

NINE

CAMPUS DRIVE

A NEW STANDARD FOR
WORKPLACE FLEXIBILITY

162,242 SF CORPORATE CAMPUS IN THE HEART OF PARSIPPANY

162,242 SF | 10.27 ACRES | 726 PARKING SPACES

BUILT FOR TODAY'S BUSINESS NEEDS

9 Campus Drive is a four-story, 162,242-square-foot office building situated on a 10.27-acre campus in Parsippany, New Jersey. The property offers efficient floorplates, abundant parking, modern infrastructure, and a highly functional workplace environment designed to support a wide range of occupiers.

With direct access to major regional highways and a strong surrounding amenity base, the property provides an attractive solution for companies seeking flexibility, convenience, and long-term functionality.

FOUR STORIES

162,242 SF AVAILABLE

4.47/1,000 SF PARKING RATIO

726 PARKING SPACES

44 COVERED EXECUTIVE SPACES

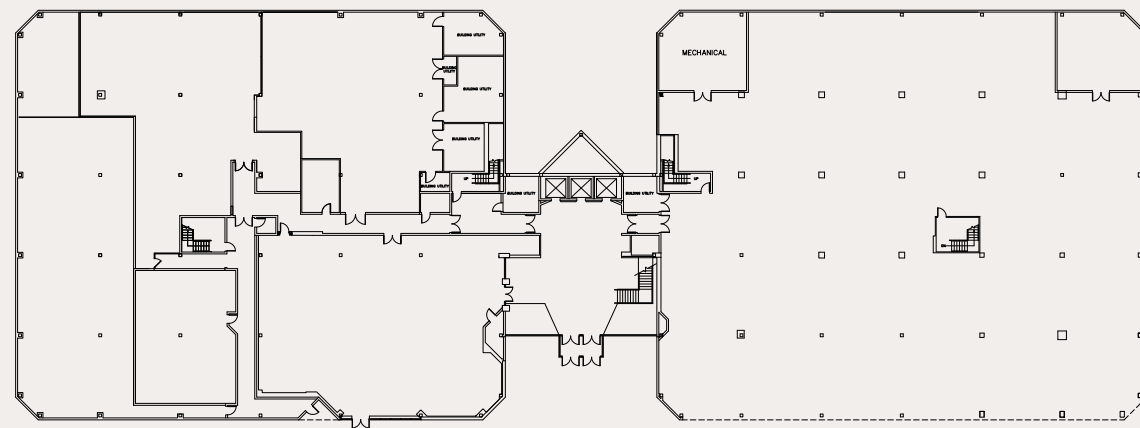
THREE ELEVATORS



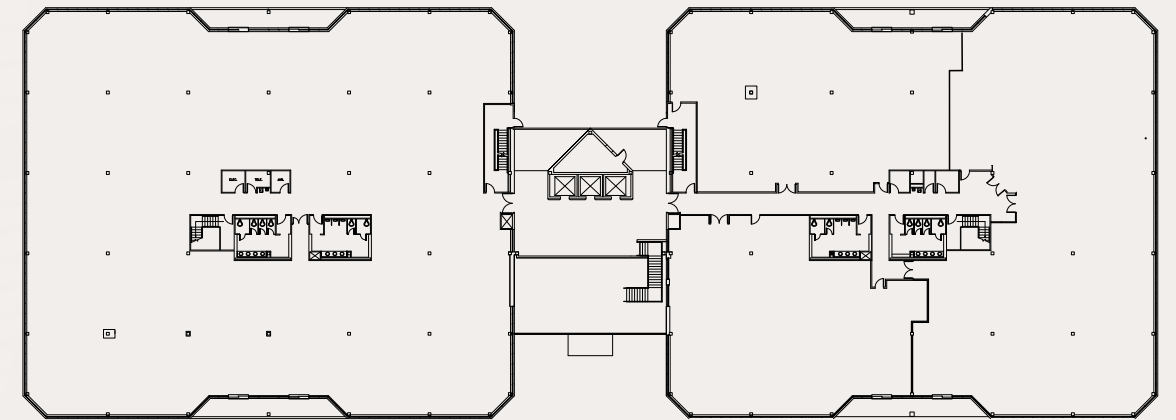
FLEXIBLE OPPORTUNITIES AVAILABLE

Available opportunities accommodate a variety of tenant requirements, ranging from smaller suites to larger full-floor environments. The building's efficient layout allows users to identify solutions that align with both current occupancy needs and future growth plans.

