



Florham Park CORPORATE CENTER

25 A&B Vreeland Road
Florham Park, NJ



BUILDING FEATURES



FLOOR PLANS



LOCATION



PROPERTY HIGHLIGHTS



BUILDING SPECS



CONTACT INFO



Class "A" Office Campus

Make your mark in **Florham Park.**





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Building Features



- 230,000 SF Class "A" office campus, comprised of two 115,000 SF buildings
- Scenic courtyard and landscaped grounds
- On-site amenities include full-service cafeteria, conference/training facility, fitness center with locker rooms and showers, and bike share program
- Ample collaborative areas and conferencing facility to accommodate a variety of workstyles
- 5 minutes from numerous restaurants and shops in Downtown Florham Park and in close proximity to the Livingston Mall
- Access to mass transit
- Convenient access to Route 24, Route 10, I-287 and I-80
- 3 miles from Morristown Airport, 16 miles from Newark Liberty International Airport and 27 miles from Midtown Manhattan



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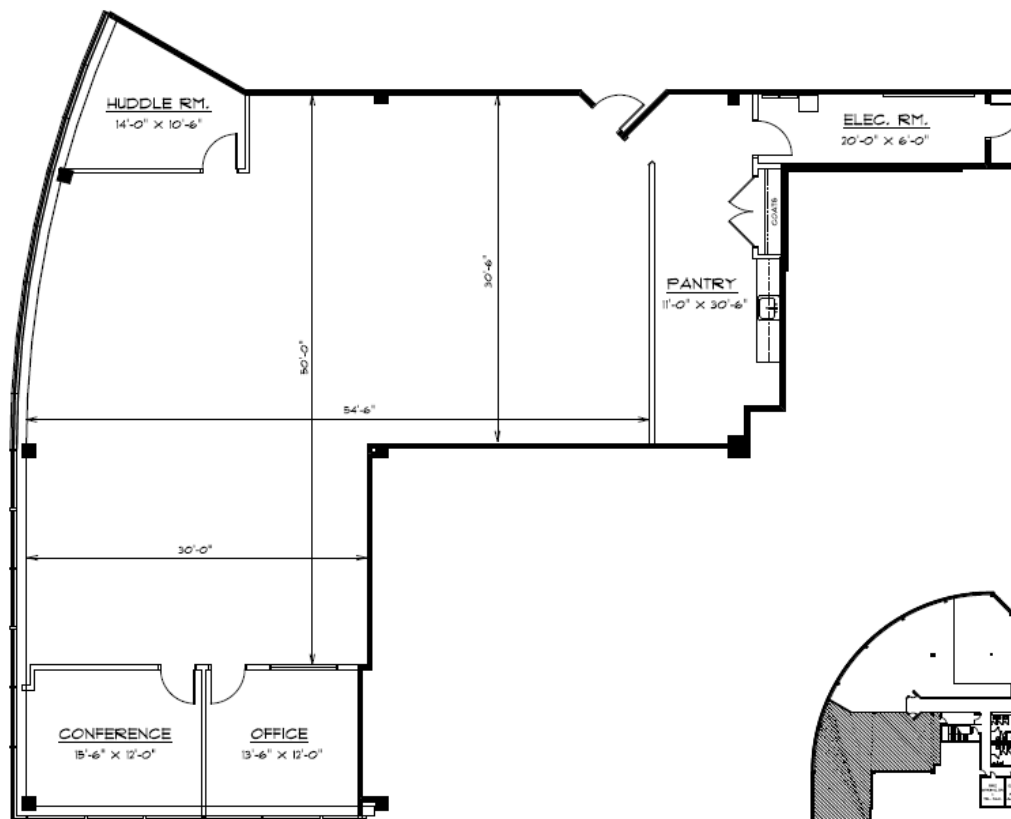


CONTACT INFO

Floor Plans



BUILDING A: FIRST FLOOR (SUITE 103) 4,000 SF





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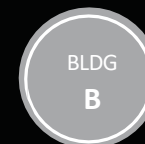


