9entinroad.com

9 ENTIN

PARSIPPANY, NEW JERSEY

Only One 10,000 SF Unit Remaining

IN FULLY RENOVATED OFFICE BUILDING

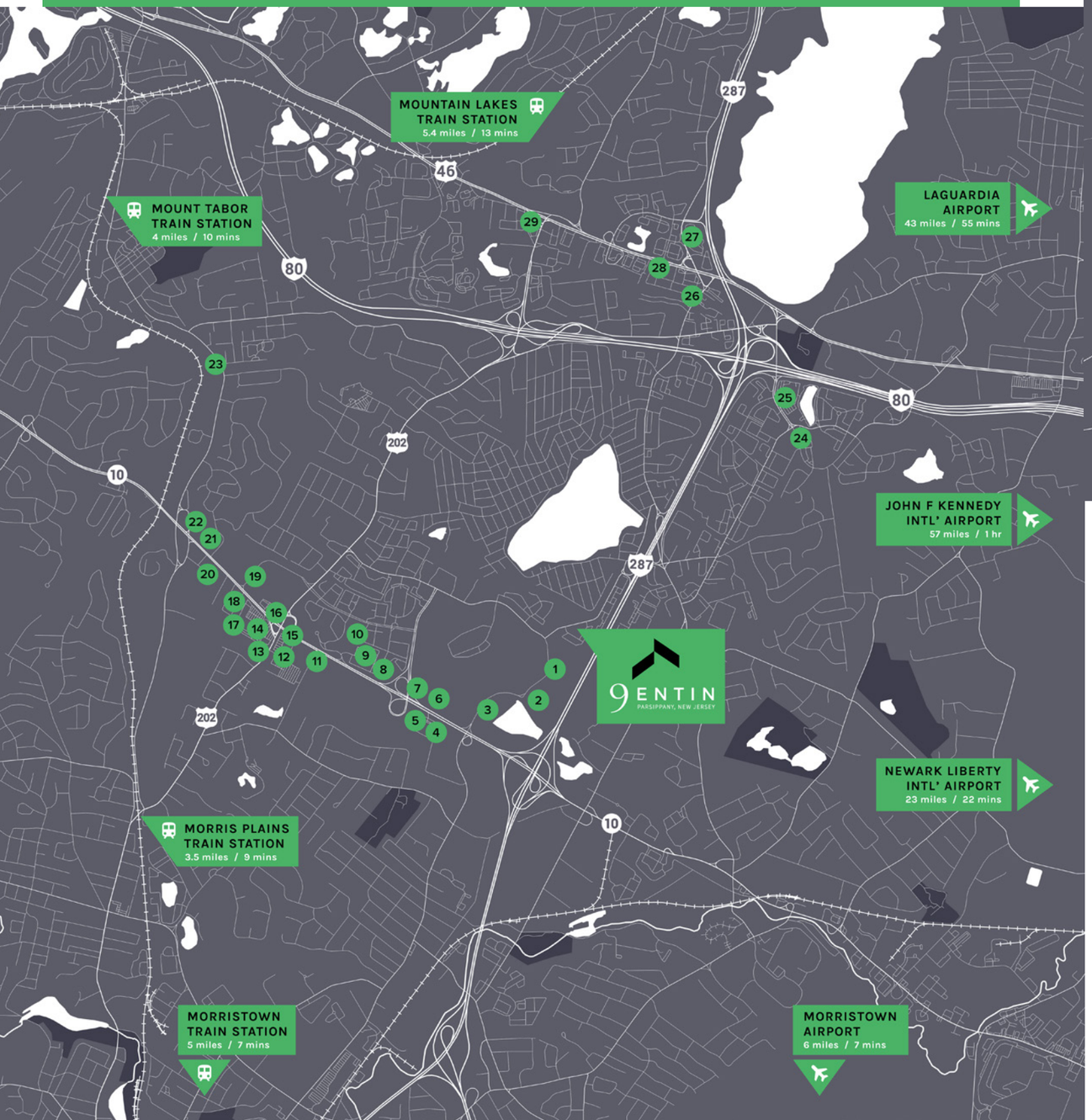
Contemporary Style
+ TOP-FLIGHT AMENITIES

9 Entin is a 200,000 SF, 3-story, Class A office building offering brand new, modern amenities in a prime location.

- Strong, well-capitalized ownership with a proven track record of delivering superior tenant experiences, responsive management, and ongoing capital investment
- Recent $4 million renovation including common areas, full-service café, conference center, and fitness center
- Vibrant corporate neighborhood with a rapidly growing list of area amenities
- Direct access to I-287 via exit 40B, in the Parsippany Route 10 corridor

- Redesigned atrium lobby with glass façade
- Tenant lounge with café seating, tv screens, and billiards
- New conference center with two conference rooms and a 100-seat training room
- New fitness center with showers and locker rooms
- Full-service café
- Upgraded common areas and landscaping

Prime Location
AND AREA AMENITIES



9 Entin is accessible directly off I-287 at Exit 40B, minutes from Routes 80, 280, 46, and 202. The building is located on the Parsippany Route 10 corridor, home to a vibrant corporate neighborhood with a rapidly growing list of area amenities.