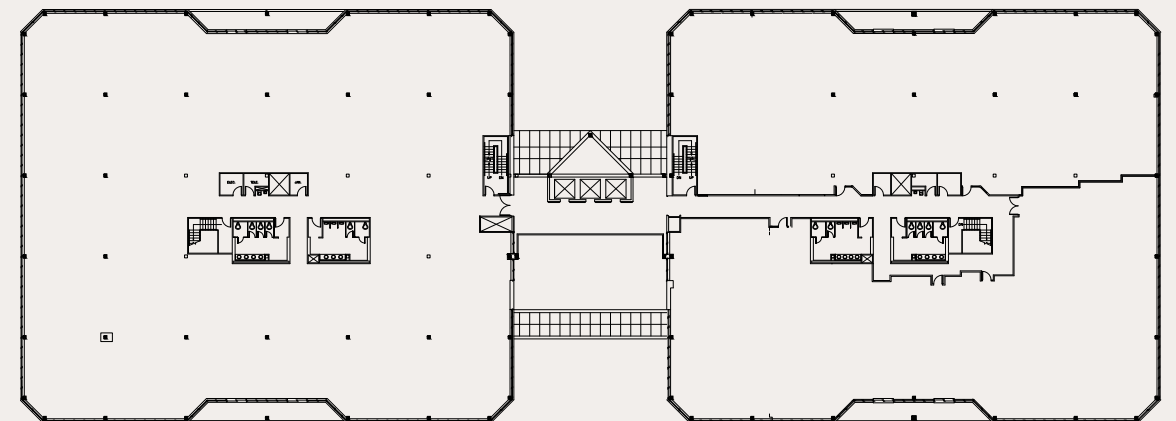
GROUND FLOOR



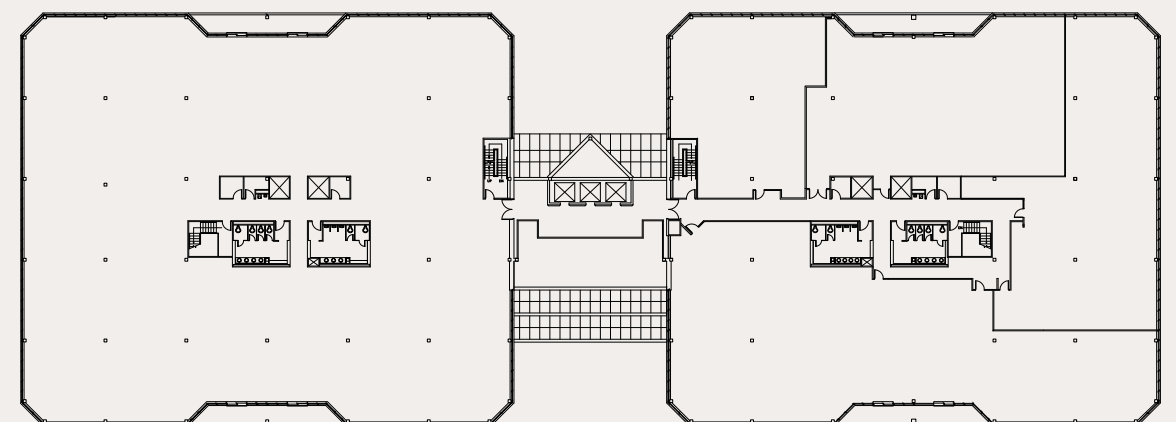
1ST FLOOR



2ND FLOOR



3RD FLOOR





FEATURES:

Four-Story Atrium Lobby

3,873 SF Fitness Center

13-Foot Slab-to-Slab Heights

Loading Dock

Backup Generator

4,500+ SF Storage

Covered Parking Garage

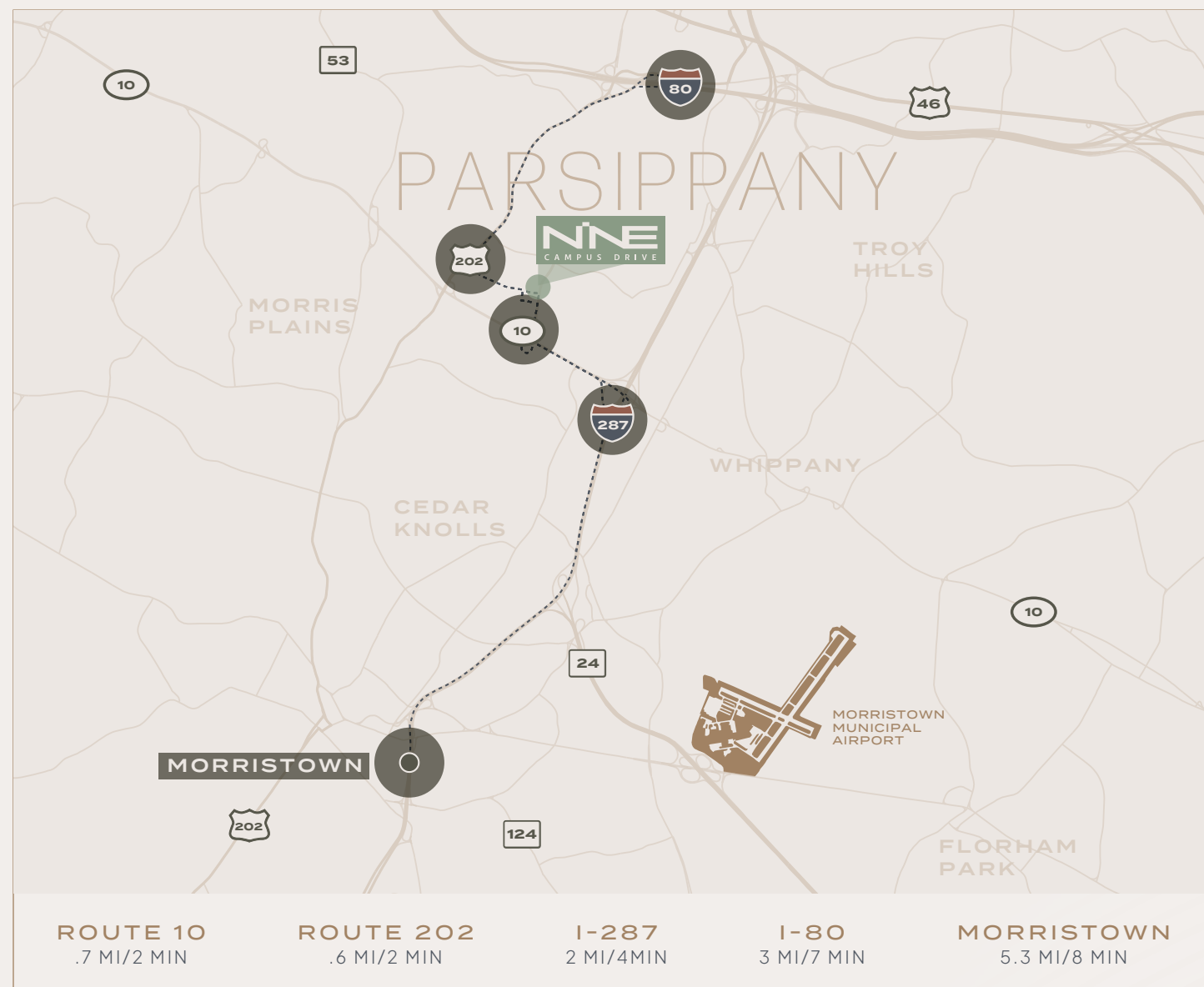
Telecom Connectivity

