



THE | ARBORS
@ PARSIPPANY

1,3,5 SYLVAN WAY

LIVE.WORK.PLAY. *redefined.*

THEARBORSATPARSIPPANY.COM

1, 3, 5 SYLVAN WAY, PARSIPPANY

89,139 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



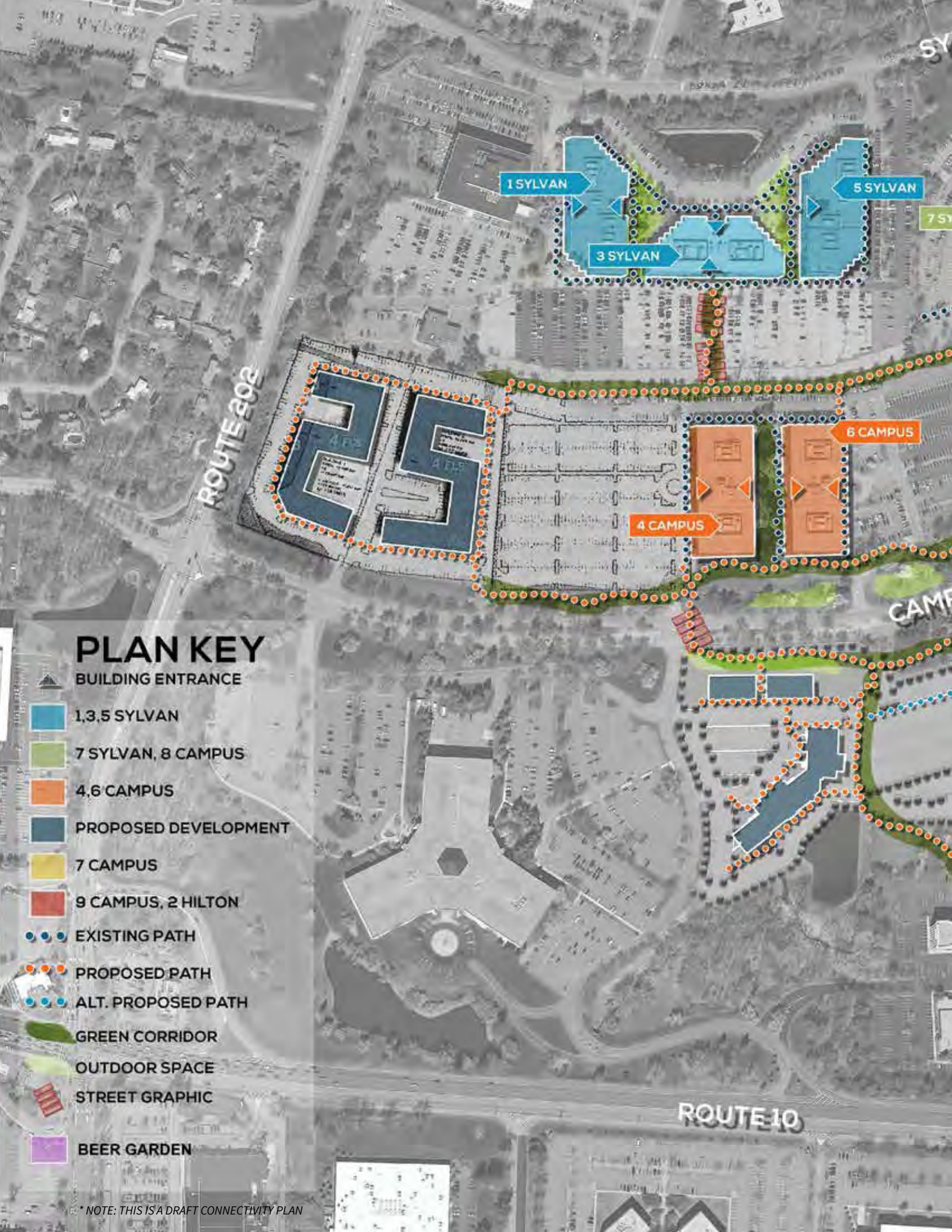
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LIVE.WORK.PLAY.ENJOY



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



BEER GARDEN

* NOTE: THIS IS A DRAFT CONNECTIVITY PLAN



COMING SOON:

WALKING
TRAILS

SEASONS 52

THE CAPITAL
GRILLE

KATE'S BEER
GARDEN

PANERA



THE|ARBORS

@PARSIPPANY

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.

