



# THE | ARBORS

@ PARSIPPANY

1,3,5 SYLVAN WAY

LIVE.WORK.PLAY. *redefined.*

# 1, 3, 5 SYLVAN WAY, PARSIPPANY

*106,876 s.f. available for lease*

Situated in one of New Jersey's most iconic campus parks, 1,3 & 5 Sylvan Way are three of eleven Class A office properties transforming the campus lifestyle to the next level of live, work and play. Capital improvements are currently underway to curate a world-class tenant experience from the moment you walk

up to the building. With brand new entrance ways and lobbies, state-of-the-art fitness facilities that include a high definition virtual golf simulator and putting green, new café and barista style grab-and-go with an abundance of lounge seating, and communal training facility, **1,3,5 Sylvan Way is redefining** the next level of a connected and interactive campus lifestyle.





1,3,5 SYLVAN:

*redefining*  
today's office  
campus



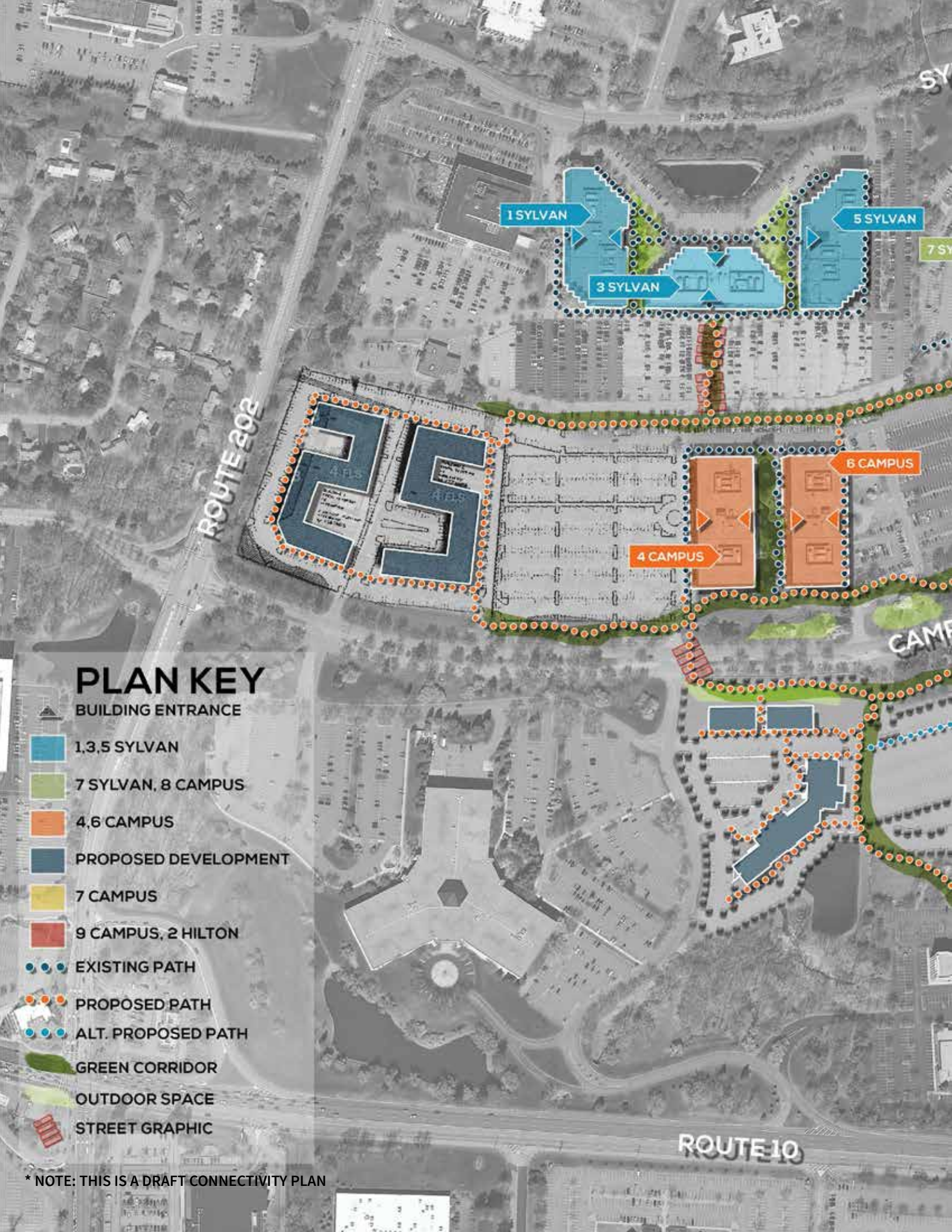
THE | ARBORS  
@ PARSIPPANY

LIVE.WORK.PLAY.ENJOY



connectivity.





