

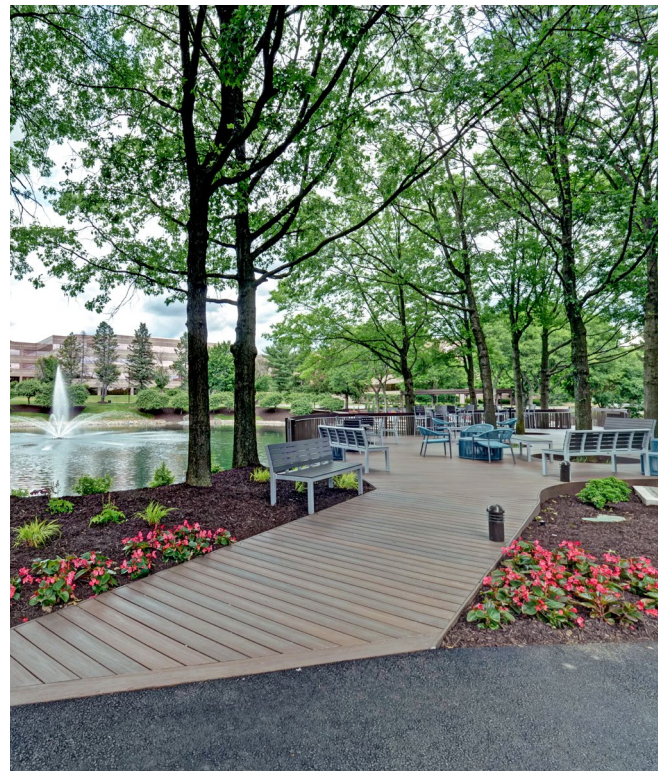
# THE GRAND

300 Interpace Parkway | One Upper Pond Road | Parsippany

WHERE *Work & Wellness* CONVERGE



# OUTDOOR AMENITIES



The entire campus has been reimagined and transformed into a new corporate destination that features a GRAND new design, best-in-class features, and a strong commitment to the health and wellness that will inspire its occupant's greatest ambitions.

The Grand's commitment to wellness spans the entire campus starting with a 1.5 mile reactivated walking trail that has outdoor exercise equipment on the route, and extends inwards throughout the heart of campus.



# SHARED CONFERRNCING

The GRAND offers free shared conference and training facilities. Your meetings can be scheduled with our property management team for any of the available rooms. A large training room that can accommodate approximately 95, with immediate access to the GRAND Central Lounge, also includes a private pre-event area for coffee or catering. The GRAND also offers a smaller training room for +/-45 people and a board room. All have technology in place, including free open Wi-Fi, to help you run a successful event for your team.





Work Hard. Play Hard.

*The Grove* is an entirely new waterside deck seating area, with tree-canopied seating, wooden decking, a large pavilion, pergolas, and a 42-foot bridge spanning across a large waterfall that will set a new benchmark for available health and wellness features.



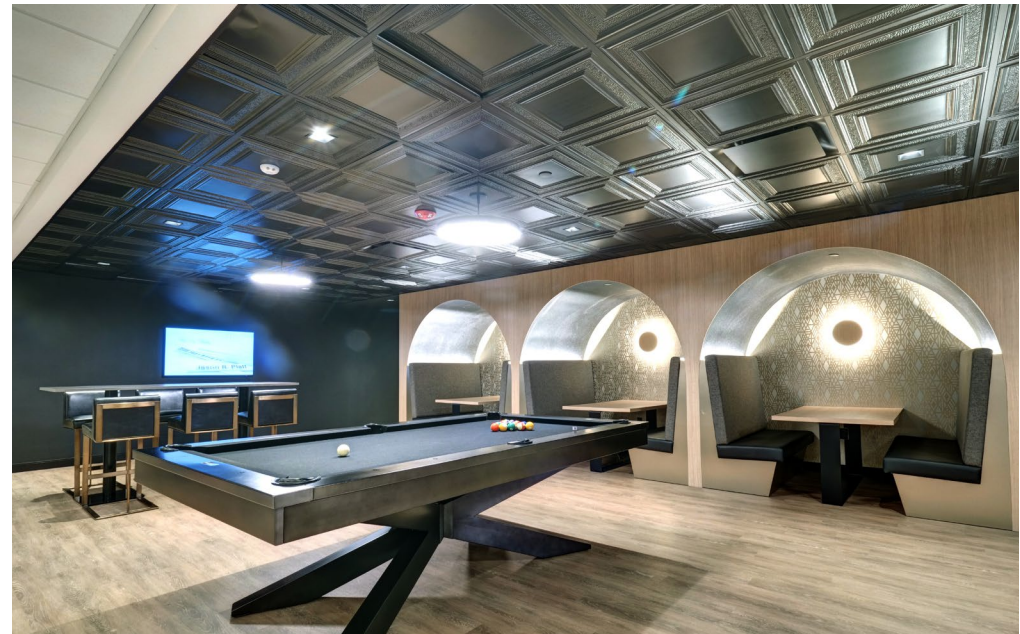
Stay Fit.