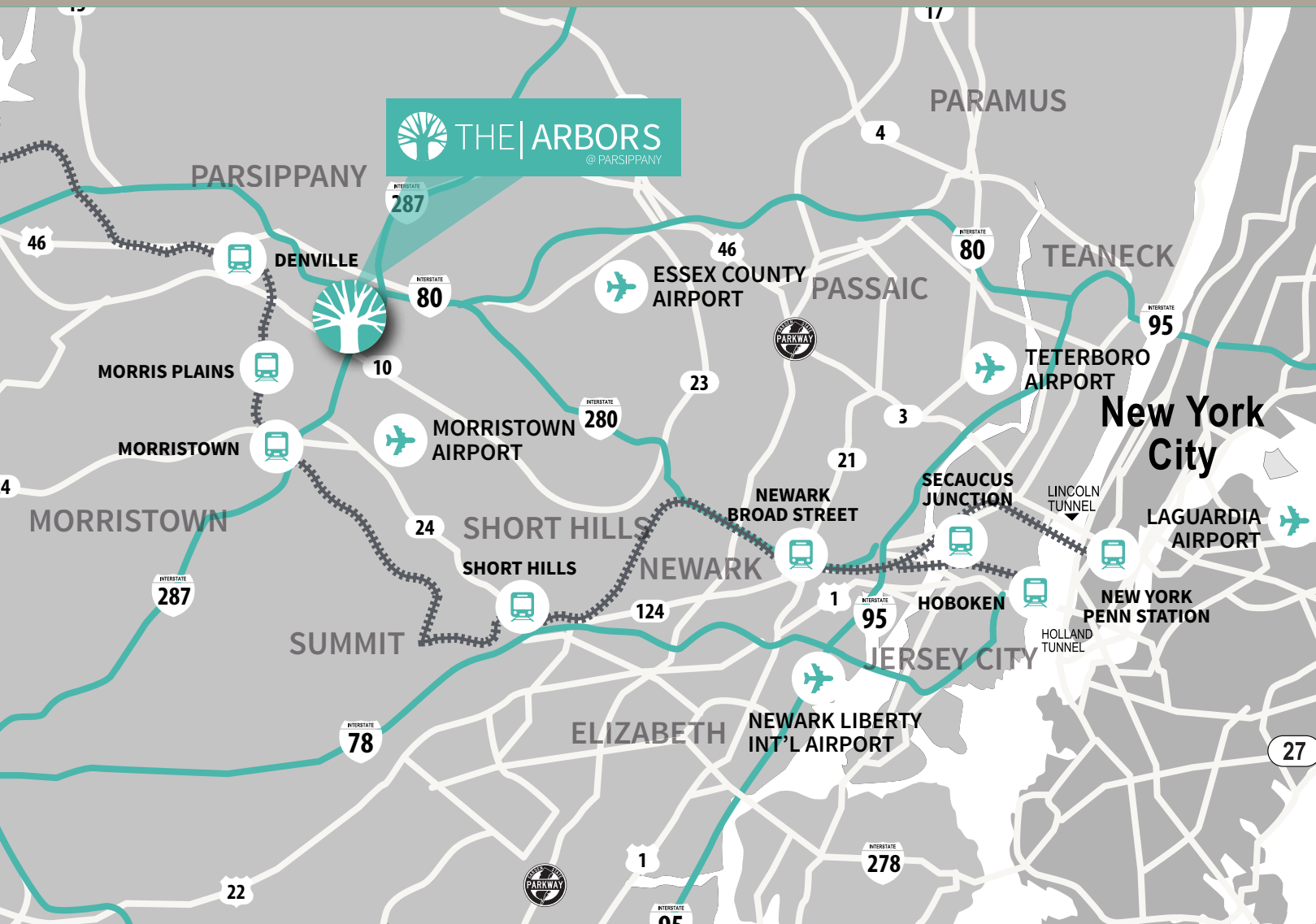


5 minutes from Morris Plains Station, which provides direct service to New York Penn Station, Midtown Manhattan and Hoboken Terminal.



