

THE GRAND

300 INTERPACE PARKWAY
ONE UPPER POND ROAD
PARSIPPANY, NJ

 CUSHMAN &
WAKEFIELD



PROPERTIES

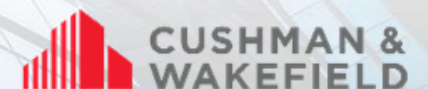
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EXTERIOR IMPROVEMENTS



The centerpiece of **THE GRAND's** new outdoor improvements is an attractive walking bridge that not only provides a new route between our buildings but also connects **The GROVE** deck to our new **Parkside Pergola** across our pond.



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The GROVE a new outdoor dining terrace and waterside deck that connects via our new walking bridge to our new pergola on the opposite side of the existing pond.



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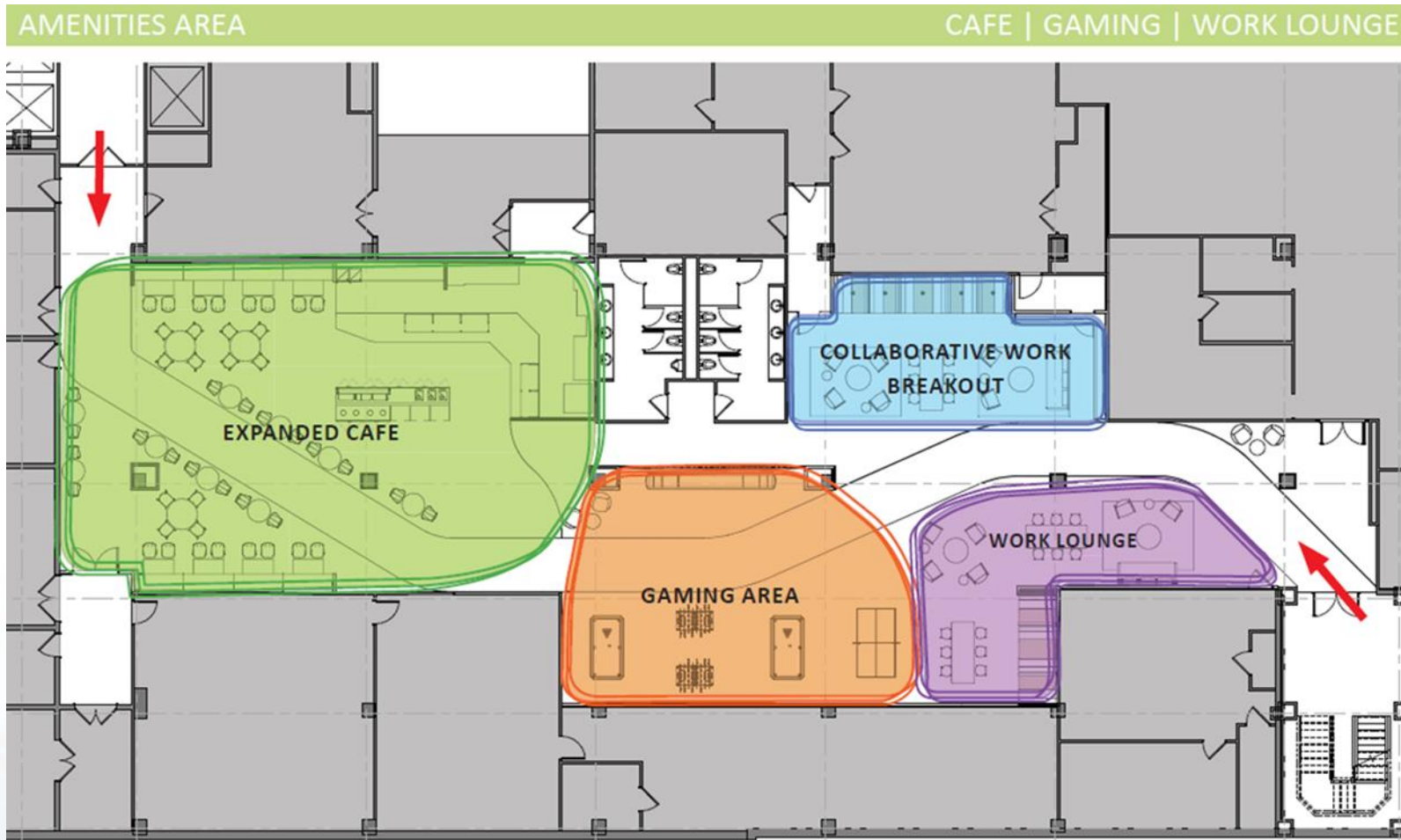
Our new **Parkside Pergola** at **THE GRAND** provides an additional attractive outdoor area to take a private phone call, enjoy lunch with colleagues or even hold a meeting or work session beyond the confines of your office space. This new amenity combined with our existing pergola and **The GROVE** provide three distinctly different outdoor areas at **THE GRAND** for Tenants to make use of.



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INTERIOR IMPROVEMENTS



The current amenity space at One Upper Pond will be transformed into our new **GRAND Central Tenant Lounge**. By recapturing underutilized building area, P3 Properties will create a meandering “sidewalk” that passes through private meeting and workspace, training rooms, game areas and café for a tenant lounge experience like no other.