# PLAN KEY

-  BUILDING ENTRANCE
-  1,3,5 SYLVAN
-  7 SYLVAN, 8 CAMPUS
-  4,6 CAMPUS
-  PROPOSED DEVELOPMENT
-  7 CAMPUS
-  9 CAMPUS, 2 HILTON
-  EXISTING PATH
-  PROPOSED PATH
-  ALT. PROPOSED PATH
-  GREEN CORRIDOR
-  OUTDOOR SPACE
-  STREET GRAPHIC

\* NOTE: THIS IS A DRAFT CONNECTIVITY PLAN



COMING SOON:

WALKING  
TRAILS

24 HOUR  
FITNESS

SEASONS 52

THE CAPITAL  
GRILLE



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# LOCATION



Parsippany lies at the crossroads of major roadways including Interstate 80, 280, 287, U.S. Routes 46 and 202, New Jersey Routes 10 and 53.

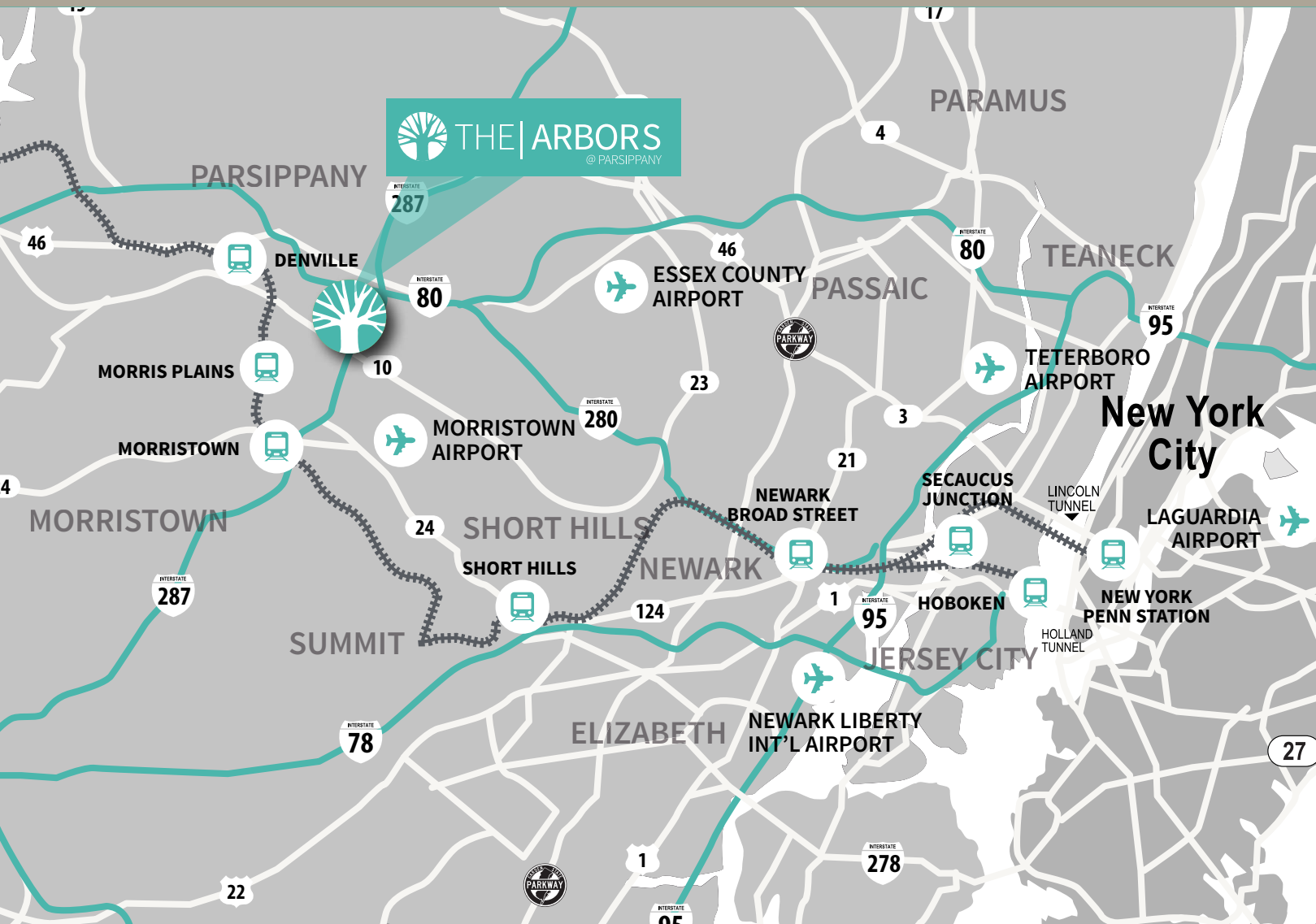


5 minutes from Morris Plains Station, which provides direct service to New York Penn Station, Midtown Manhattan and Hoboken Terminal.