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 ▼





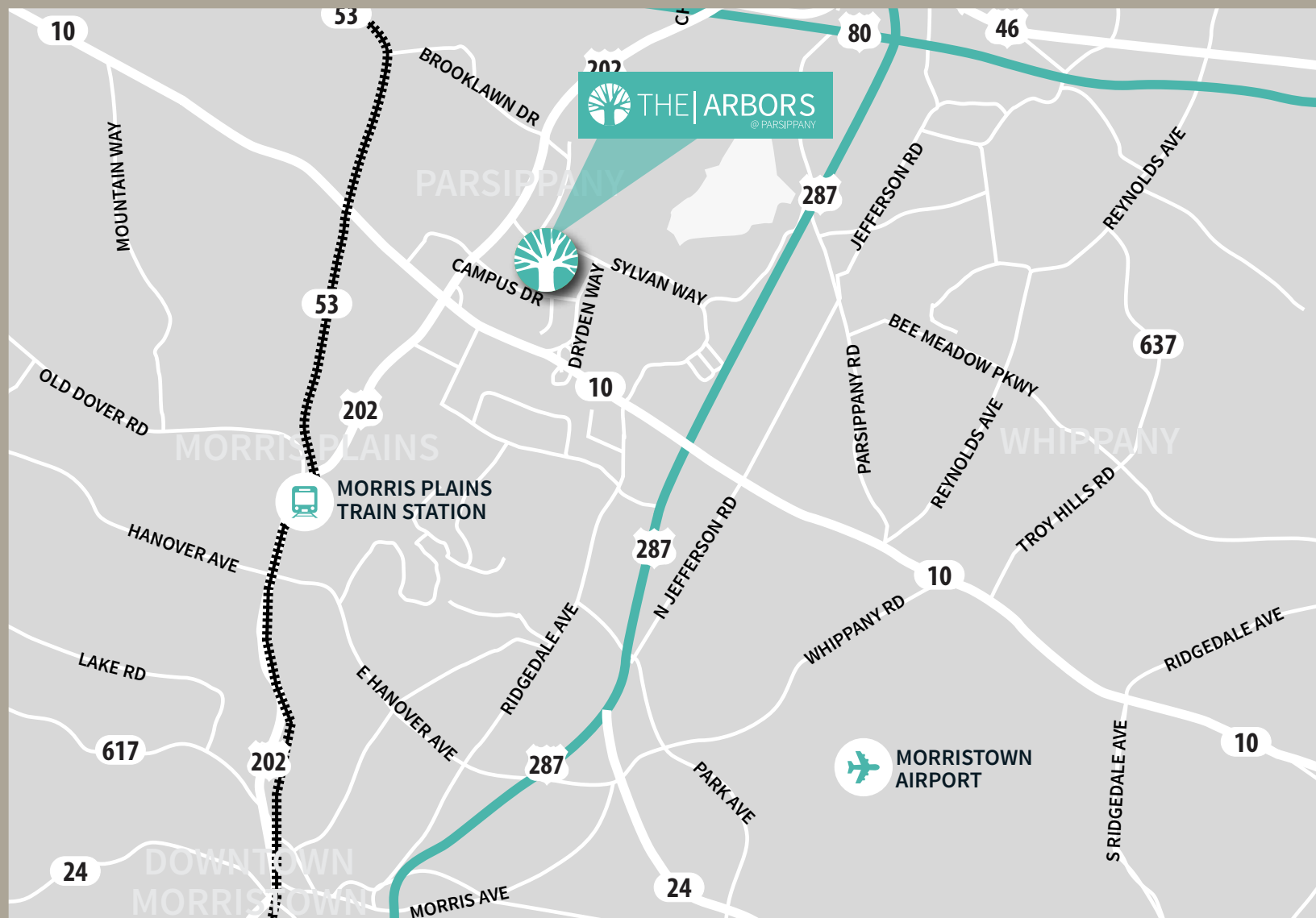
Morristown Municipal Airport, a general aviation airport is located 5 miles from the campus and Newark Liberty International Airport is located just 24 miles away.



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.



