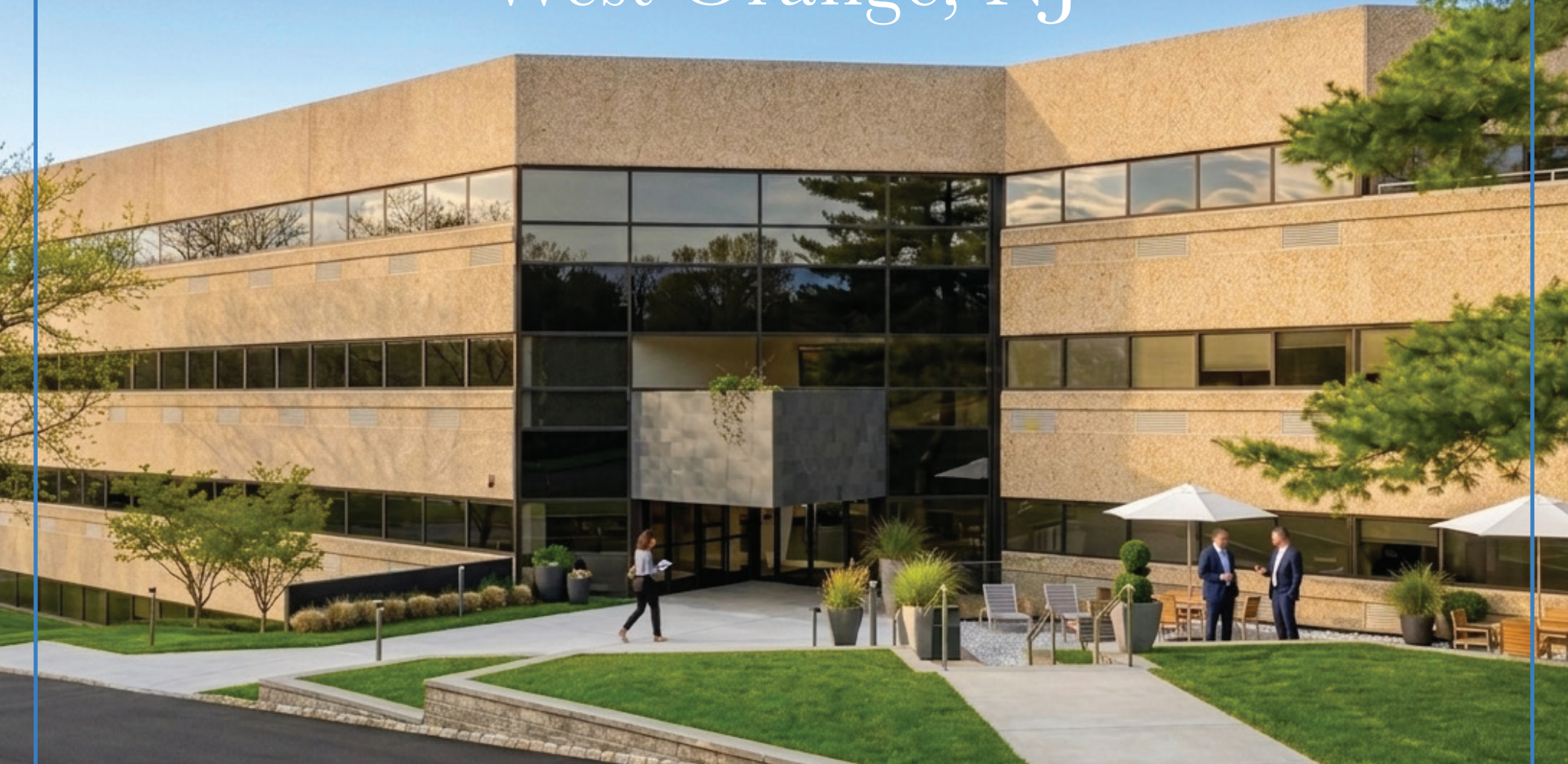


300 Executive Drive West Orange, NJ



NEWMARK
ASSOCIATES





300 Executive Drive is ideally situated in the heart of West Orange, within the well-established Executive Drive office corridor, one of Essex County's most recognized professional and medical hubs. The property benefits from immediate access to major regional thoroughfares including I-280, Route 10, and the Garden State Parkway, providing seamless connectivity to Newark, Jersey City, and New York City. The area is supported by a strong demographic base with high household incomes and dense surrounding residential communities, making it particularly attractive for medical, professional, and service-oriented users.

The immediate neighborhood is anchored by a mix of corporate offices, medical practices, and retail amenities, with nearby destinations such as Eagle Rock Reservation and Essex Green Shopping Center offering both lifestyle and convenience. Additionally, proximity to major institutions including RWJ Barnabas Health and Saint Barnabas Medical Center enhances the location's appeal for healthcare-related tenants. With ample parking, accessibility, and a professional setting, this corridor continues to be a sought-after destination for tenants seeking visibility and convenience in Northern New Jersey.

