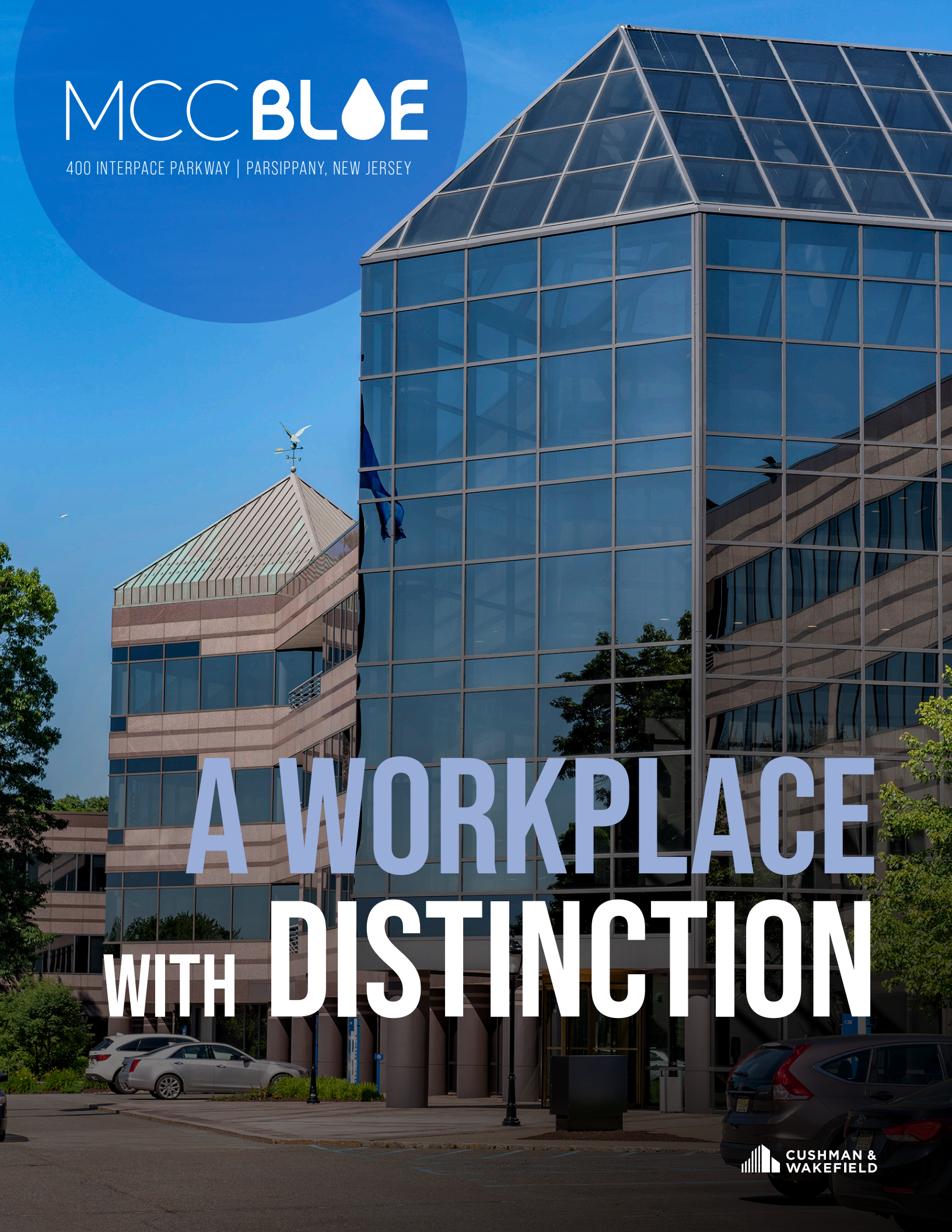

MCC BLUE
400 INTERPACE PARKWAY | PARSIPPANY, NEW JERSEY
A WORKPLACE
WITH DISTINCTION
CUSHMAN &
WAKEFIELD

A BETTER CLASS OF CAMPUS

MCC Blue is a large-scale Class A office campus within the highly sought after suburban market in Parsippany, NJ. Spanning 541,745 square feet across 27.26 acres, the four-building property combines scale, identity and flexibility in a workplace designed to support a wide range of business needs. With hands-on ownership and a strong amenity offering, MCC Blue is designed to support companies at every stage.



