

300 EXECUTIVE DRIVE

WEST ORANGE, NJ
threehundredexecutive.com



FLOOR PLANS



LOCATION



AMENITIES



BUILDING SPECS



CONTACT



AVAILABILITIES

LOWER LEVEL	1,821 SF
1ST FLOOR	12,944 SF (Divisible)
3RD FLOOR	1,600 SF

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AMENITIES

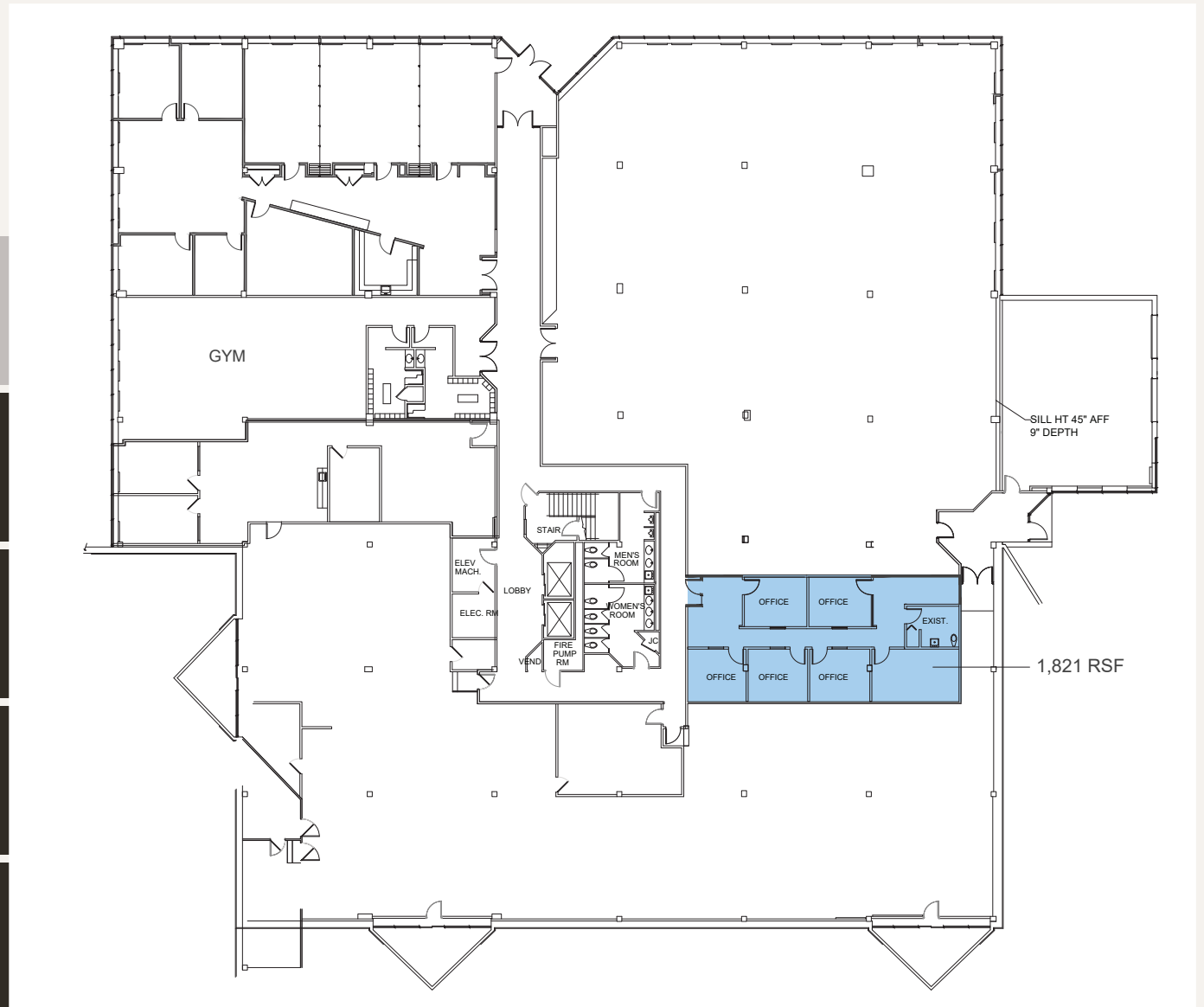


BUILDING SPECS



CONTACT

LOWER-LEVEL FLOOR PLAN



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FIRST FLOOR FLOOR PLAN



12,944 RSF
(Divisible)