AVAILABLE SPACES

LOWER LEVEL

Suite 050: +/- 13,000 sf Data Center

- Data Center Infrastructure
- 800 kVA Electrical Service
- Dedicated Backup Generator (650 kW)
- 800 Amp / 3-Phase Power
- 90 Tons of Dedicated Cooling Capacity
- Dedicated 10 Gig Fiber Circuit

Suite 060: +/- 2000 sf Office

- 5 Offices

FIRST FLOOR

Suite 125: +/- 3250 sf

- 8 Offices
- 1 Conference Room
- Kitchenette

Suite 150: +/- 5000 sf

- 2 Large Offices
- Kitchenette

SECOND FLOOR

Suite 230: +/- 6000 - 12,000 sf (divisible)

- Flexible Floor Plan
- Perimeter Private Offices

PROPERTY FEATURES

- 130,000 sf Office Building
- Fitness Room, Game Room and Tenant Lounge
- Outdoor Seating
- Proximity to Shopping, Restaurants and Banking
- Easy Access to Routes 280, 80 and 10
- Abundant Parking

CALL FOR PRICING



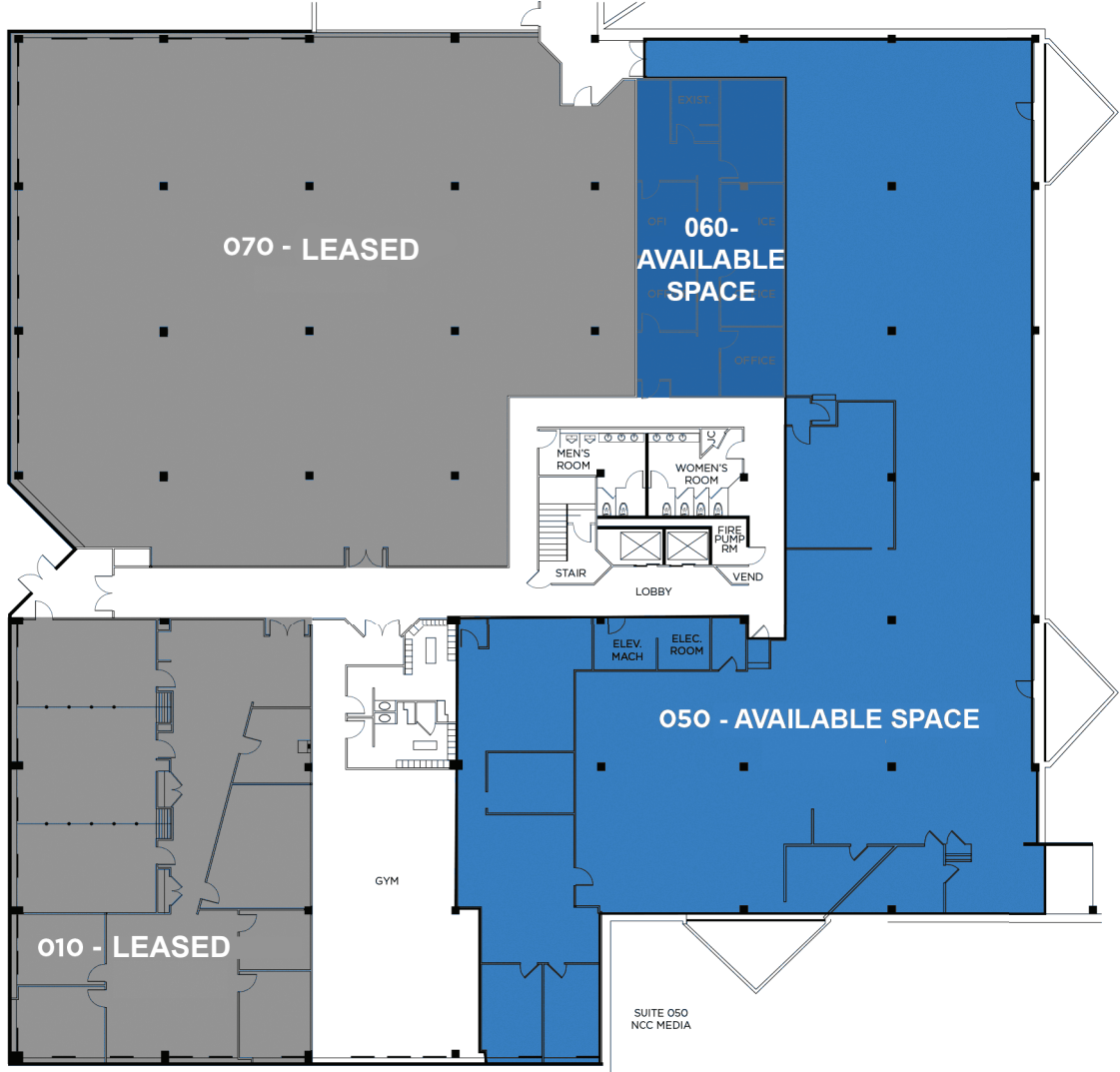








LOWER LEVEL



Floor Plans Not Drawn to Scale.

FIRST FLOOR



Floor Plans Not Drawn to Scale.

SECOND FLOOR



Floor Plans Not Drawn to Scale.



NEWMARK ASSOCIATES

NewmarkRealEstate.com | 973.884.4444 | 7 E. Frederick Place Suite 500 Cedar Knolls New Jersey 07927

JEANNETTE MELILLO

C: 862.227.6464

O: 973.884.4444 ext. 39

jmelillo@newmarkrealestate.com

NANCY STANTON-TUCKMAN

C: 973.216.7107

O: 973.884.4444 ext. 19

ntuckman@newmarkrealestate.com