BUILDING SPECS

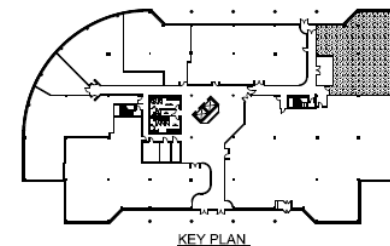
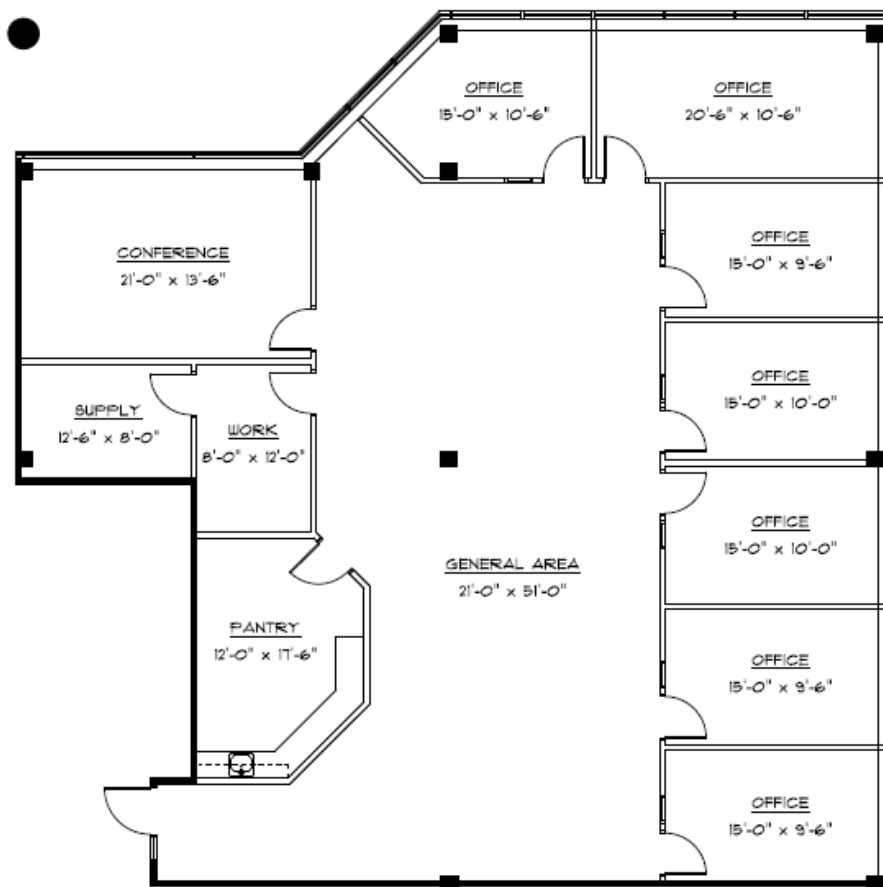


CONTACT INFO

Floor Plans



BUILDING A: FIRST FLOOR (SUITE 107) 4,110 SF





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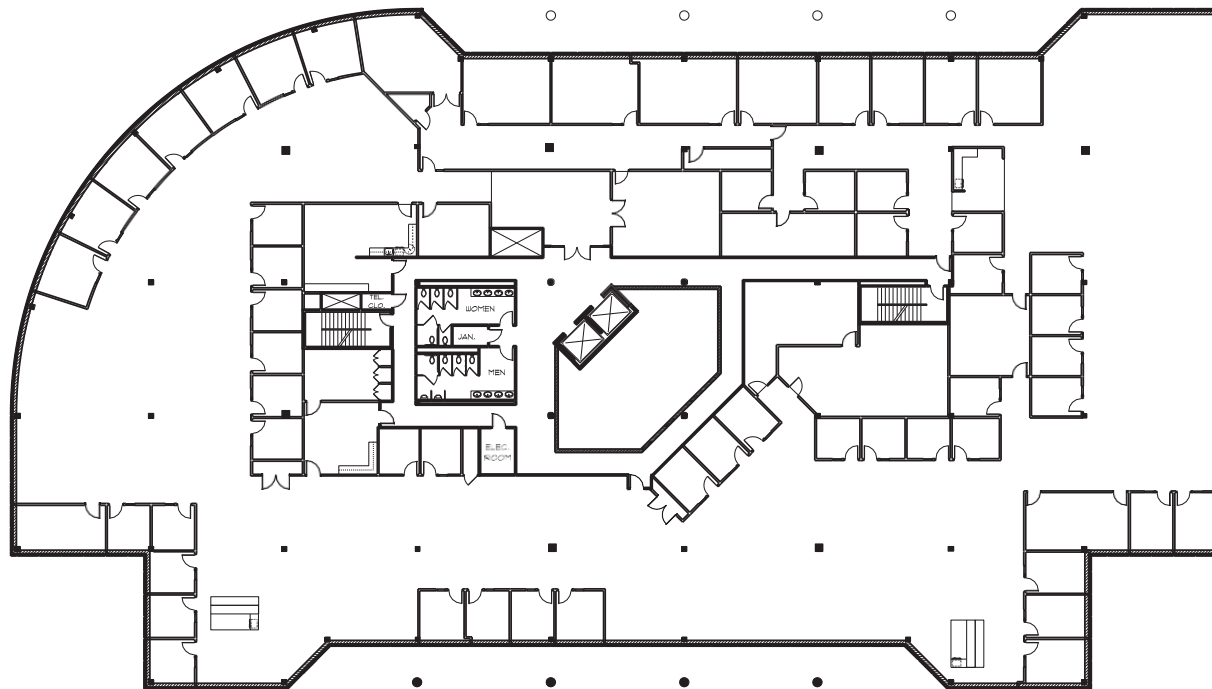
CONTACT INFO