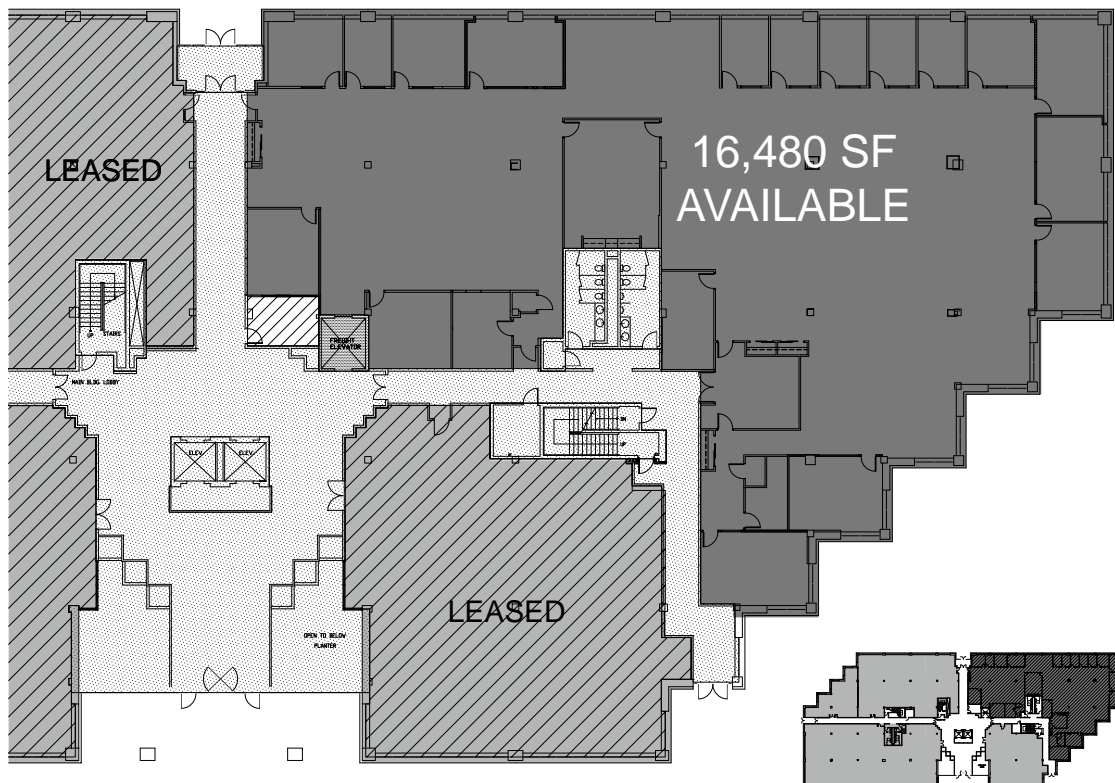
ARTIST RENDERING

SPECIFICATIONS

1 Sylvan Way

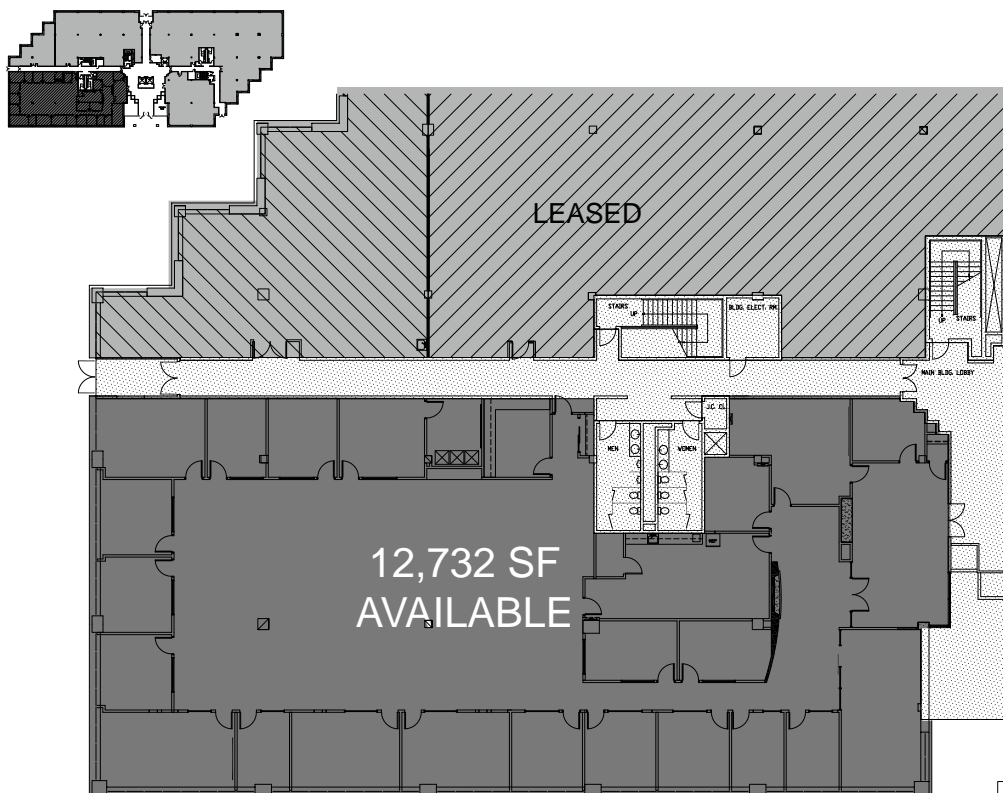
Building size:	150,557 RSF
Stories:	Three (3) stories
Lobby description:	Three (3) story granite and glass atrium
Year built:	1987; renovations 2018
Land area:	9.53 acres
Access (after hours):	24/7 card key access
Security:	Roving security & cameras
Building hours:	Monday – Friday: 8:00 AM to 6:00 PM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