Campus shuttle service to and from Morris Plains Train Station is available Monday – Friday from 7:30 AM – 9:30 AM and 5:00 PM – 7:00 PM.

## REGIONAL ▾







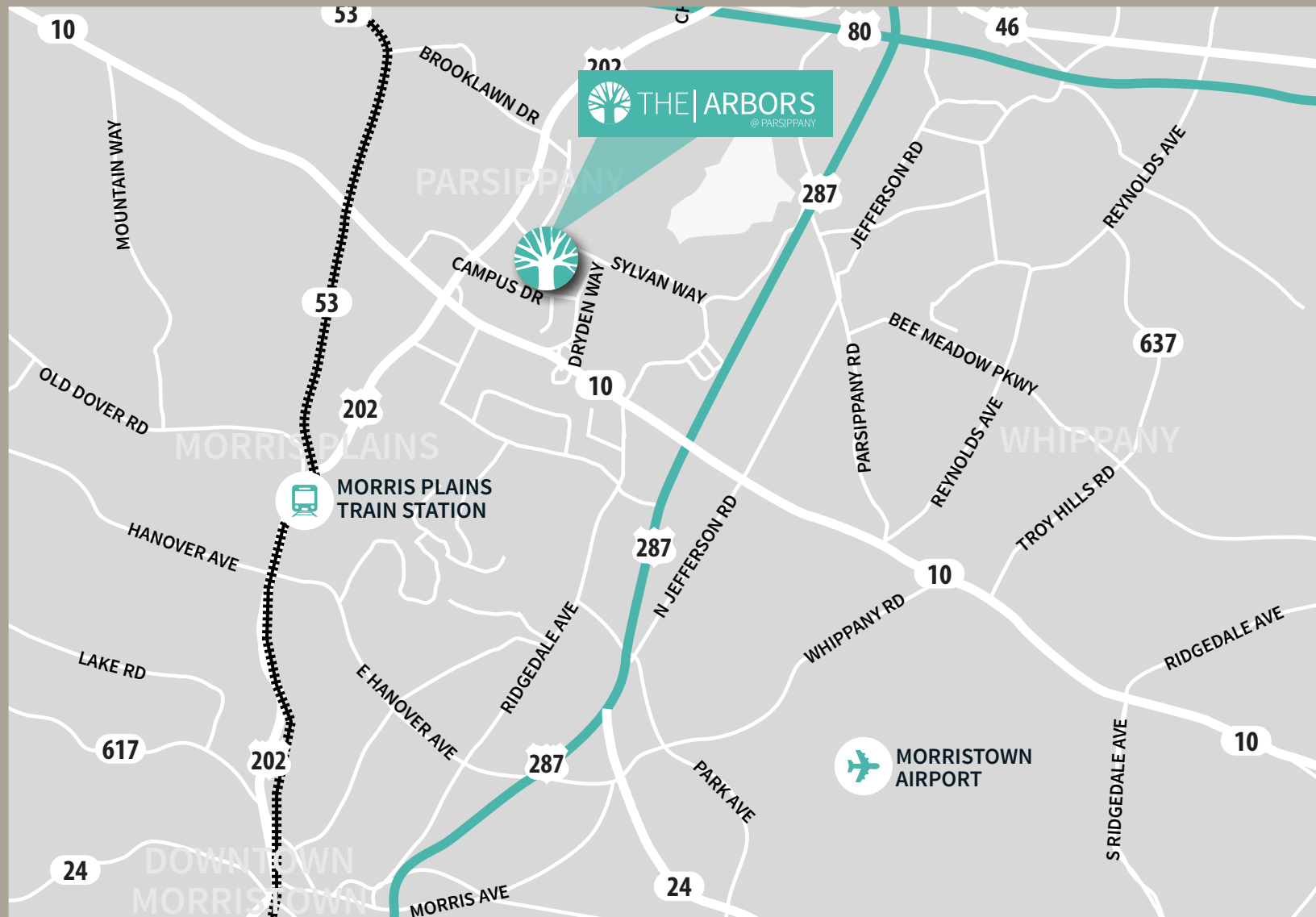
Morristown Municipal Airport, a general aviation airport is located 5 miles from the campus and Newark Liberty International Airport is located just 24 miles away.



NJ Transit provides bus service on the 79 route to and from Newark, with local service on the 870, 871, 872, 873, 874, 875, 880, 29 and 79 routes.

Bus service to the Port Authority Bus Terminal in Midtown Manhattan is provided by Lakeland Bus Lines along Route 46 and Interstate 80.

## LOCAL ▾



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productivity.



