

THE DISTRICT AT 15fifteen

1515 Route 10, Parsippany

JOIN TENANT ROSTER

KURA
REVOLVING SUBSBAR

MEXIMODO
COCINA & COCTELES

moxie
salon and beauty bar

YOGASIX

JETSET
MODERN PILATES

BURGER Brunswick House

HARAZ
COFFEE HOUSE

AL-BASHA

Homedown Creamery

O'Bagel

puregreen

THE YARD GYM

BURTONS
GRILL & BAR

67,335 VPD

Retail for Lease - Contact

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Availabilities

Multiple Retail Opportunities

- +/- 1,447 - 7,358 SF

Co-Tenants



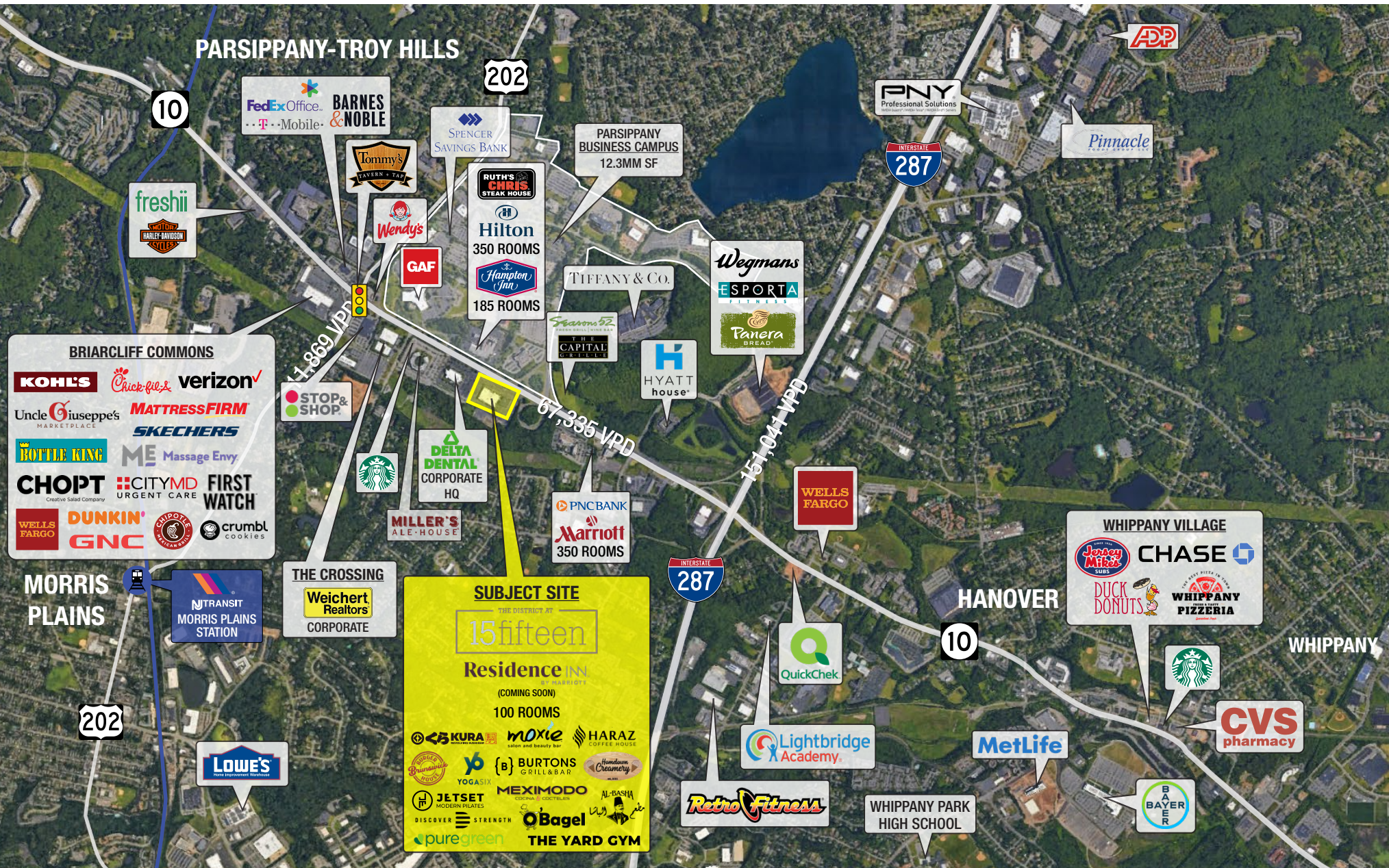
Neighboring Tenants



Site Description

- One-of-a-kind mixed-use retail opportunity with over 1,000 feet of frontage in the heart of the Route 10 retail corridor
- 15fifteen includes 500 luxury apartments, 100 key hotel, 60,000 SF of retail, and a new state of the art digital sign and message board providing tremendous opportunity for retailers to have maximum exposure to Route 10
- Multiple retail configurations, including venting for F&B, with frontage along Route 10 and the interior paseo
- Planned and curated events creating a downtown atmosphere such as farmers markets, live music, movies in the park and more throughout the year
- New access to the development allows for patrons to easily enter and exit the property from 2 points along Route 10 eastbound and direct access via the Dryden Way exit westbound. Dryden Way also provides direct access to the office and hotel population across Route 10.
- On-site parking with both surface spaces and a parking garage consisting of 1,062 total spaces. In addition, the parking garage includes reserved "retail only" parking with direct pedestrian access to the retail paseo.
- Tremendous HH incomes at nearly \$140,0000 within the immediate and surrounding area
- Dense residential population that includes approximately 152,000 people and a daytime population of over 220,000 people within 5-miles
- Over 16 million SF of corporate office space within the market with headquarters for several Fortune 1,000 companies including Bayer, Honeywell, GAF, Wyndham Worldwide and many others
- More than 3,000 hotel rooms within 3-miles plus approximately 1,500 new multi-family units in the pipeline within 1 ½ miles from 15fifteen