1. Panera Bread
2. Wegmans
3. Hyatt House, Parsippany/ Whippany
4. The Auld Shebeen Pub
5. Marriott, Hanover
6. Seasons 52
7. The Capital Grille
8. Hilton, Parsippany
9. Ruth's Chris Steak House
10. Hampton Inn, Parsippany
11. Starbucks
12. Stop & Shop
13. Dunkin'
14. Bottle King
15. Wendy's
16. Tommy's Tavern Tap
17. Chipotle Mexican Grill
18. Chick-fil-A
19. Sonesta ES Suites, Parsippany/Morris Plains
20. Smashburger
21. Grato
22. Tabor Road Tavern
23. Verde Ristorante
24. Hyatt House, Parsippany-East
25. Sheraton Hotel, Parsippany
26. The Habit Burger Grill
27. Embassy Suites by Hilton, Parsippany
28. Days Inn by Wyndham, Parsippany
29. Fairfield Inn & Suites by Marriott, Parsippany

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BUILDING SPECIFICATIONS

NET RENTABLE AREA
196,894 RSF

STORIES
3

TYPICAL FLOOR SIZE
65,000 RSF

OWNER
American Equity Partners

ON-SITE PROPERTY MANAGEMENT
Broad Real Estate Services—on behalf of American Equity Partners—maintains a 2-person, fully dedicated property management staff committed to providing outstanding services to meet the needs of its tenants. Engineer on site 5 days a week, 7:00am–4:00pm

YEAR BUILT/RENOVATED
1987 / 2007-2008 / 2021

CEILING HEIGHT
Slab-to-Slab: 13'0"
Finished: 9'0"

FOUNDATION
Reinforced concrete individual spread column footings with continuous spread wall footings

BUILDING STRUCTURE
Rolled steel columns, beams, and girders at typical floors; open web steel joists with rolled steel girders at roof

COLUMN SPACING
30' x 30'

CORE DEPTHS
90' x 120'

FLOOR LOADS
100 lbs. PSF

FAÇADE
5" thick concrete spandrel panels

WINDOWS
1" thick, insulated, tinted glass ribbon windows; Atrium curtain wall with 1" thick, insulated, tinted glass and aluminum framing

CEILINGS SYSTEM
2' x 2' and 2' x 4' suspended acoustical tiles

LIGHTING
LED lighting in the café and exterior soffits, with suspended sodium vapor lighting in the lobby and recessed LED lighting throughout

ROOF
Carlisle single ply, 0.45 TPO membrane installed in 2008

LOBBY
New (fully renovated in 2021) modern three-story glass atrium at the main entrance featuring ceramic tile floors, painted and vinyl-covered walls, and granite walls around the elevators

RESTROOMS
New (fully renovated in 2021) one set of men's and women's restrooms on each floor located in the building core, featuring ceramic tile flooring and walls, acoustical tile ceilings, and recessed LED and spot lighting

INTERIOR STAIRWELLS
Four interior stairwells: One located within the building core and one located in each of the three corners of the building

CAFETERIA
Full-service café located in the center of the main lobby with 84 seats

ELEVATORS
Three, 4,000 lb capacity Thyssenkrupp passenger elevators located in the building core; Finished with glass, carpeted flooring, and brushed metal doors

ENERGY MANAGEMENT SYSTEM
- New Jace 8000 BACnet control panel Building Management System
- New Siemens ethernet based DXR VAV controllers

HVAC SYSTEM HVAC
System designed to accommodate half of each floor (six zones), with a 50-ton chiller providing supplementary cooling to the former Daiichi Sankyo space

Cooling: Six Carrier package units (ranging from 75 to 90 tons and operating approximately half of each floor) providing a total of 600 tons cooling capacity, all of which have been replaced since 2010

Heating: New Cleaver Brooks Clear Fire Boiler 2,000,000 BTU natural gas fueled boiler (with internal burners on the roof) supply hot water coils in the VAV system

HVAC Hours: Mon–Fri 8:00am–6:00pm and Sat 8:00am–1:00pm

ELECTRIC
4,000 amp, 208/480 volt, 3 phase 4 wire service

PLUMBING
Copper piping system

FIRE/LIFE SAFETY
Fully sprinklered (wet) with fire alarm system, and smoke evacuation system in atrium area

SECURITY
Keycard access and security surveillance camera system

TELECOMMUNICATIONS
Cablevision (Optimum)

UTILITIES
Electric: JCP&L
Gas: NJ Natural Gas
Water: Twp of Parsippany-Troy Hills
Sewer: Twp of Parsippany-Troy Hills

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE
The building is ADA compliant

BUILDING AMENTIES
- Redesigned 3-story atrium lobby and gaming area with new lounge furniture, TV's throughout, pool table, Pac-man arcade, and ping pong table
- Renovated full-service cafe with seating

Conference Center
- New modern training room with 35-person seating
- New 10-seat conference room & launch

Fitness Center
Brand new, state-of-the-art fitness center including:
- 2 x Pelotons
- 2 x Bodycraft T1000 Commercial Treadmills w/9" LCD Display
- 2 x Intenza 550ETXI Ellipticals
- Functional Trainer
- Dual Function Leg Press/Calf Raise
- Dual Function Mid Row/Lat Pull
- 2 x Adjustable Benches
- Dumbbell Rack
- Fully equipped Prism Deluxe Tower
- Filtered bottle filer
- Private men's & women's bathrooms, lockers, & showers

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