*The Fitness Center* at the Grand provides employees an expedient way to fit in a workout. The facility was recently renovated with a new locker room and upgraded exercise equipment. With a strong body and a clear mind, your employees will be ready to take on any challenges that come their way.





*The Grand Central Tenant Lounge* is an exceptional amenity space. This tenant hub stretches from atrium to atrium, across an entire building, and is filled with numerous seating options such as privacy booths, comfortable couches, and modern high-bar collaboration tables. The open seating area flows into an adjacent gaming lounge where community members can enjoy games such as billiards, foosball, and ping pong.





# AMENITIES



**THE GRAND** has two full-service cafés on site, in GRAND I, and in GRAND II within The GRAND CENTRAL Tenant Lounge. Both offer a range of healthy choices and tasty treats along with the ability to cater business meetings either in your space or in one of the meeting or amenity spaces you reserve. Try a lunch office meeting at The Grove pergola beside the pond in springtime!

THE GRAND

# CLASS A BUSINESS DESERVES CLASS A SPACE

Completely re-imagined and transformed into a new corporate destination, The Grand offers beautiful grounds, expansive sunlit floor-plates, private terraces and an extensive array of amenities.

- Conduct outdoor meetings, take wellness walks, or simply soak up the sun.
- Hit The Grand Lounge and re-charge with an energizing game of ping-pong, or just to grab a coffee and make a private call.
- Hit The Grand Gym any time of the day and get pumped to take on any challenges that come your way or just clear your head.

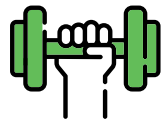
## Property Highlights



Executive cover parking



Two full-service cafeterias



5,000 SF fitness center



The Grove waterside deck seating area



Free Conference and Training Space



Two-tiered pond with pergola & seating



1.5 mile walking / jogging path with NEW fitness circuit



# Outstanding Location



*2.2 Miles*  
Nearest Train Station



*9 Miles*  
South Morristown



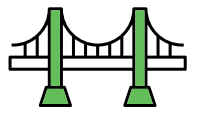
*10 Miles*  
South Morristown Airport



*27 Miles*  
East Newark Liberty Airport



*30 Miles*  
East NYC Lincoln Tunnel



*31 Miles*  
East George Washington Bridge



# Close to Lifestyle Amenities



## HOTELS

- 1 Courtyard Marriot
- 2 Hampton Inn & Suites
- 3 Fairfield Inn
- 4 Sonesta Hotel
- 5 Embassy Suites
- 6 Holiday Inn & Suites
- 7 Sheraton
- 8 Hilton
- 9 Hyatt
- 10 Days Inn By Wyndham

## RESTAURANTS

- 11 Casa Bella Ristorante
- 12 The Station at Mountain Lakes
- 13 Sogo Hibachi
- 14 Thatcher McGee's Irish Pub
- 15 Hapgood Restaurant
- 16 Café Metro
- 17 La Cucina
- 18 Tabor Road Tavern
- 19 Grato
- 20 Fuddrucker's
- 21 Ruth's Chris Steakhouse

