



# THE | ARBORS

@ PARSIPPANY

*TWO HILTON COURT*



A TRUE  
BLANK  
CANVAS

**200% above**  
market concessions



**CBRE**

**BUILDING SIGNAGE**  
along **Route 10** available

**IDEAL  
HEADQUARTERS  
LOCATION**

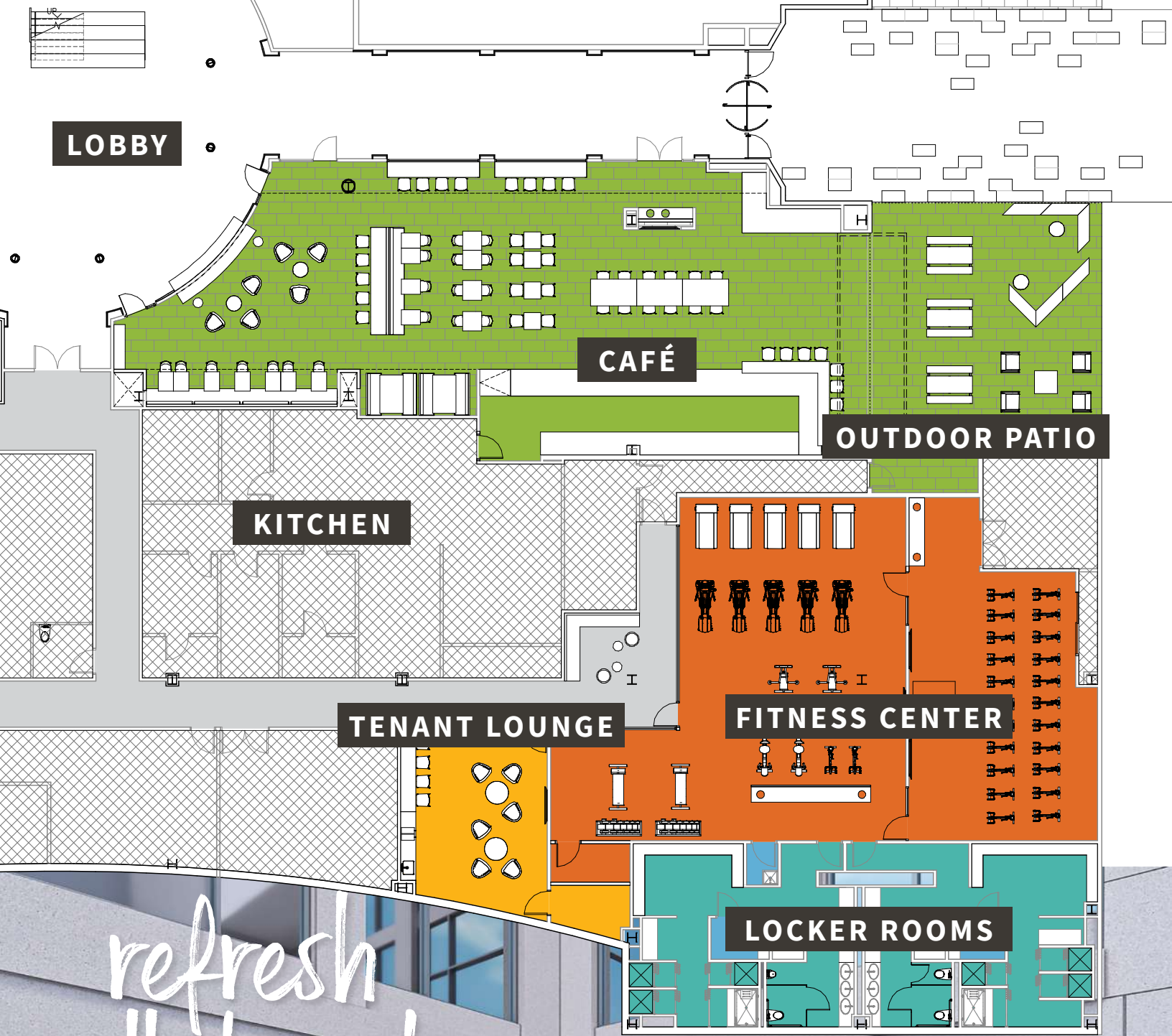
LIVE.WORK.PLAY.  
*redefined.*



MORRISTOWN

MORRIS PLAINS  
TRAIN STATION

**CBRE**



refresh  
collaborate  
transform



ONYX

CBRE

**BUILDING SIZE**

186,020 sq. ft. Class A Office

**CONSTRUCTION**

Steel

**FLOORS**

Four stories

**LEASE TYPE**

Direct

**TYPICAL FLOOR SIZE**

59,459 sq. ft.

