



MODERN ELEGANCE IN THE HEART OF PARSIPPANY

25,551 SF AVAILABLE FOR LEASE

10 Waterview Boulevard
Parsippany, NJ 07054

WWW.10WATERVIEW.COM



BUILDING OVERVIEW



Building size
211,197 sf



Rental rate
Call for quote



Parking
4 spaces per
1,000 sf



On-site property
management



ENERGY STAR
labeled



Covered solar
car ports



Park-like
campus Setting



High quality
design & common
area finishes



Dramatic three-story
atrium lobby with
balcony lobbies



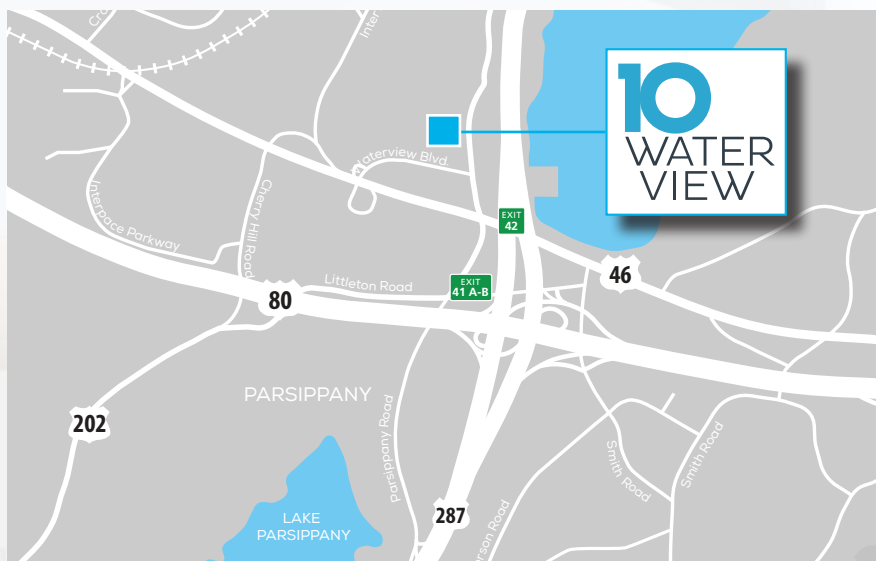
State-of-the-art
yoga & fitness
center



Full service cafe
with seating area



Conference
center & shared
meeting Spaces



LOCATION HIGHLIGHTS



Located near crossroads
of I-287, I-80 & Route 46
with immediate access to
I-287 South



Close proximity to Morristown
and Newark Liberty
International Airports

RENOVATIONS

2019

- New roof
- Painting of the building's exterior
- New exterior signage
- New outdoor tenant seating area
- Renovated bathrooms
- Upgraded mechanicals
- Covered solar car ports



2020

- Tenant conference center
- Tenant lounge/game room with a yoga/fitness center
- Expanded and upgrade cafe
- Extensive lobby upgrades on all floors



NEW FEATURES

HEALTH & SAFETY



Social distancing
signage
(common areas)



Air filter
replacement
(with higher
filtration filters)



Sanitization of
touch points
(common areas)

