Single ply Firestone membrane ballasted with 3/4” of roof
insulation with R-25 Value.
- Window Mullion Spacing 5’
- Column Configuration Rectangular and Box Grid
- Typical Column Space 30’ x 30’
- Maximum Finished Clg. Hgt. 9’

Stairways/Loading Areas

- Number of Fire Stairs 2 stairwells per pod
- Loading Area Each building has two (2) loading docks adjacent to each atrium providing direct access from a freight elevator. The loading docks are recessed full truck dock type providing ceiling coverage.

Restrooms

- Locations 1 set per floor per pod
- # of fixtures Women 4 stalls/4 sinks
- # of fixtures Men 2 stalls/3 urinals/4 sinks

ADA Compliance

- Parking Handicap parking provided at each atrium entrance.
- Entry Doors/Ramps Entrances are in compliance
- Existing Hardware Common areas are in substantial compliance. All new tenant improvements will be in full compliance.
- Restrooms Restrooms are ADA accessible
- Elevators 3 elevator banks
1 freight elevator
- Fire Alarm System All tenant improvements will be in compliance.
- Signage Elevator signage is in compliance

Mechanical Systems

- Cooling System Description Cooling is accomplished by air cooled self contained Trane roof top units ("RTU"). There is one RTU for each floor of each Pod, 75 ton unit for the first and second floors and 105 ton unit for the third. The RTU's are rated for 460 V/60 H2/3 phase service on time clock control. The RTU's supply 55° F high velocity air to VAV boxes. VAV boxes service an 800 sf. perimeter zone and are fan powered boxes with electric resistance coils. Air discharges from the VAV is distributed to linear slot diffusers serving 225 sf.
- Heating System Description VAV System with electric resistance heat through electric resistance heating coils. Additionally there is electric perimeter baseboard heating supplemented with ceiling plenum unit heaters.
- Distribution System Description Variable air volume system supplied by roof top air handling units. Every floor is serviced by a separate unit with time clock controls and automatic economizer cycles for efficiency.

- Temp. Control Method Pneumatic Honeywell Control
- Zones per floor Tenants are provided with one ceiling supply diffuser per 225 sq. ft. of rentable area. The zoning for control is an average of 800 sq. ft.
- After Hours HVAC \$75.00 per hour (4 hour minimum)
- Supplemental HVAC Provisions To be determined
- Wet Column Locations Interior columns

Telecommunications

Morris Corporate Center 1

144 strands of fiber optic line, each pair of fibers can be upgraded to OC 192. Building has two diverse entrances and is SONET ring capable.

Morris Corporate Center 2

72 strands of fiber optic line, each pair of fibers can be upgraded to OC 192.

Electrical System

- Voltage/Phase Delivery 480/277 volts, 3 phase , 4 wire circuit breaker panel boards in riser closets on each floor.
- Lighting Power Watts PSF 6 watts per square foot.
- Distribution System Desc. Conduit
- Electrical Closets per Floor One
- Emergency Generator Provision Fire Life Safety only.

Fire Protection/Life Safety

- Sprinkler System Description Fully sprinklered. Hydraulically calibrated wet system in the building. In addition, there are magnetically alarmed fireproof doors to separate the Pods. A pre-action dry sprinkler system is provided in the covered areas.
- Fire Alarm/Detection System Morris Corporate Center is equipped with a supervised ADT multiplex zoned fire alarm system. Audible signal speakers and flashing strobe visual signals are in all common areas and tenant spaces which connects directly into the township fire department. The building is supplied with smoke and heat detectors with sprinkler interface, pull stations, exit signs and smoke evacuation.

Floor Load

60lbs. per sq. ft. live load.