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THIRD FLOOR - FLOOR PLAN



1,600 RSF

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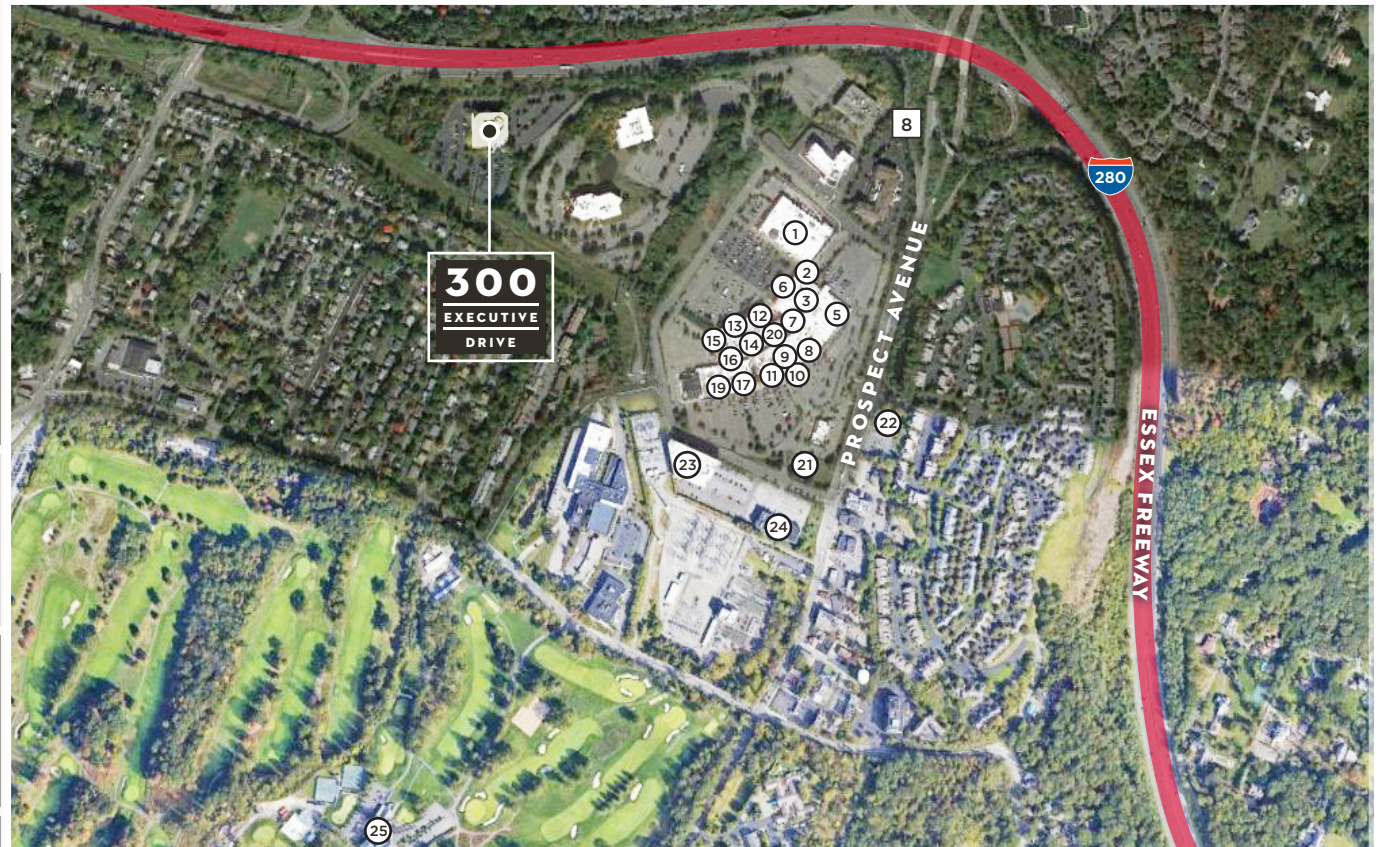