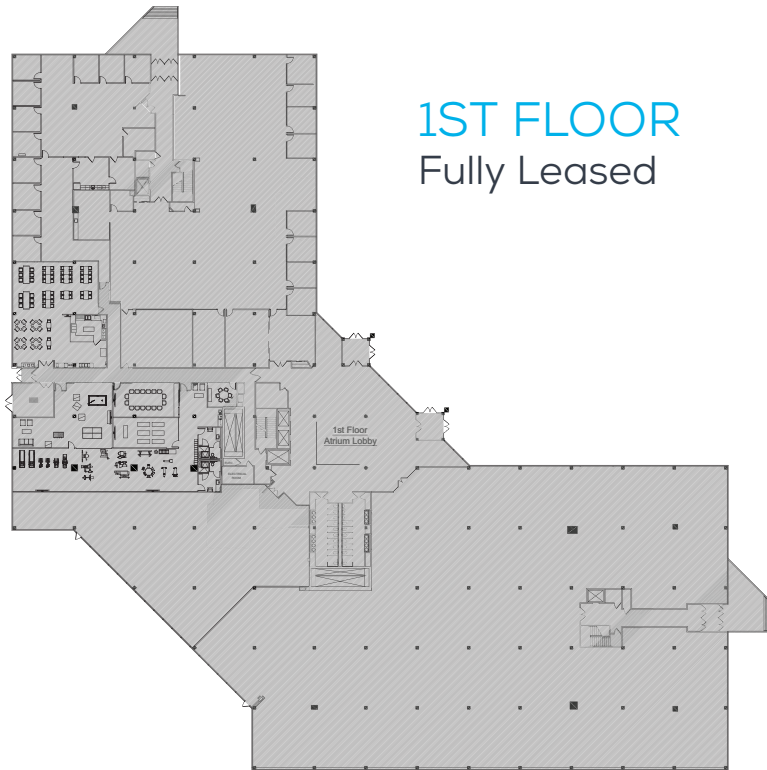


Enhanced cleaning
and sanitization
(available to Tenants
upon request)

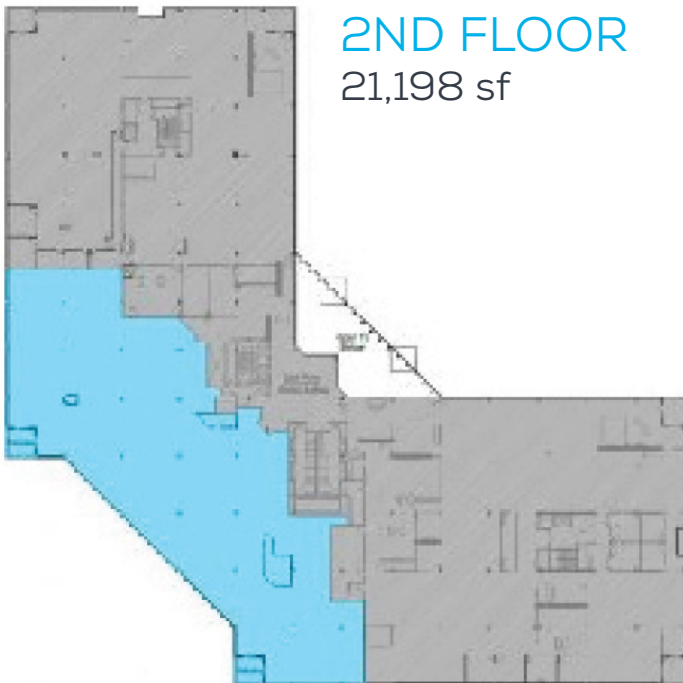


FLOOR PLANS

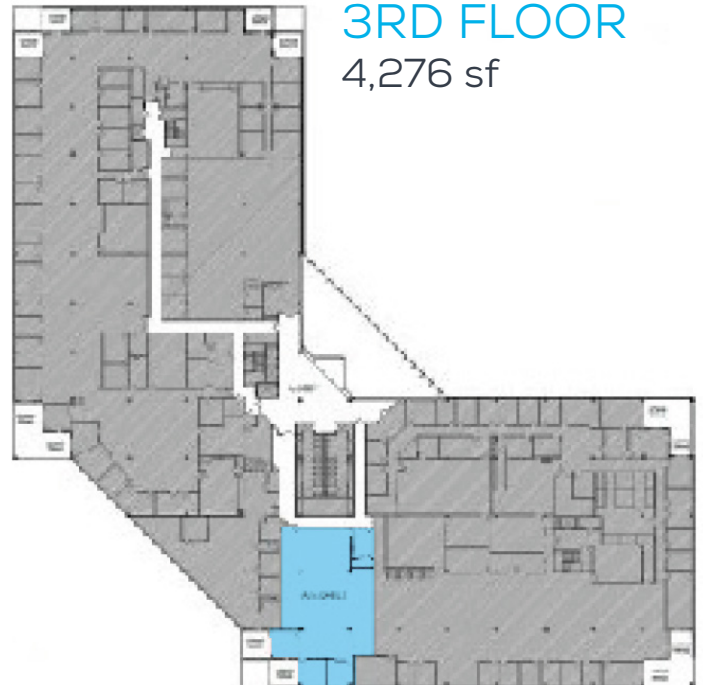
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1ST FLOOR
Fully Leased