PURPOSE-BUILT FOR PERFORMANCE

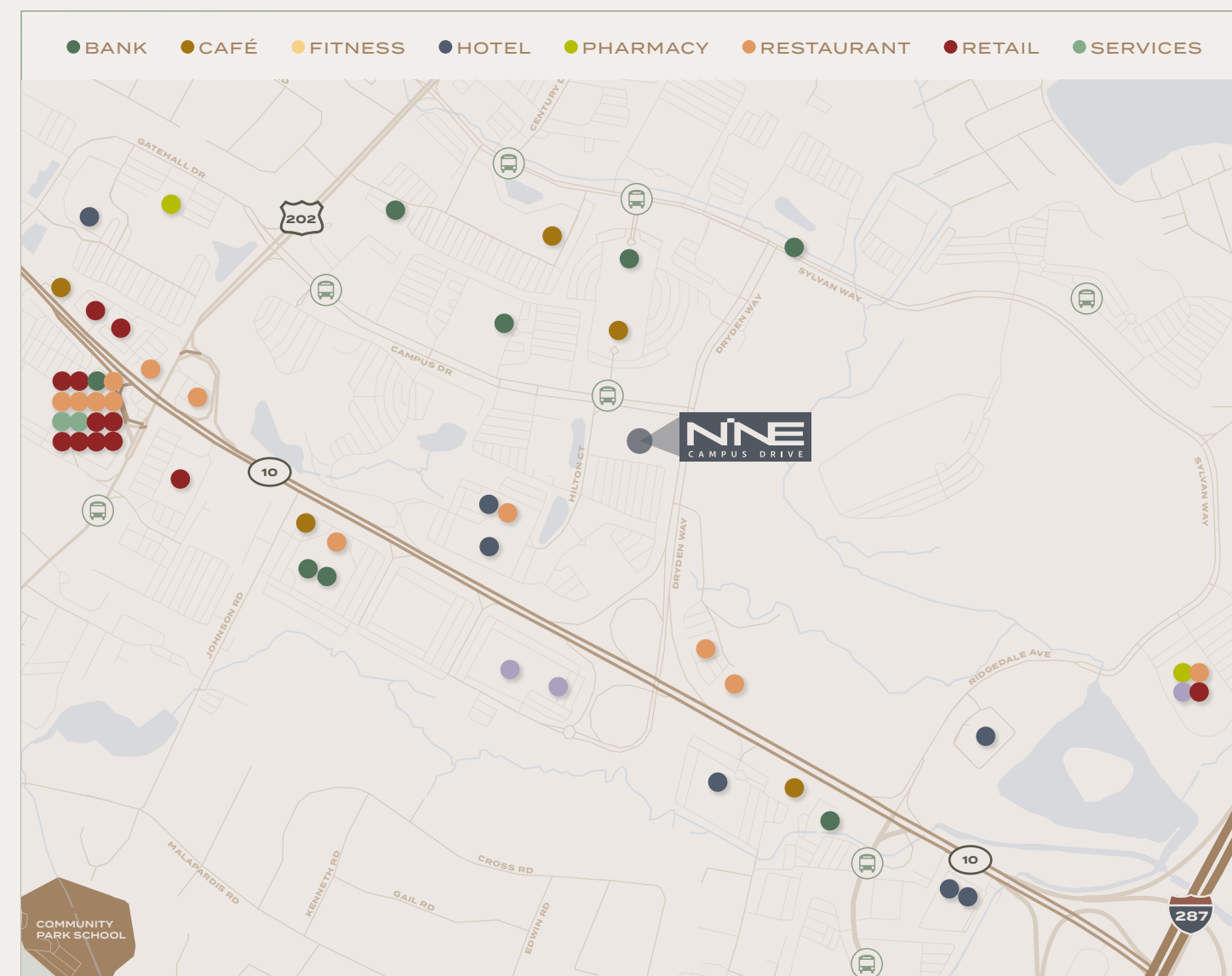
The property delivers a robust collection of features designed to support daily operations, employee experience, and long-term occupancy requirements.