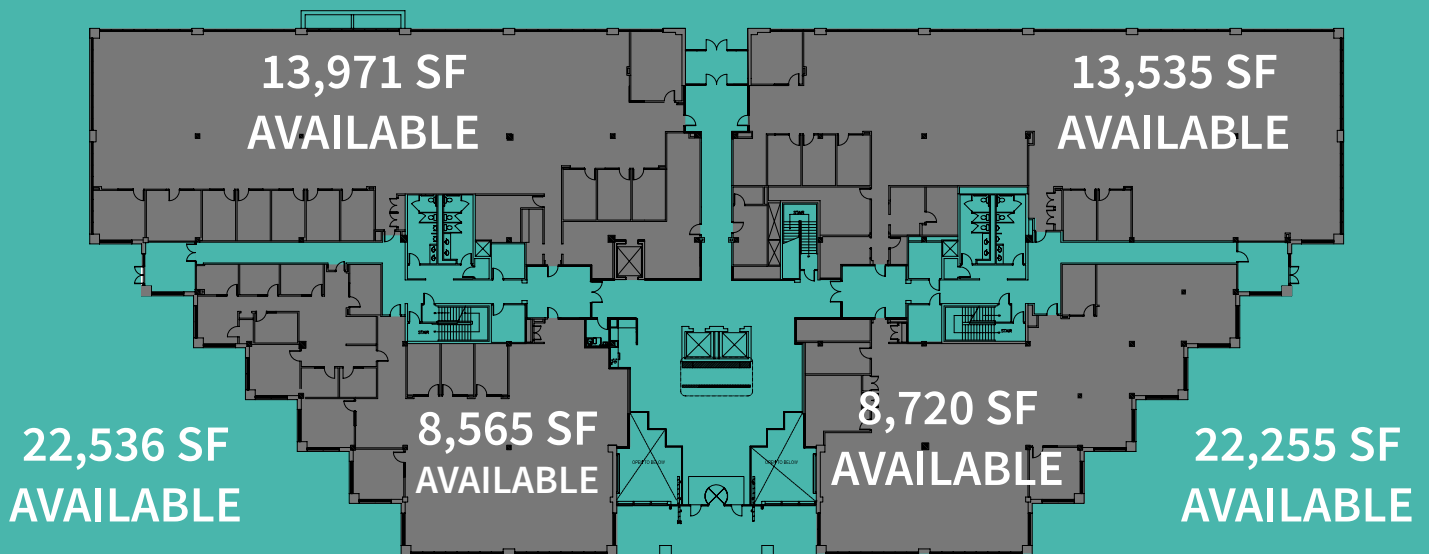
3 Sylvan Way

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

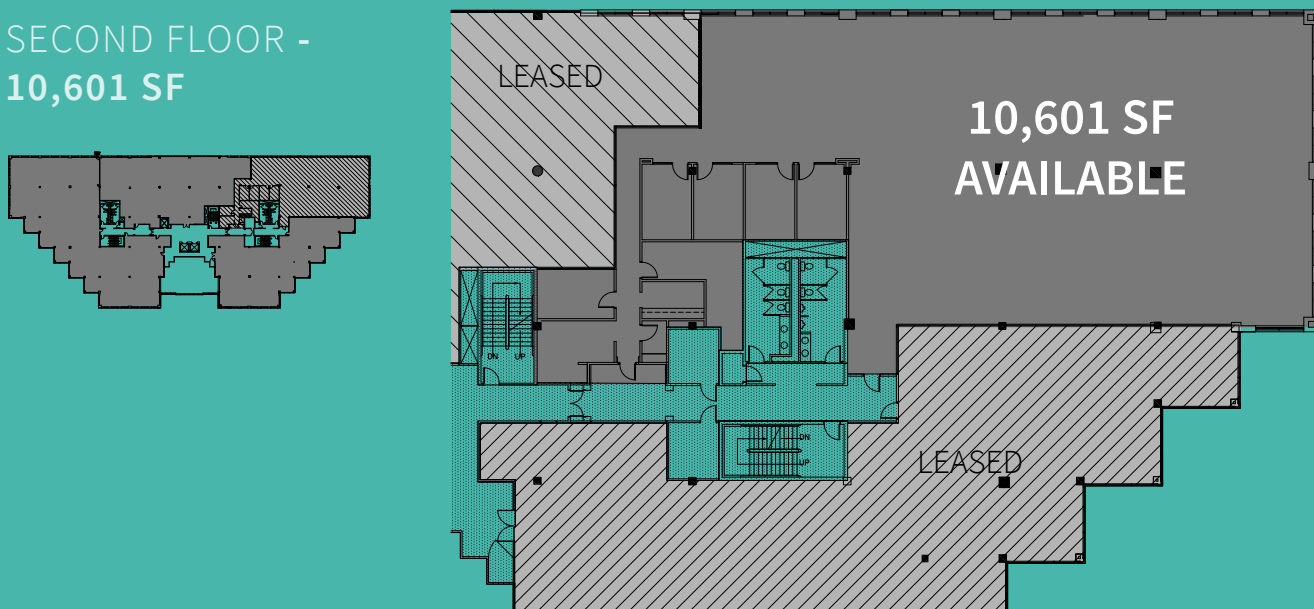
Amenities: Fitness center with locker room and showers
(2018)High definition virtual golf simulator (2018)
Underground connectivity to 1 & 5 Sylvan Way

Located at 1 & 5 Sylvan:
Conference facilities (2018)
Full service café (2018)