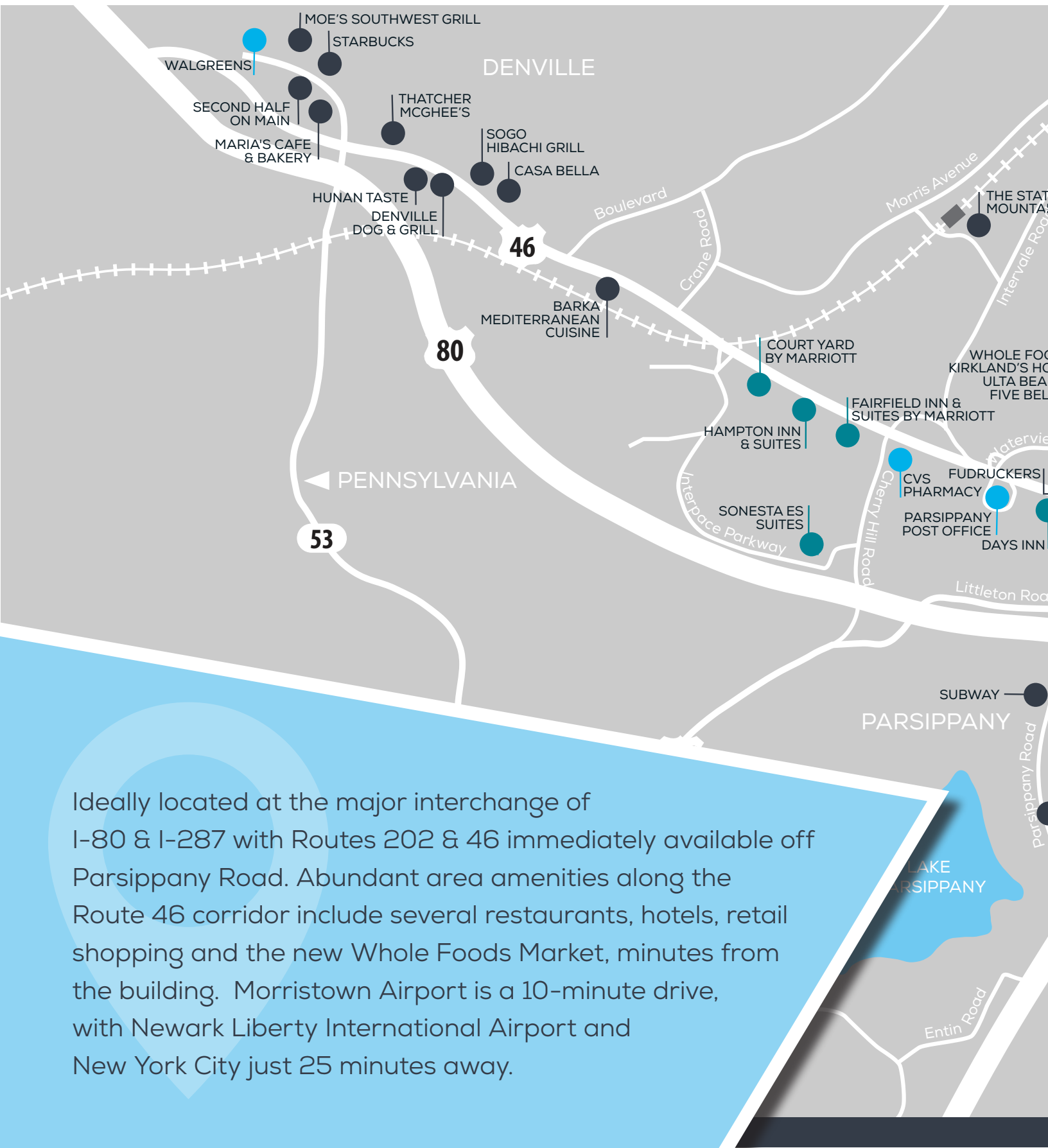
2ND FLOOR
21,198 sf



3RD FLOOR
4,276 sf

LOCATION

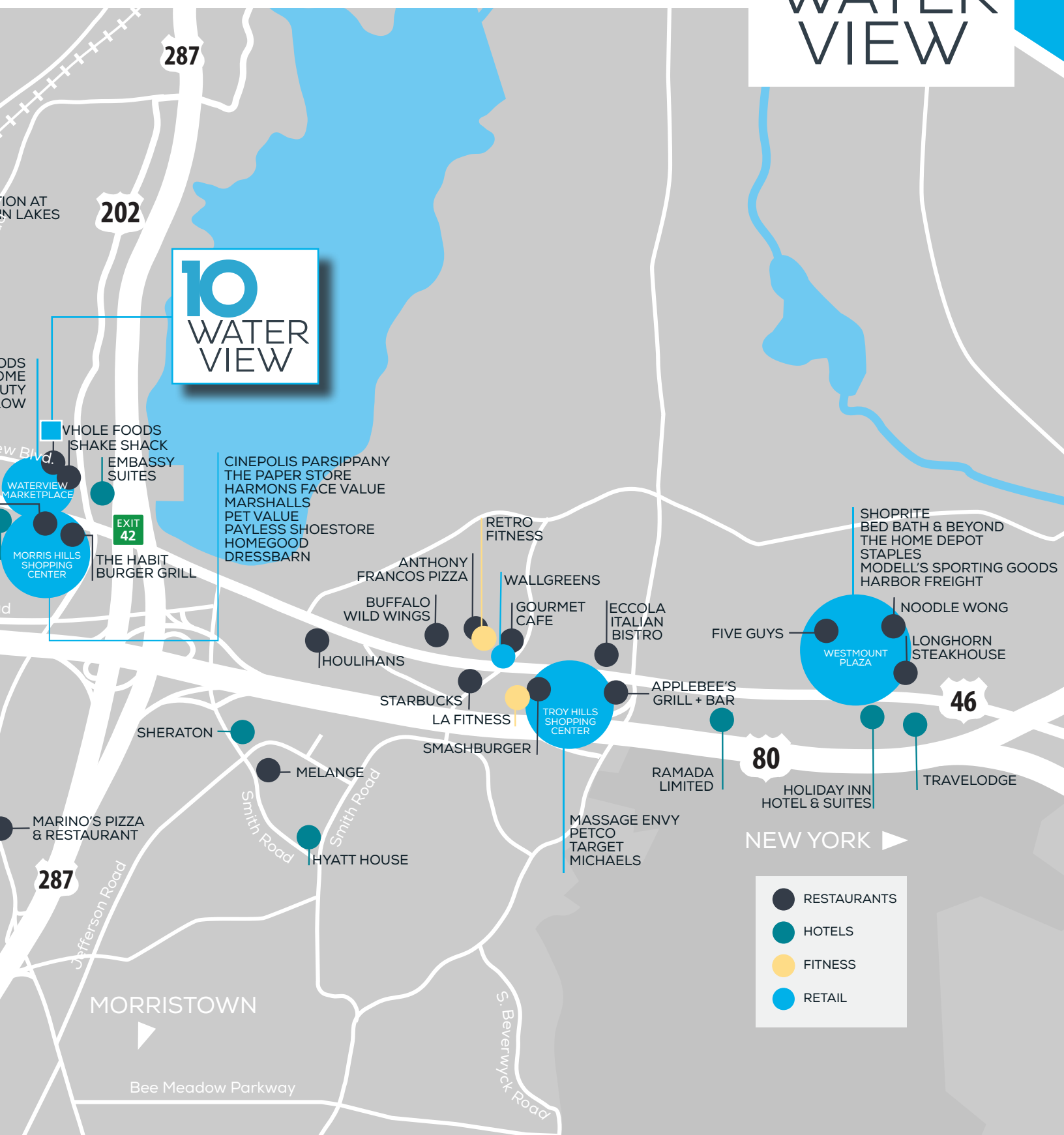
ACCESS & CONVENIENCE



Ideally located at the major interchange of I-80 & I-287 with Routes 202 & 46 immediately available off Parsippany Road. Abundant area amenities along the Route 46 corridor include several restaurants, hotels, retail shopping and the new Whole Foods Market, minutes from the building. Morristown Airport is a 10-minute drive, with Newark Liberty International Airport and New York City just 25 minutes away.

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FOR MORE INFORMATION CONTACT

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