## BANKS

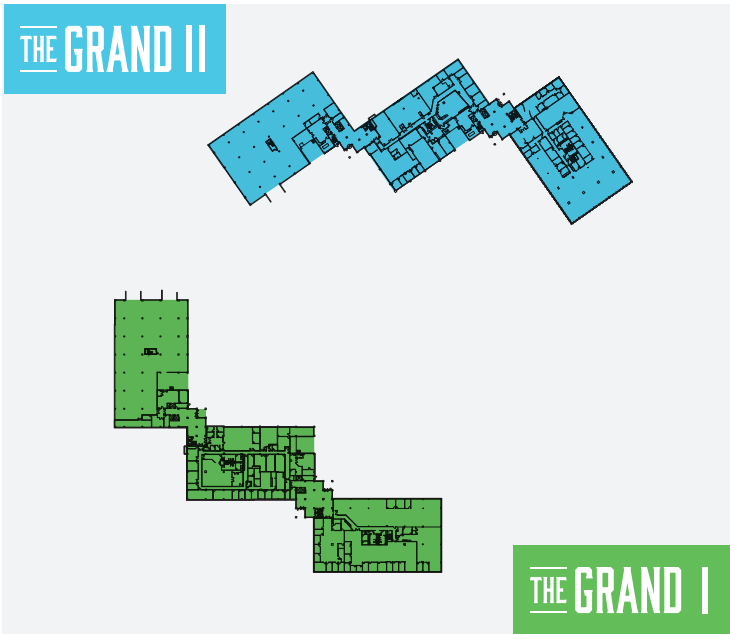
- 22 TD Bank
- 23 Chase
- 24 Wells Fargo
- 25 Bank of America
- 26 HSBC
- 27 PNC Bank
- 28 Citizens Bank
- 29 Valley National Bank
- 30 Santander Bank
- 31 Provident Bank



HIGHLY FLEXIBLE  
FLOOR PLAN  
UP TO 199,588 RSF AVAILABLE



*Download  
Floor Plans*



BUILDING	SUITE	FLOOR	RSF
The Grand 1	Pod A	3	13,108
The Grand 1	Pod C	1	8,024
The Grand 1	Pod C	2	9,124
The Grand 1	Pod C	3	9,595
<b>Total</b>			<b>39,851</b>
The Grand 2	Pod D	1	29,710
The Grand 2	Pod D	2	19,512
The Grand 2	Pod D	3	12,311
The Grand 2	Pod E	2	29,659
The Grand 2	Pod E	3	29,108
The Grand 2	Pod F	3	30,079
<b>Total</b>			<b>150,379</b>
<b>Grand Total</b>			<b>190,230</b>



# Reliable Infrastructure Elements

*The Grand* was built as part of a master-planned, high-end corporate office development situated on 182 acres of superbly landscaped campus. Located in Parsippany, this picturesque, award-winning campus is located within  $\frac{3}{4}$  of a mile from I-80 (Exit 42B), Route 46 and Route 202, and approximately 1.5 miles from the intersection of I-80 and I-287. The Grand is renowned for their preeminent design featuring a polished and flamed granite façade, 36 corner balconies and quality finishes throughout four dramatic atrium lobbies.

## BUILDING CLASS

A

## YEAR CONSTRUCTED

1986

## NUMBER OF FLOORS

4 stories in pod A,B, E and F  
3 stories in pod D and C

## COLUMN SPACING

30' on center

## TOTAL SQUARE FOOTAGE

544,000 SF

## PARKING

1,600

## ROOF

Energy-Star rated white thermoplastic polyolefin (TPO) roofs with 4" insulation. These roofs were fully replaced in 2007 and 2008.

## FLOOR TO FINISHED CEILING HEIGHT

9'

## SLAB TO SLAB

12' 8"

## BUILDING STRUCTURE

Steel and Granite

## EXTERIOR CONSTRUCTION

Cement and Glass

## UTILITIES

Electric: JCPL  
Water & Sewer: Township of Parsippany

## TELECOMMUNICATIONS

**Building A-C:** 144 strands of fiber optic line, each pair of fibers can be upgraded to OC192.  
The building has two diverse entrances and is SONET ring capable.

**Building D-F:** 72 strands of fiber optic line, each pair of fibers can be upgraded to OC192.

## ELECTRIC

Voltage/phase delivery: 480/277 volts 3-phase, 4-wire circuit breaker panel boards in a riser closet on each floor. A power interruption notification system immediately alerts engineers, by a central monitoring station, to any total, or partial phase losses.

## FIRE PROTECTION

The building is fully sprinkled with a hydraulically calibrated wet system. A complete addressable fire alarm system is provided, consisting of control panels, pull stations, strobes, heat detectors, smoke detectors, tamper switches, control of Atrium smoke exhaust fans alarmed to central station and complying with local fire code requirements.

Each underground parking garage is supported by a dry system and per code, has a secondary wet system. The fire panel has a 72-hour battery backup. All emergency and exit light fixtures have a battery backup that lasts for approximately 20 to 30 minutes. The emergency lights are designed to illuminate safe passages out of the building during a power outage.

# THE GRAND

Schedule a Tour Today  
*Meet The Team*

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PROPERTIES



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