Floor Plans



BUILDING A: SECOND FLOOR (ENTIRE)

39,060 SF





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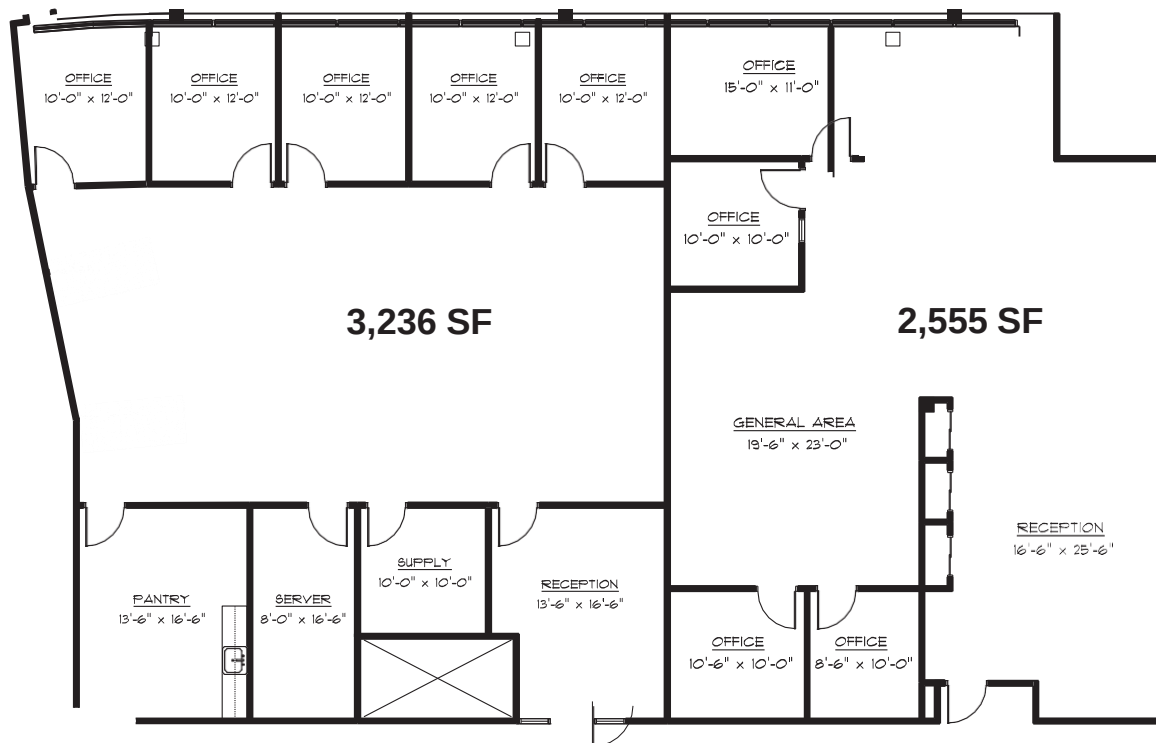
Floor Plans

BLDG
A

BLDG
B

BUILDING A: THIRD FLOOR (SUITES 300 & 302)