CONNECTED TO THE REGION

Located immediately off Route 10, 9 Campus Drive provides direct access to Route 202, I-287, and I-80, placing tenants within convenient reach of major business centers throughout Northern New Jersey.

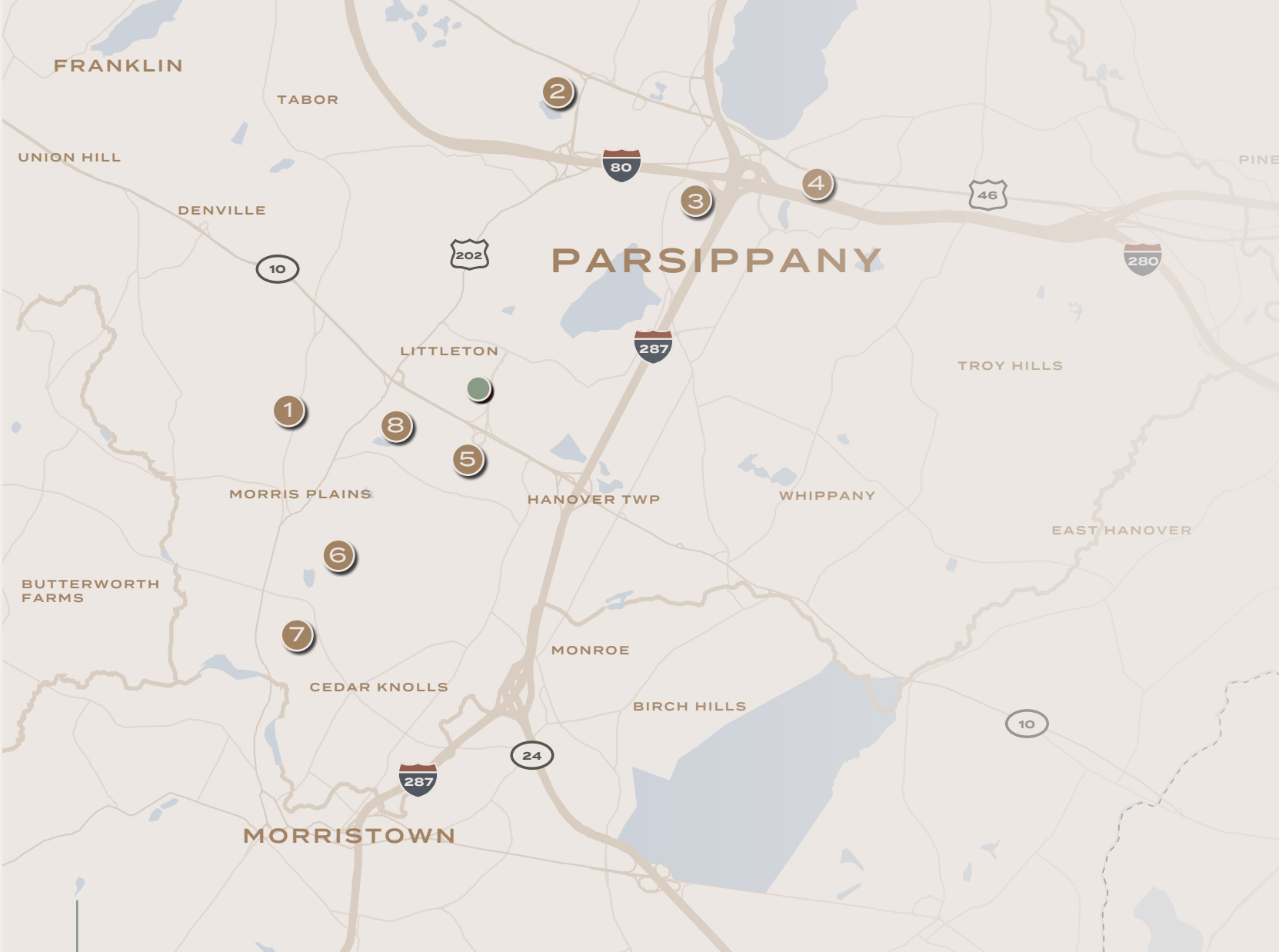


The property's central location supports efficient commuting patterns while providing access to Morristown, surrounding employment hubs, and regional transportation networks.



EVERYTHING WITHIN REACH

The surrounding area offers a wide variety of restaurants, hotels, shopping destinations, fitness facilities, and daily conveniences. Nearby amenities provide employees and visitors with options throughout the workday while supporting recruitment and retention initiatives.



THE COLLECTION AT MORRIS PLAINS
139 unit master planned community
87 three-bedroom townhomes, 28 terraces, and 24 loft style apartments

THE MORRISON
Two-Building 325 Luxury Apartment Development
100 & 120 Cherry Hill Road, Parsippany, NJ

PARQ LIFE
23-Acre Transformation
±600 multifamily residences, onsite retail, open green space, and state-of-the-art amenities.

MODERA PARSIPPANY
(Completed 2018)
212-Unit Luxury Apartment Community

THE DISTRICT AT 15FIFTEEN
Mixed-use Development of Nearly 500 Multifamily Units and Convenience Retail

VENUE AT THE AMERICAN
156 Units
55+ Community