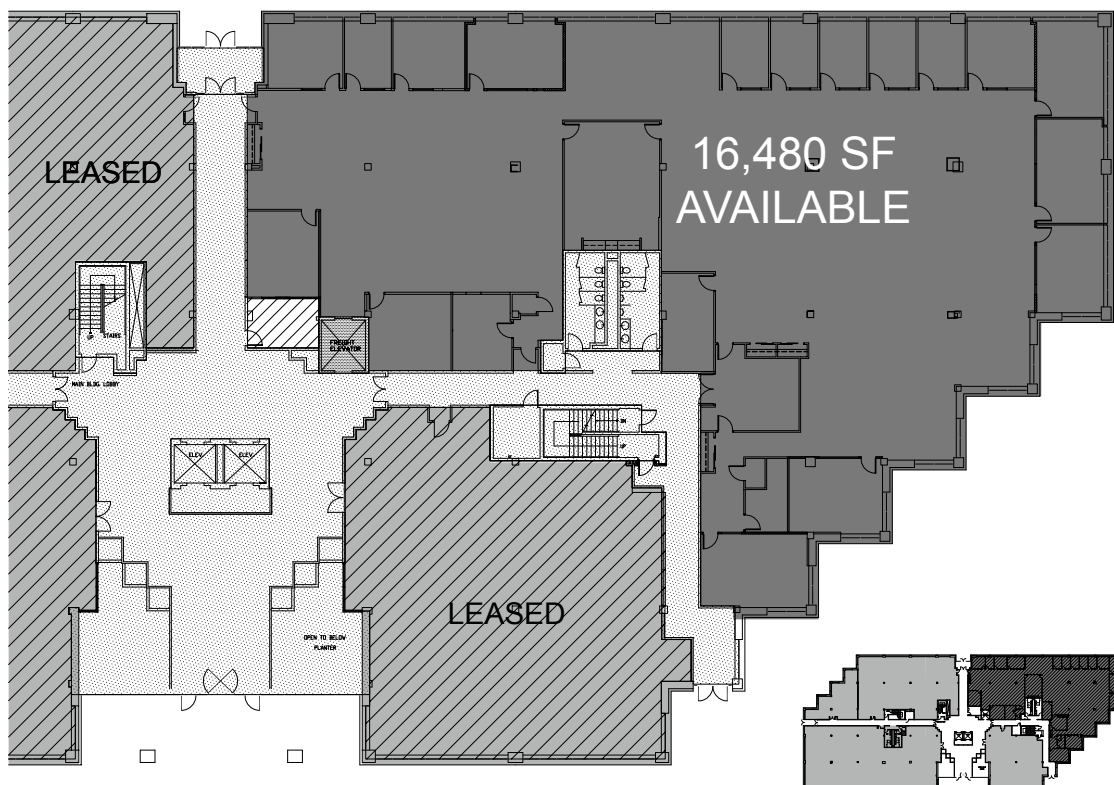
ARTIST RENDERING

# SPECIFICATIONS

## 1 Sylvan Way

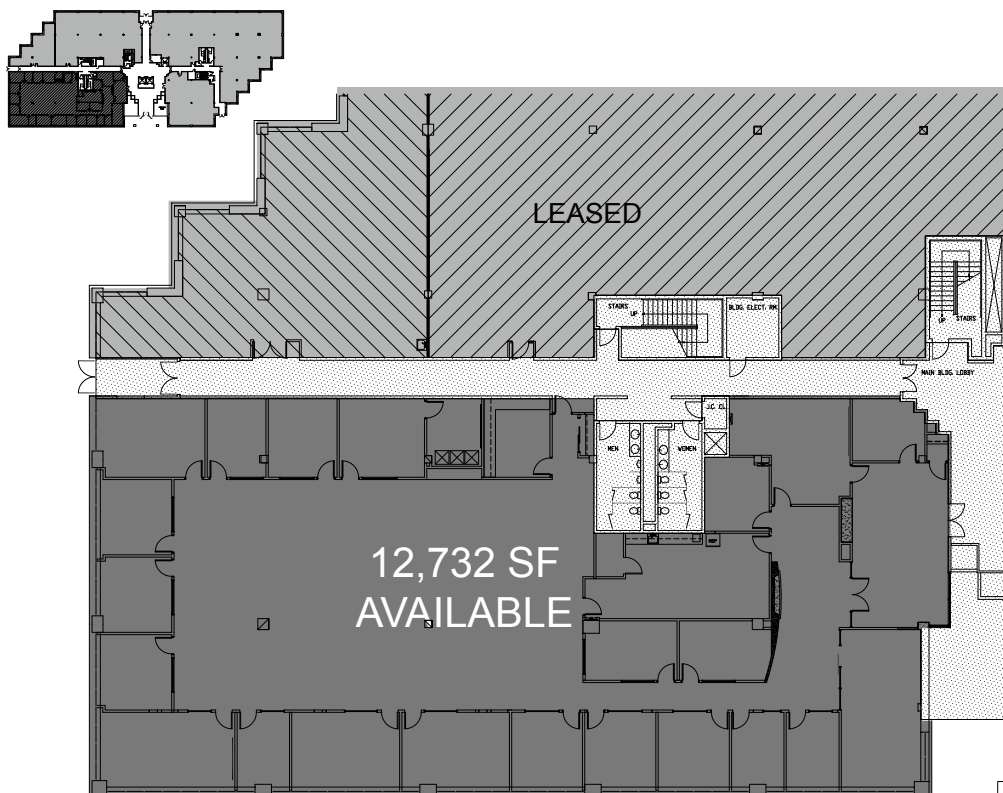
<b>Building size:</b>	150,557 RSF
<b>Stories:</b>	Three (3) stories
<b>Lobby description:</b>	Three (3) story granite and glass atrium
<b>Year built:</b>	1987; renovations 2018
<b>Land area:</b>	9.53 acres
<b>Access (after hours):</b>	24/7 card key access
<b>Security:</b>	Roving security & cameras
<b>Building hours:</b>	Monday – Friday: 8:00 AM to 6:00 PM
<b>Parking:</b>	450 (58 covered) - 3.45 per 1,000 SF leased
<b>Amenities:</b>	Conference facilities (2018) Underground connectivity to 3 & 5 Sylvan Way
<b>Located at 3 &amp; 5 Sylvan:</b>	Full service cafe (2018) Fitness center with locker room and showers (2018) High definition virtual golf simulator (2018)