5,791 SF





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CONTACT INFO

Floor Plans

BLDG
A

BLDG
B

BUILDING B: FIRST FLOOR (SUITE 100) 7,587 SF





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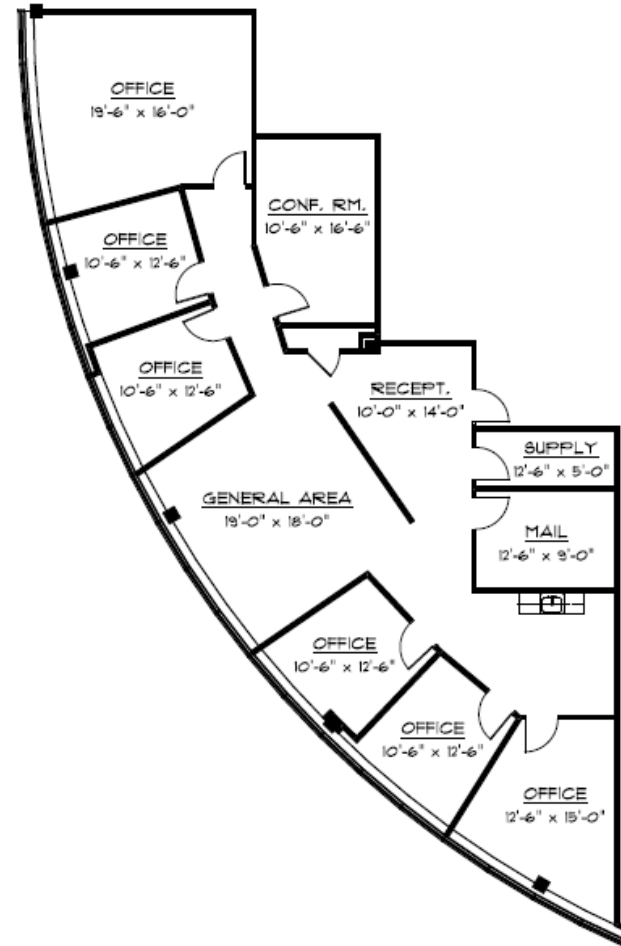
CONTACT INFO

Floor Plans

BLDG
A

BLDG
B

BUILDING B: FIRST FLOOR (SUITE 103) 2,939 SF





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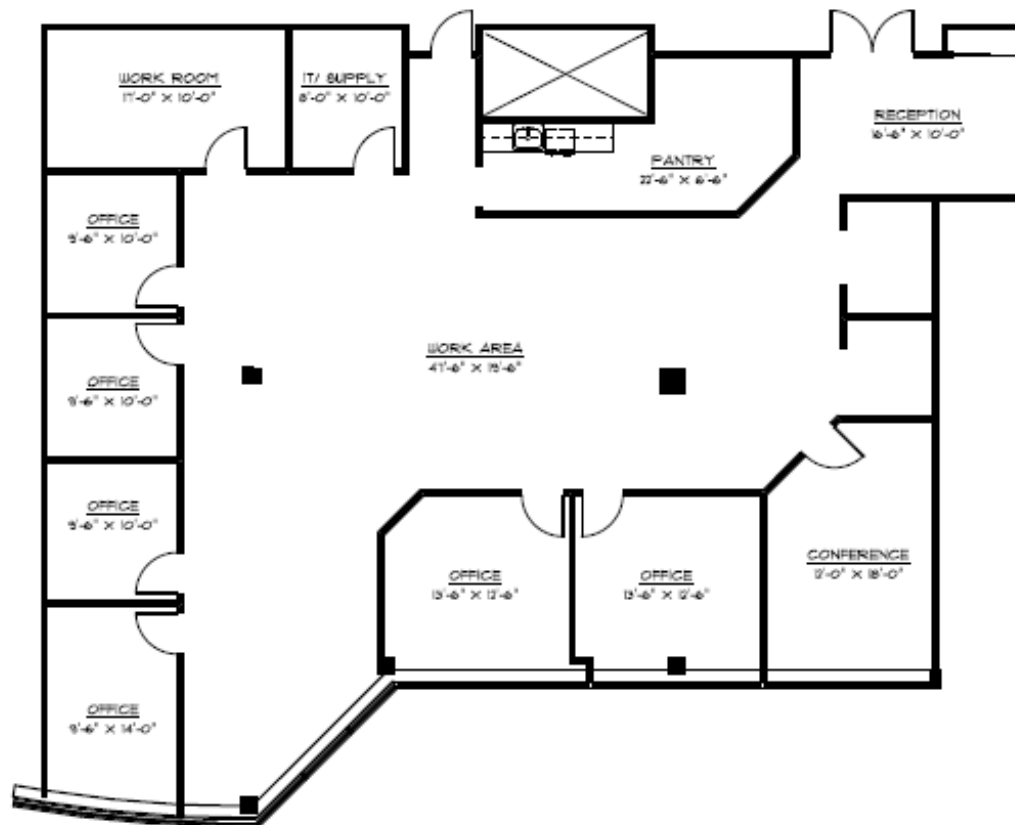
Floor Plans