96 three-bedroom homes and 60 loft style apartment

THE COLLECTION AT MORRISTOWN
143 Recently Completed Luxury Townhomes

SIGNATURE PLACE MACK
(Completed 2018)
200-Unit Luxury Apartment Community

A MARKET BUILT FOR GROWTH

Located in Morris County, 9 Campus Drive benefits from access to one of New Jersey’s most affluent and highly educated workforces. Ongoing residential and mixed-use developments continue to enhance the area’s appeal, introducing new housing, retail, dining, and lifestyle amenities throughout the Parsippany market.

	3 MILES	5 MILES	10 MILES	MORRIS COUNTY	NEW JERSEY
POPULATION (2010)	59,963	148,532	434,984	492,276	8,791,894
POPULATION (2021)	61,672	152,900	445,182	502,091	9,032,371
POPULATION GROWTH	2.9%	2.9%	2.3%	2.0%	2.7%
2021 AVERAGE HHI	\$151,345	\$157,098	\$175,609	\$160,837	\$121,192
WHITE COLLAR WORKERS	88.8%	89.8%	89.0%	87.6%	81.6%
BLUE COLLAR WORKERS	11.2%	10.2%	11.0%	12.4%	18.4%
BACHELOR'S DEGREE EDUCATED	32.4%	34.3%	34.1%	32.7%	25.5%
POST GRADUATE DEGREE EDUCATED	26.5%	27.1%	27.1%	23.6%	16.4%

500 PLANNED
RESIDENTIAL UNITS
AT DISTRICT 1515

60K SF PLANNED
RETAIL AND
LIFESTYLE AMENITIES

2K+ PROPOSED
RESIDENTIAL UNITS
WITHIN 3 MILES

HIGHLY EDUCATED
LABOR POOL

\$160,837
AVERAGE HHI

87.6%
WHITE COLLAR
WORKFORCE

NINE

CAMPUS DRIVE

CONTACT US TODAY
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