FIRST FLOOR - 44,791 SF



SECOND FLOOR - 10,601 SF

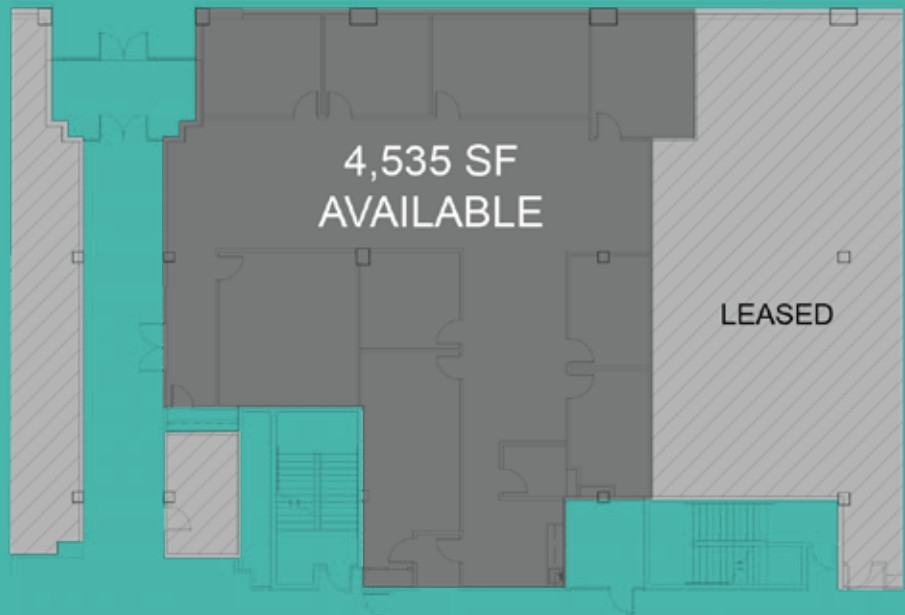


5 Sylvan Way

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



LIVE.WORK.PLAY.ENJOY

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

Coming September 2019 - Kate's Beer Garden

food, drinks, lawn games, dog park