BUILDING SPECS



CONTACT

LOCATION MAP



PLACES OF INTEREST

- | | | |
|-------------------------------|-------------------------------------|---------------------------------|
| ① ShopRite of Essex Groom | ⑩ GameStop | ⑲ American Freight |
| ② Fusion Cabinet | ⑪ Xrinity Store by Comcast | ⑳ TGI Fridays |
| ③ Essex Green Cleaners | ⑫ GNC | ㉑ Atlantic Federal Credit Union |
| ④ One Main Financial | ⑬ Mike and Kimmie nails | ㉒ Care Station Medical Group |
| ⑤ Macy's Backstage | ⑭ Total Wine & More | ㉓ LA Fitness |
| ⑥ H&R Block | ⑮ Hook & Reel Cajun Seafood and Ber | ㉔ Omni Eye Services |
| ⑦ Essex Green Shopping Center | ⑯ AMC DINE-IN Essex Green 9 | ㉕ Essex County Country Club |
| ⑧ Jerry's Artist Outlet | ⑰ Petco | |
| ⑨ Cold Stone Creamery | ⑱ Pearle Vision | |

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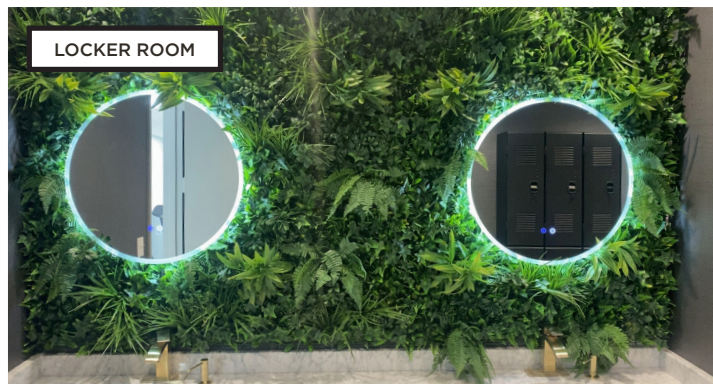


BUILDING SPECS



CONTACT

PROPERTY AMENITIES





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FLOOR PLANS



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AMENITIES



BUILDING SPECS



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BUILDING SPECIFICATIONS

ADDRESS	300 Executive Drive
YEAR BUILT	1984 (renovated 2021)
SITE AREA	8.68 Acres
ZONING	Professional Office/Medical
RENTABLE SPACE	44,235 SF
PARKING	508 Spaces (3.93/1,000 SF)
FLOOR PLATES	32,324 SF Typical
STRUCTURE	Reinforced Concrete
CEILING HEIGHTS	10' Slab to Slab
ELEVATORS	2 Passenger Elevators
HVAC	Central Air/In-Suite Wall Units
SECURITY	FOB System/CCTV
UTILITIES	Verizon/Comcast/PSEG

OWNERSHIP



PENTAURUS
Real Estate Investment & Management

Pentaurus specializes in repositioning under-managed assets that possess superior location and infrastructure.

We strive to devise and enhance value through efficient property management, extensive capital improvements, risk management mitigation, and a hands-on approach to satisfy both investors and tenants.

Our on-site property supervisors and management teams aim to provide 100% tenant satisfaction. All service requests are handled quickly and efficiently with weekly property checkups, accessible tenant portals and a designated maintenance contact center.

Our experienced personnel strive to go beyond the industry standard with sustained improvements through advanced analytical softwares.



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BUILDING SPECS



CONTACT

CONTACT INFORMATION



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