**COVERED PARKING**

58 spaces available

**PLOT SIZE**

10.13 acres

**AVAILABILITY**

Immediate

**YEAR BUILT**

1991

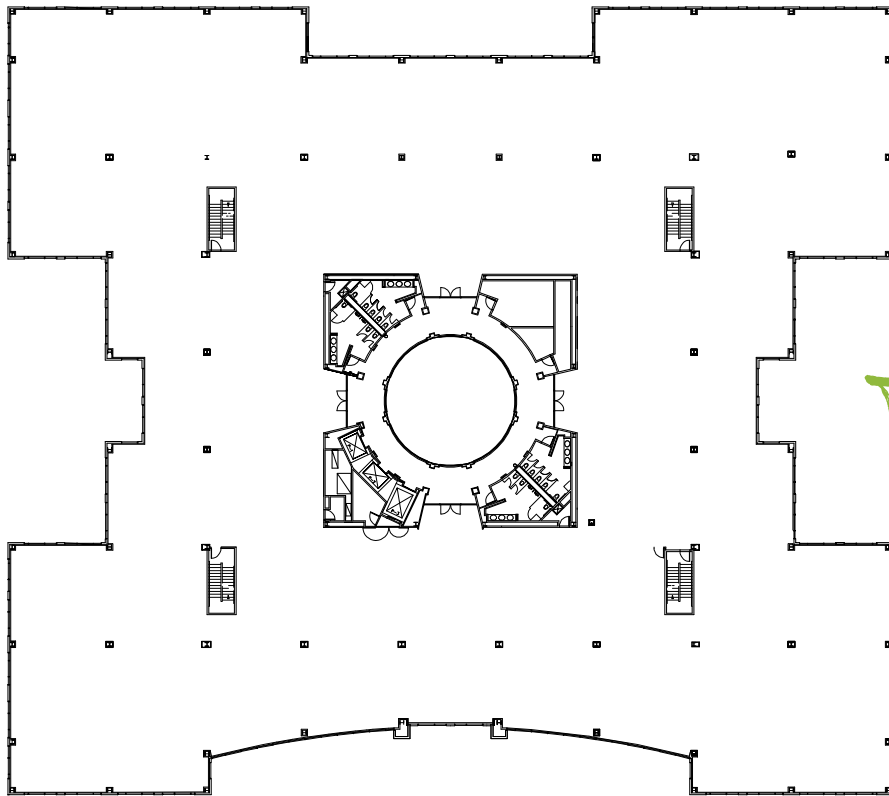
**TENANT IMPROVEMENT**

\$150/sq. ft.\*

**GENERATOR**

350KW diesel

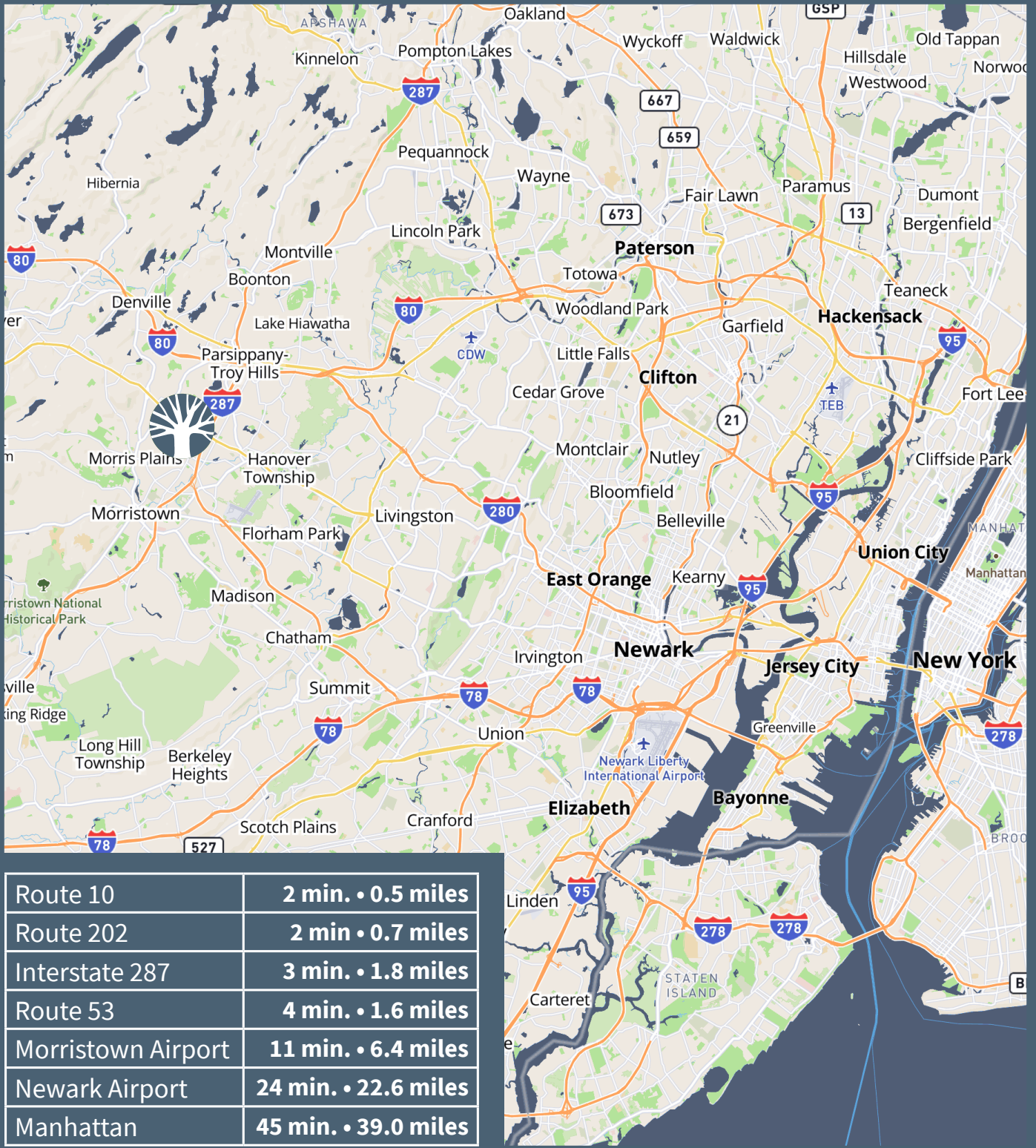
*\*Allowance will decrease over time*



*typical floor*  
57,983 sq. ft.

TWO HILTON COURT





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