## FIRST FLOOR - 16,480 SF





FIRST FLOOR - 12,732 SF

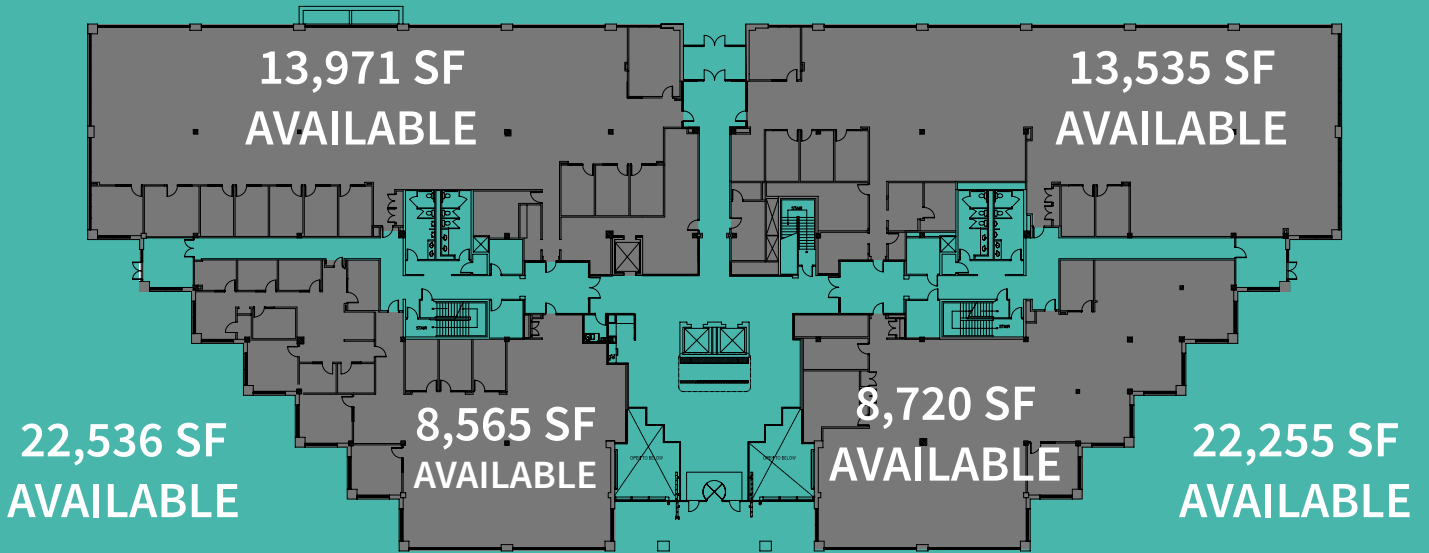


### 3 Sylvan Way

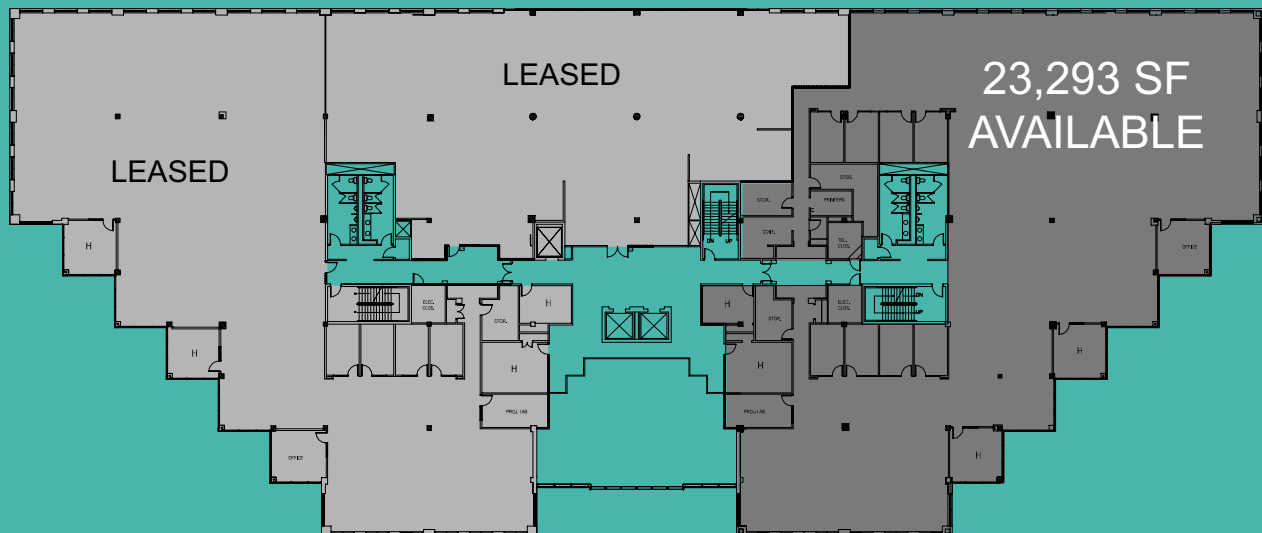
**Building size:** 147,201 RSF  
**Garage size:** 4,600 SF  
**Stories:** Four (4) stories  
**Lobby description:** Three (3) Story Atrium  
**Year built:** 1988; renovations 2018  
**Land area:** 7.53 acres  
**Access (after hours):** Card key access  
**Security:** Roving security & cameras  
**Building hours:** Monday – Friday: 8:00 AM to 6:00 PM  
**Parking:** Total 404 , Covered 35

**Amenities:** Fitness center with locker room and showers  
(2018)High definition virtual golf simulator (2018)  