BLDG
A

BLDG
B

BUILDING B: SECOND FLOOR (SUITE 200)

4,071 SF





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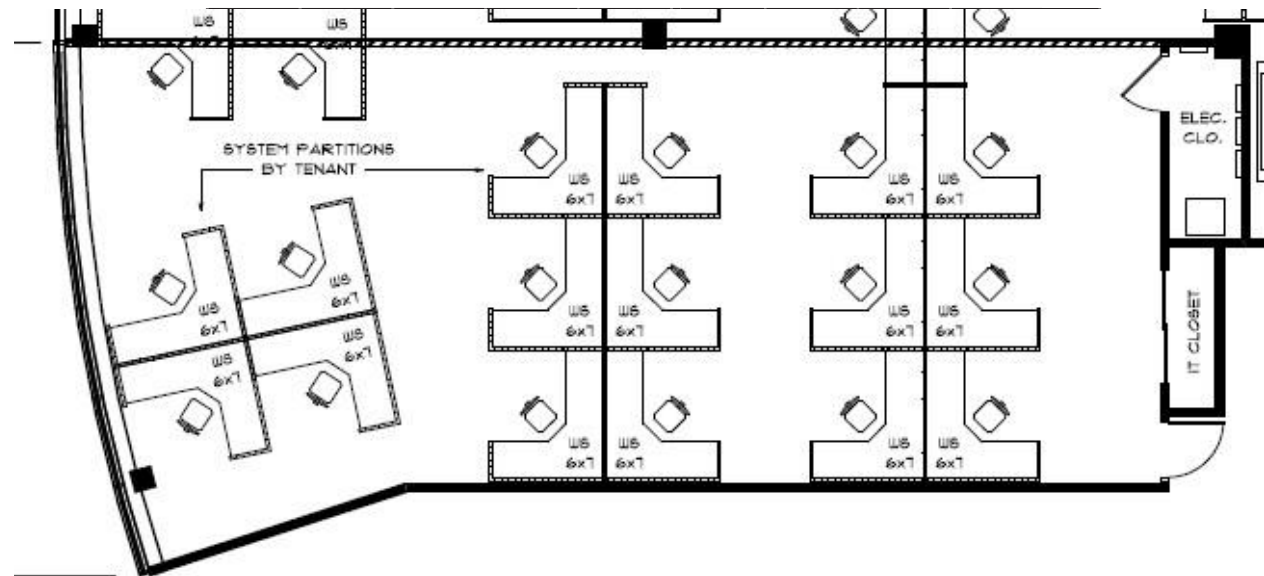