541,745 SF ACROSS 27+ ACRES

FOUR INTERCONNECTED BUILDINGS

STRUCTURED PARKING WITH 550 + SPACES

CONVENIENT ACCESS TO ROUTE 46 AND I-80

ON-SITE FITNESS, FULL-SERVICE DINING AMENITIES AND MORE

STUNNING MULTI-STORY ATRIUM LOBBY

BUILDING C

1ST FLOOR | 13,580 RSF

3RD FLOOR | 3,033 RSF

3RD FLOOR | 7,270 RSF

3RD FLOOR | 17,007 RSF

BUILDING D

4TH FLOOR | 31,845 RSF



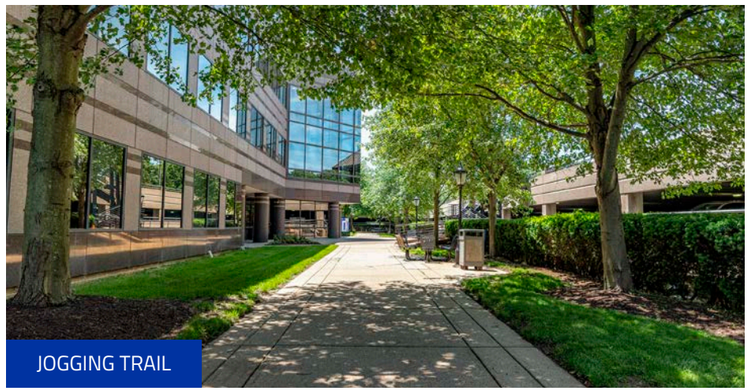
CURRENT LEASING OPPORTUNITIES

With flexible floorplates across a four-building campus, MCC Blue offers leasing opportunities that can support a variety of workplace strategies. Individual floors and reasonable divisions will be considered, providing added flexibility within a connected Class A setting.



MORE THAN OFFICE SPACE

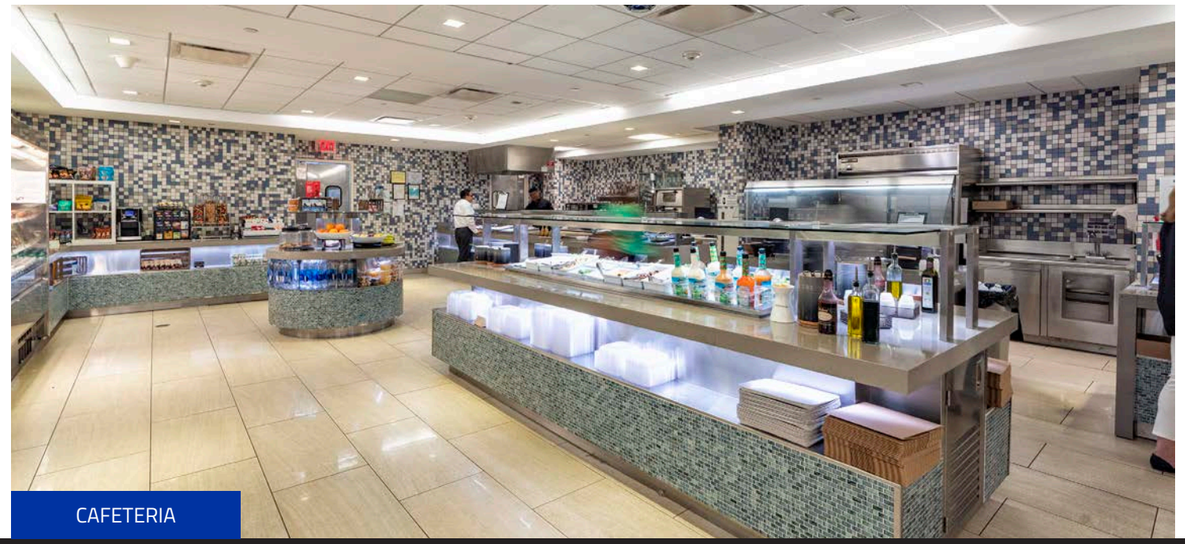
MCC Blue pairs Class A workspace with on-site market-leading finishes and high-end amenities that support day-to-day convenience and the broader needs of tenant wellness and productivity. From communal spaces to fitness facilities, the campus is designed to give tenants greater flexibility throughout the day.



JOGGING TRAIL



FITNESS CENTER



CAFETERIA

- RECENTLY RENOVATED MULTI-STORY ATRIUM LOBBY
- FULL-SERVICE CAFETERIA
- FITNESS CENTER WITH LOCKER ROOMS
- STRUCTURED PARKING
- EV CHARGING STATIONS
- WALKING & JOGGING TRAIL

MORE AROUND THE CORNER

Positioned near a strong mix of dining, hotels, shopping, and outdoor recreation, Parsippany puts convenience at the forefront of the MCC Blue experience. Grab lunch at any number of popular nearby restaurants, pick up groceries or a quick bite at Whole Foods, or host clients at a nearby hotel.



CONNECTED TO THE REGION

Strategically positioned between Interstate 80 and Route 46, MCC Blue offers convenient access to Northern New Jersey and the broader Northeast. With the I-80 and I-287 interchange just minutes away, the campus is connected to major regional highways that support commuting, client travel and access across the New York metropolitan area.

MCC BLUE

MORRIS CORPORATE CENTER

Destination	Drive Time
Route 46	1 Min.
Interstate-80	2 Min.
Route 202 (Littleton Road)	4 Min.
Interstate-287	5 Min.
Mountain Lakes Train Station	5 Min.
Morristown, NJ	9 Min.
Morristown Station	15 Min.
Newark Liberty Int'l Airport	27 Min.
New York City	35 Min.



MCC BLUE

ELEVATED BY OWNERSHIP

P3 Properties approaches ownership with a clear focus on performance, service and long-term value. Backed by an eight-person on-site management team staffed by senior personnel, the firm maintains a strong connection to the day-to-day needs of the campus. Through its integrated management and leasing platform, P3 supports a responsive and intentional tenant experience across the property.

~$2B
ASSETS UNDER MANAGEMENT

20+
PROPERTIES

7
STATES

MCC BLUE

400 INTERPACE PARKWAY | PARSIPPANY, NEW JERSEY



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