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GRAND Central Tenant Lounge where you can re-charge with an energizing game of ping-pong, or just to grab a coffee and make a private call.



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The view past **THE GRAND Central** meeting and gaming areas towards our café.



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A view of **THE GRAND Central** collaborative meeting spaces.



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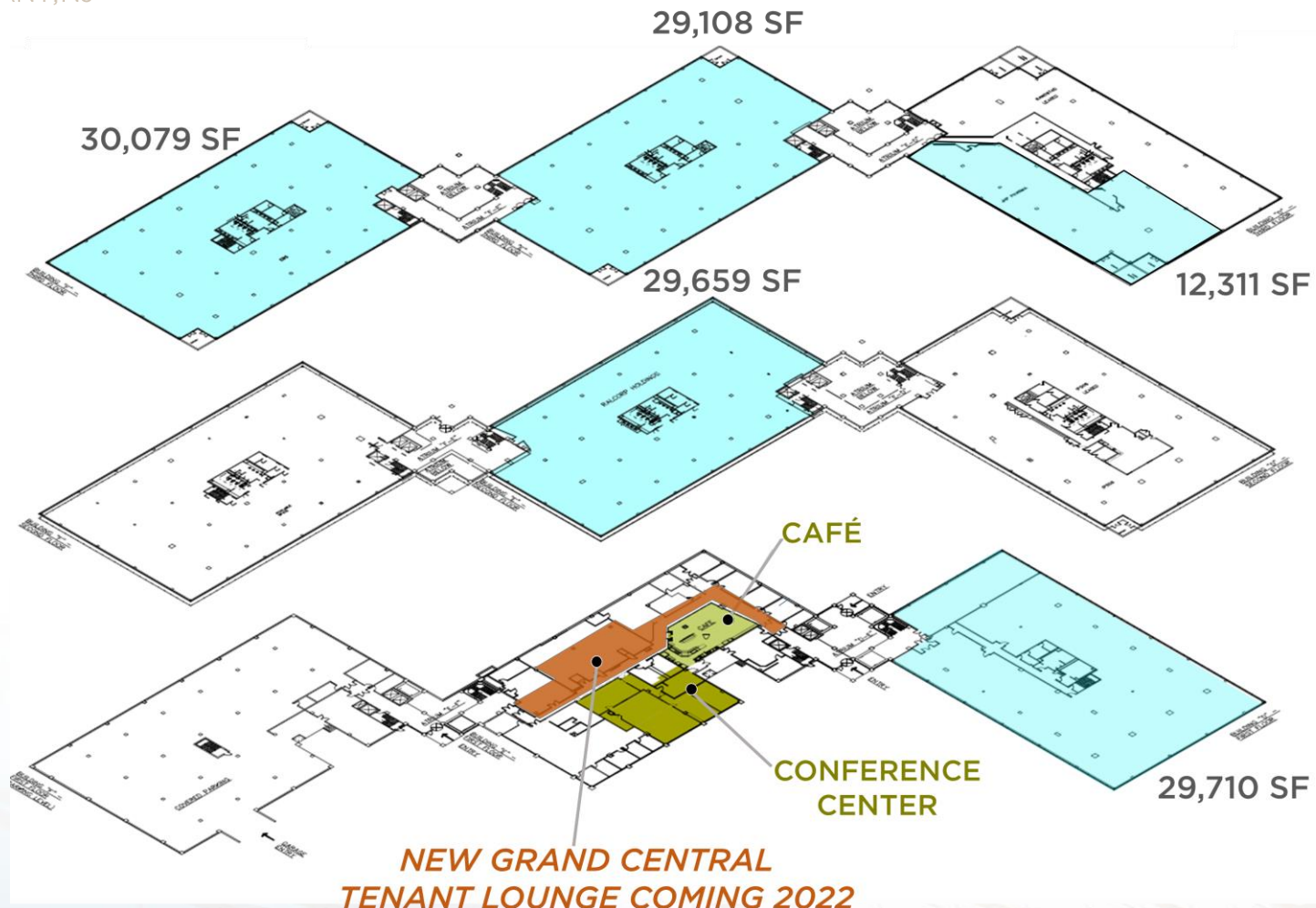


A view of **THE GRAND** Central game area.



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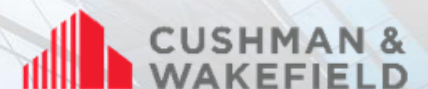
BUILDING FEATURES

AMENITIES

- Executive covered parking
- Two full-service cafeterias
- 5,000 SF fitness center
- Conference center
- Dry cleaning service & shoe-shine
- Two-tiered pond with pergola and seating
- Three-hole putting green
- 1.5 mile walking / jogging trail

FEATURES

- Loading dock
- Freight elevator
- Digital tenant directories
- 31-acre campus setting
- On-site property management
- Green initiative includes recycling program, Energy Star-rated roof, energy-efficient lighting



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CONVENIENT LOCATION



Distances



GW Bridge
33 miles



Lincoln Tunnel
32 miles



Nearest
Train Station
2.2 miles



Newark Liberty
Int'l Airport
27 miles



Morristown
9 miles



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