CONTACT INFO

Floor Plans



BUILDING B: SECOND FLOOR (SUITE 210) 1,822 SF





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Floor Plans

BLDG
A

BLDG
B

BUILDING B: SECOND FLOOR (SUITE 203) 4,423 SF





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Floor Plans

BLDG
A

BLDG
B

BUILDING B: SECOND FLOOR (SUITE 203 & 204) 6,245 SF





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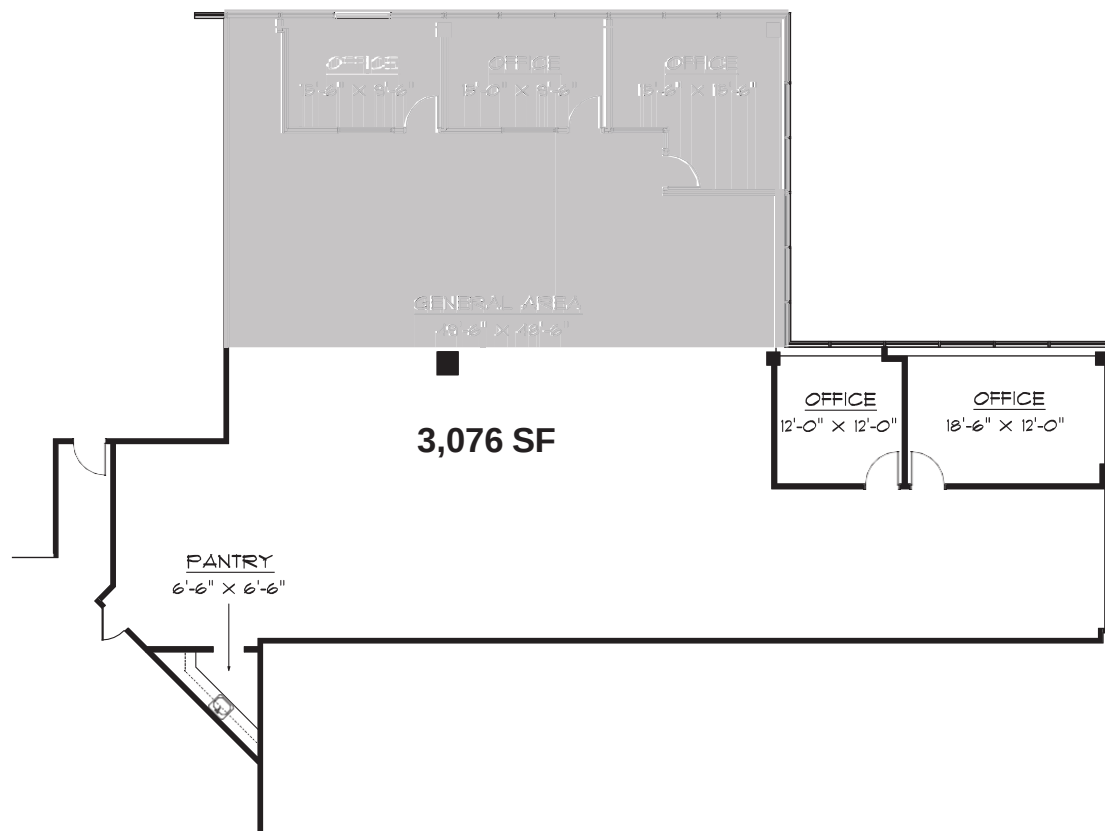
CONTACT INFO

Floor Plans



BUILDING B: THIRD FLOOR (SUITE 350)

3,076 SF





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Location



AREA
AMENITIES



CORP
NEIGHBORS



BUILDING FEATURES



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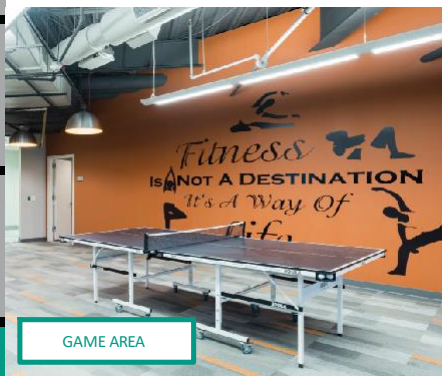
Property Highlights