Underground connectivity to 1 & 5 Sylvan Way  
**Located at 1 & 5 Sylvan:**  
Conference facilities (2018)  
Full service café (2018)

#### FIRST FLOOR - 44,791 SF



#### SECOND FLOOR - 23,293 SF



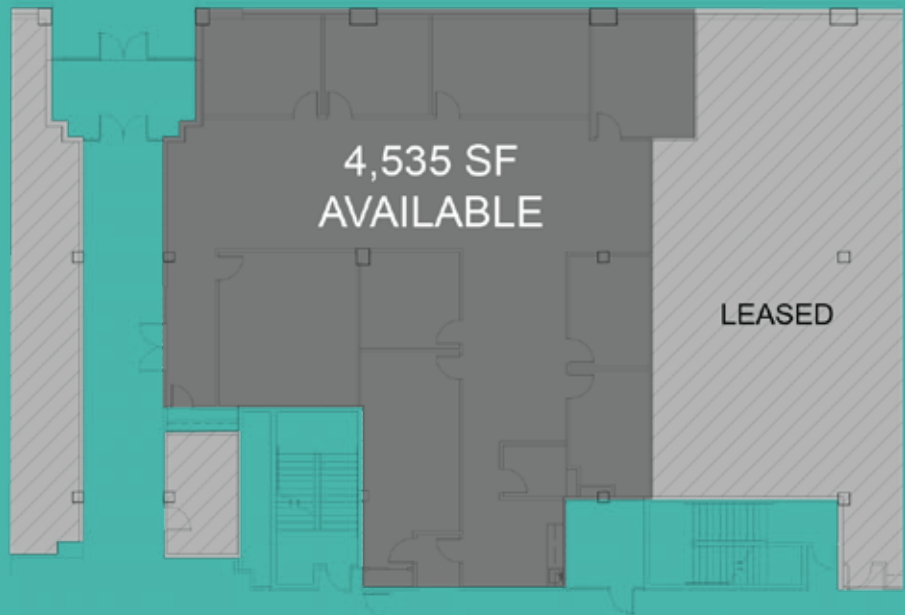
## 5 Sylvan Way

<b>Building size:</b>	151,383 RSF
<b>Stories:</b>	Four (4) stories
<b>Lobby description:</b>	Three (3) Story Atrium
<b>Year built:</b>	1987; renovations 2018
<b>Land area:</b>	6.14 acres
<b>Access (after hours):</b>	24/7 card key access
<b>Security:</b>	Roving security & cameras
<b>Building hours:</b>	Monday – Friday: 8:00 AM to 6:00 PM
<b>Parking:</b>	518 Total, covered 65