MARKET AERIAL

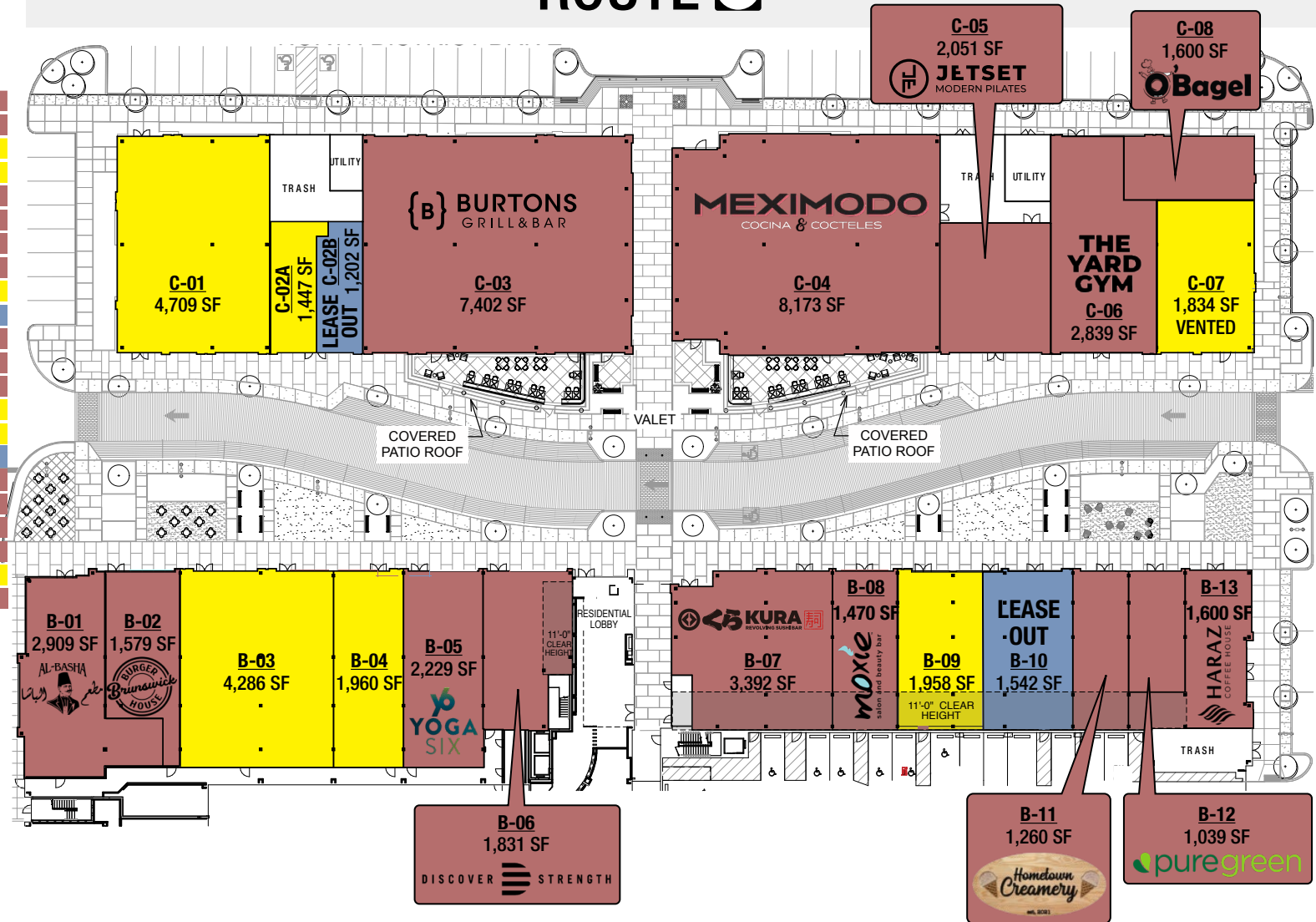


SITE PLAN

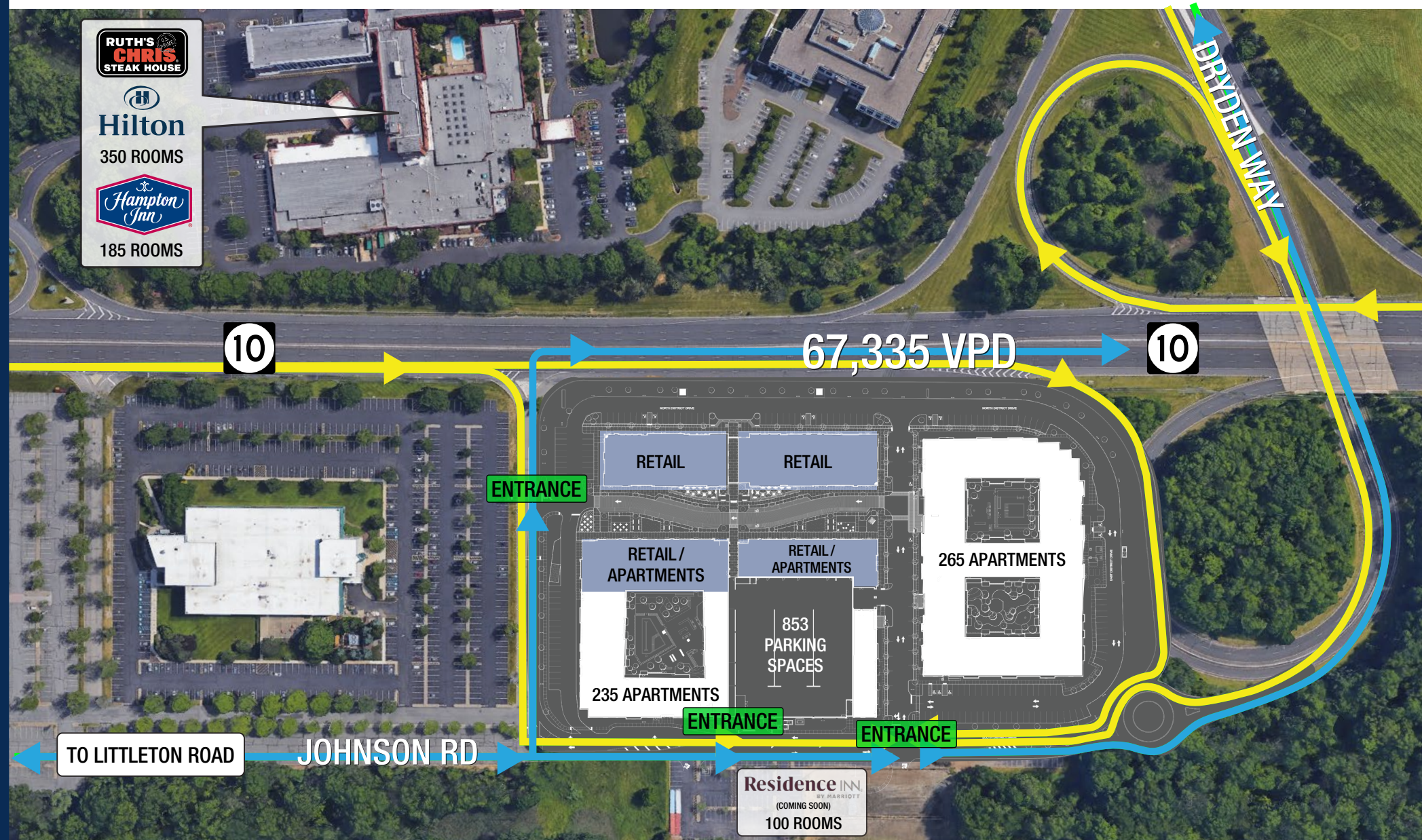
ROUTE 10

SPACE	AREA	TENANTS
B-01	2,909 SF	AL-BASHA
B-02	1,579 SF	BRUNSWICK BURGER HOUSE
B-03	4,286 SF	AVAILABLE
B-04	1,960 SF	AVAILABLE
B-05	2,229 SF	YOGA SIX
B-06	1,831 SF	DISCOVER STRENGTH
B-07	3,392 SF	KURA SUSHI
B-08	1,470 SF	MOXIE SALON BEAUTY BAR
B-09	1,958 SF	AVAILABLE
B-10	2,171 SF	LEASE OUT
B-11	1,260 SF	HOMETOWN CREAMERY
B-12	1,039 SF	PURE GREEN
B-13	1,600 SF	HARAZ COFFEE HOUSE
C-01	4,709 SF	AVAILABLE
C-02A	1,447 SF	AVAILABLE
C-02B	1,202 SF	LEASE OUT
C-03	7,402 SF	BURTON'S BAR AND GRILL
C-04	8,173 SF	MEXIMODO
C-05	2,051 SF	JETSET MODERN PILATES
C-06	2,839 SF	THE YARD GYM
C-07	1,834 SF	AVAILABLE (VENTED)
C-08	1,600 SF	O'BAGEL

- AVAILABLE
- LEASE OUT
- SIGNED LEASE



TRAFFIC FLOW



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