COURTYARD



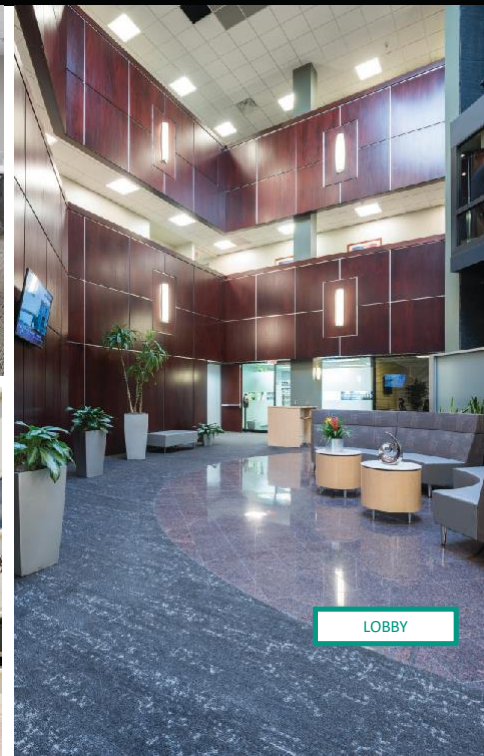
TRAINING ROOM



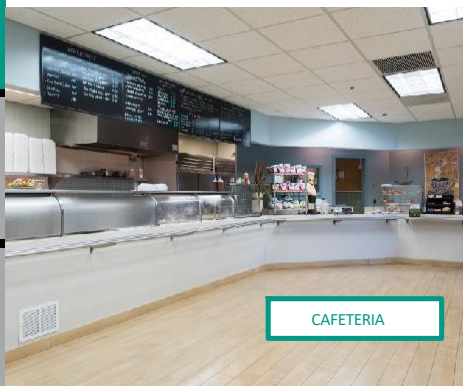
GAME AREA



OUTDOOR SPACE



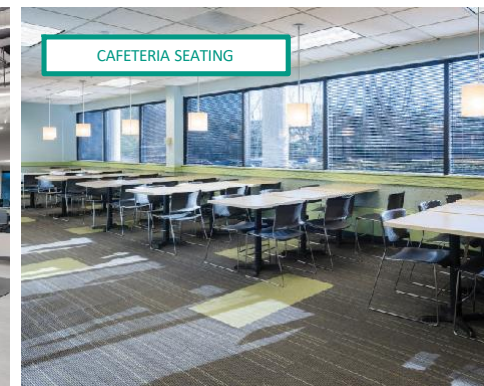
LOBBY



CAFETERIA



FITNESS CENTER



CAFETERIA SEATING



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Building Specs

YEAR BUILT:

- Building A: Built 1983, renovated 2009
- Building B: Built 1984, renovated 2009

CLASS:

Class A Office

BUILDING SIZE:

- Building A: Approximately 115,000 +/- rsf
- Building B: Approximately 115,000 +/- rsf

FLOORS:

Three (3) stories each

FLOOR SIZE:

Approximately 38,500 +/- rsf

PARKING:

800 surface parking spaces total

BUILDING HOURS:

8:00 A.M. to 6:00 P.M. Monday through Friday and 8:00 A.M. to 1:00 P.M. on Saturdays (excluding Holidays)

SECURITY:

Both buildings are secured via a Proximity card access control system. A CCTV monitoring system is in place on the first floor entrances of 25A & 25B Vreeland Road.

HVAC SYSTEMS:

The HVAC system in building 25A consists of one Dunham Bush Chiller, installed in 1999, with 300 tons of chilling capacity and one Evapco Tower, installed in 2001, with 300 tons of cooling capacity. The HVAC system in building 25B consists of one Dunham Bush Chiller, installed in 2001, with 300 tons of chilling capacity and one Evapco Tower, installed in 2002, with 300 tons of cooling capacity. Both buildings have pneumatic thermostats controlling Barber Coleman Variable Air Volume ("VAV") boxes.

Heating is provided by Paterson Kelly gas fired boilers, 1,445,000 BTU's. HVAC is monitored and controlled through the use of a Teletrol Management System, on site and remotely via laptop computer.

POWER:

Jersey Central Power and Light ("JCP&L") maintains a 277/480-volt, 3 phase, 4 wire system in each building distributed from three electric closets, one on each floor. An above market standard 6 watts per SF is available for lights & power. PSE&G supplies gas.

COLUMN SPACING:

30' x 30' box grid

CEILING HEIGHT:

8'8" finished, 13' slab to slab

FLOOR LOADS:

80 lbs/sf live load

ELEVATORS:

Each building has two National passenger elevators with 3,500-lb. capacity.

LIFE SAFETY:

Each building is fully sprinklered with a hydraulically calibrated wet system. Audible signal speakers and flashing strobe visual signals are located in all common areas and tenant spaces, which connect directly into a 24/7 central station monitored by ESSi. The buildings are supplied with smoke and heat detectors, fire alarm pull stations and highly visible exit signs.

GENERATOR:

A gas-fired back up generator, for life safety systems, is located in the penthouse of both 25A & 25B Vreeland Road.



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Contact Information

For further information or to arrange a tour, please contact:



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