**Amenities:** Full service café (2018)  
Underground connectivity to 1 & 3 Sylvan Way

**Located at 1 & 3 Sylvan:**  
Conference facility (2018)  
Fitness center with locker room and showers (2018)  
High definition virtual golf simulator (2018)

### FIRST FLOOR - 4,535 SF



### SECOND FLOOR - 4,354 SF



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**1, 3, 5 Sylvan Way**  
fitness center, conference center,  
cafe, barista style grab-and-go

**8 Campus Drive**  
brand new entrance lobby with an abundance of lounge  
seating, fitness center and high-definition virtual golf  
simulator, game room, cafe and conference facilities





# intercommunity.

## 7 Sylvan Way

brand new entrance lobby with a barista style grab-and-go and an abundance of lounge seating

## The Arbor

food trucks, adirondack seating, walking path and a farmers market

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## CAMPUS AMENITIES

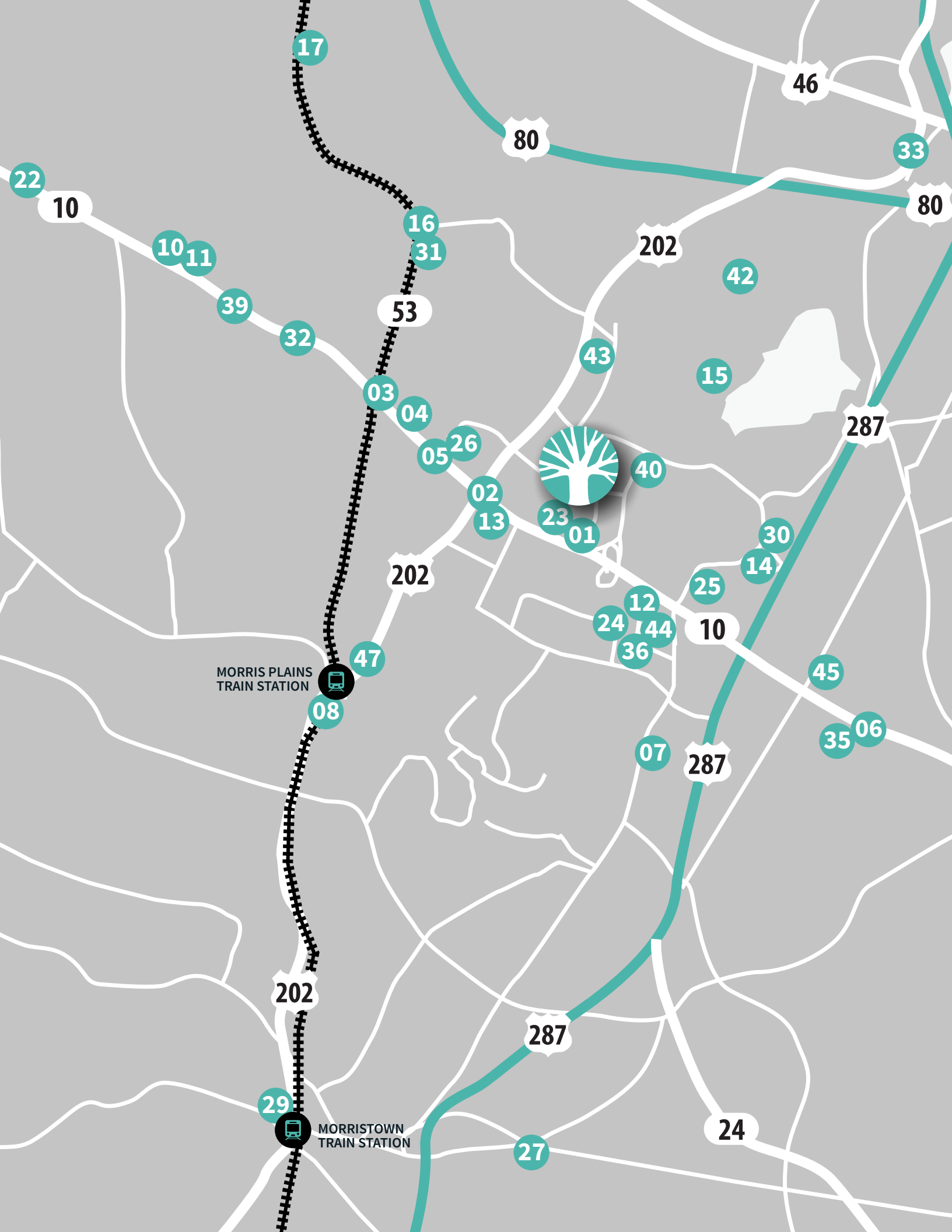
24 Hour Fitness (coming soon) | Car wash | Full services cafes | Childcare center | Farmer's market | Fitness centers with locker room and shower facilities | Food trucks | Game room | Hotels - Hilton Parsippany/Hampton Inn and Hyatt House | Manicure & pedicure services | Meeting spaces | Running & biking trails | Wegmans | Yoga classes | Capital Grille and Seasons 52 (coming soon)

