JLL: New deals, expansion fuel 78,000 sq. ft. in leasing at Parsippany office building

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Joshua Burd

300 Kimball Drive in Parsippany — Courtesy: JLL

By Joshua Burd

Signature Acquisitions has secured two new tenants and an expansion at 300 Kimball Drive, a key piece of its Parsippany office portfolio.

Brokers with JLL represented ownership in the transactions, which include a long-term, 13,171-square-foot lease with Ascensia Diabetes Care US Inc. The company will relocate from 5 Wood Hollow Road, also in Parsippany, occupying a portion of the second floor at 300 Kimball.

Another new tenant, Groupe SEB USA, has taken 29,902 square feet for its U.S. headquarters under a previously announced lease. The European-based household goods firm is also relocating from 5 Wood Hollow Road, which is slated for redevelopment as a warehouse.

In the third deal, One Point Wealth Partners renewed and expanded its lease on the third floor by 7,964 square feet, according to a news release. The former Bleakley Financial Group now occupies 34,646 square feet at the roughly 430,000-square-foot building, following its 2025 rebranding.

“Our focus at 300 Kimball has always been on creating an environment where companies can attract talent, support their teams and grow over the long term,” said Sandy Monaghan, senior vice president and director of leasing at Signature Acquisitions. “We have continued to invest in the property and its amenities with the tenant experience at the center of those decisions, and these leases reinforce the value of that approach.”

JLL Managing Director Matt McDonough represented the landlord, working alongside Monaghan. JLL Executive Managing Director Tim Greiner and Managing Director Dan Ligorner represented One Point Wealth Partners and Groupe SEB, while CBRE Senior Vice President Sean Morley and Vice Chairman Ed DaCosta represented Ascensia Diabetes Care.

“Companies across northern New Jersey continue to prioritize high-quality office environments that can support collaboration, employee engagement and long-term business objectives,” McDonough said. “These transactions demonstrate that well-located, highly amenitized Class A properties such as 300 Kimball remain attractive to a diverse range of occupiers. The building provides the accessibility, amenities and quality companies are looking for as they make long-term workplace decisions.”

Located near the junction of interstates 80 and 287, 300 Kimball is a five-story property within The Center of Morris County office campus. Designed originally as an operations center for a Fortune 500 company, the renovated property is now a multitenant corporate environment with infrastructure and amenities meant to serve a wide range of occupiers.

Signature Acquisitions, which acquired the building in 2022, has continued to enhance the tenant experience at the property with recent upgrades such as a newly renovated café and dining area with outdoor seating, a renovated patio and a new exercise facility with showers, locker rooms and a golf simulator, the news release said. Additional amenities include a staffed security desk, a conference center with full audiovisual capabilities and flexible seating for up to 100 people, a tenant lounge with games and grab-and-go food service.

The property also has a putting green, walking and jogging trails and electric vehicle charging stations, as well as 1,627 parking spaces, including 594 covered spaces. JLL added that 300 Kimball holds a silver certification on the U.S. Green Building Council's Leadership in Energy and Environmental Design scale and has received BOMA's Building of the Year recognition.

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