# convenience.



## LOCAL POINTS OF INTEREST

Multiple sit down and fast food restaurants including - 5 Guys, Chipotle, Grato, Starbucks, Tabor Road Tavern and Zinburger | Daycare centers | Depasquale the Spa | Dunkin Donuts | Hotels - Hanover Marriott, Residence Inn, Hyatt Regency Morristown, Sheraton Parsippany Hotel and Westin Governor Morris | NJ Transit Train Stations | Retail - Kohls, Home Goods, Old Navy, Shoppes at Union Hill, TJ Maxx and Ulta





### Restaurants

- 01 Ruth's Chris
- 02 Zinburger
- 03 Grato
- 04 Tabor Road Tavern
- 05 Lemongrass
- 06 Nikko Japanese Restaurant
- 07 H2 Ocean
- 08 Arthur's Tavern
- 09 Il Capriccio
- 10 Minado
- 11 Cinnamon Indian Restaurant
- 12 Auld Shabean

### Convenience

- 13 Starbucks
- 14 Wegman's/Wegman's Burger Bar
- 15 Delizia Parsippany Pizzeria
- 16 Tabor Road Pizza
- 17 Mancino's
- 18 Chipotle
- 19 Smashburger
- 20 5 Guys
- 21 Panera
- 22 Qdoba

### Hotels

- 23 Hilton Parsippany/Hampton Inn
- 24 Hanover Marriott
- 25 Hyatt House
- 26 Residence Inn
- 27 Westin Governor Morris
- 28 Sheraton Parsippany Hotel
- 29 Hyatt Regency Morristown

### Fitness - Lifestyle

- 30 24 hour Fitness (coming soon)
- 31 Anytime Fitness
- 32 Crunch
- 33 Blink Fitness
- 34 Retro Fitness
- 35 Zapp Athletic Club
- 36 Bikram Yoga Cedar Knolls
- 37 LA Fitness
- 38 Atlantis Sports Club and Spa
- 39 Depasquale the Spa

### Daycare

- 40 Bright Horizons at Parsippany
- 41 The Goddard School
- 42 Tiny Totz
- 43 Apple Montessori
- 44 My Special Spot
- 45 The Learning Experience
- 46 Whippany Kindercare

# campus overview



## CORPORATE NEIGHBORS

Ayco, Goldman Sacks Co.  
Ascensia  
Automatic Data Processing, Inc.  
Avis Budget Group, Inc.  
Barclays Capital  
Bayer Corporation  
B&C Foods  
CAE SimuFlite NETC  
ConnectiveRX  
Crum & Forster  
Day Pitney LLP  
Deloitte  
Delta Dental of New Jersey, Inc.



Department of Environmental Protection  
 DSM  
 Emergency Medical Associates LLC  
 EverBank Commercial Finance  
 Evonik Corporation  
 Ferrero USA Inc  
 Fiserv, Inc.  
 FM Global  
 GAF Materials Corporation  
 Gemini Technology Services, Inc.  
 Honeywell International, Inc.  
 IMS Health Incorporated  
 Langan Engineering

MANE USA  
 McCann Torre Lazur  
 Medical Laboratory Diagnostics  
 Merck & Co Inc.  
 Metlife  
 National Exchange Carrier Association  
 Ogilvy CommonHealth Worldwide  
 Pacira  
 PBF Holding Company, LLC  
 Pinnacle Foods Inc.  
 Reckitt Benckiser LLC  
 Securitas Security Services  
 Solix

Sun Chemical Corporation  
 Tangoe, Inc.  
 Teva Pharmaceuticals USA, Inc.  
 The Coyne Agency  
 T-Mobile Law Enforcement Relations Group  
 Tower Watson  
 United Parcel Service, Inc.  
 Weichert Realtors  
 Western World Insurance Group  
 Wyndham Worldwide Corporation  
 Zoetis



THEARBORSATPARSIPPANY.COM

For more leasing information, contact:



**David Stifelman**  
+1 973 829 4723  
david.stifelman@am.jll.com

**Chris Conklin**  
+1 973 829 4675  
chris.conklin@am.jll.com

**Mike Pietrowicz**  
+1 973 829 4749  
mike.pietrowicz@am.jll.com

Owned & managed by:



**John O'Hearn**  
+1 732 272 4801  
johearn@mack-cali.com