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CAMPUS AMENITIES

24 Hour Fitness | Car wash | Biergarten | 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)

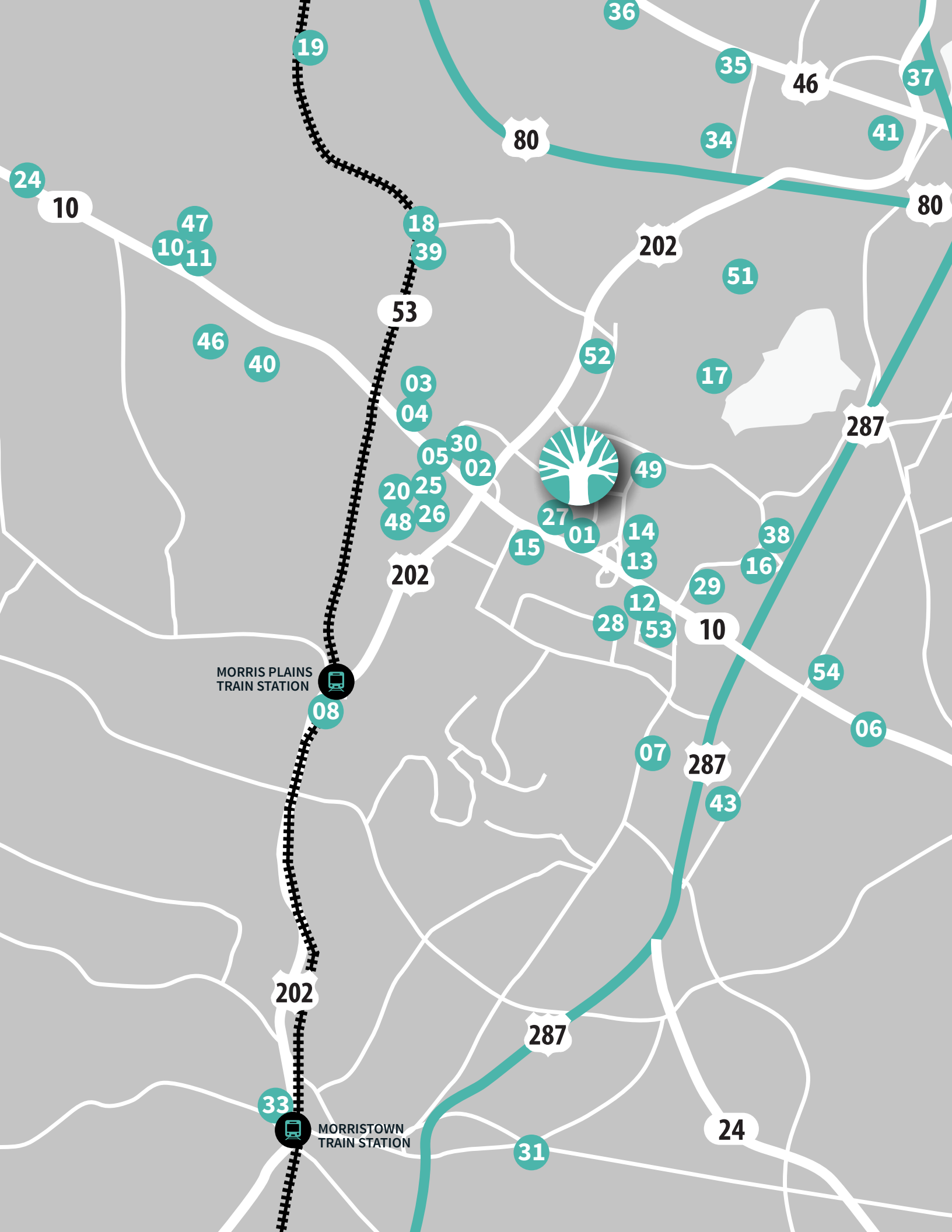
convenience.



LOCAL POINTS OF INTEREST

Multiple sit down and fast food restaurants including - 5 Guys, Chipotle, Chick-Fil-A, 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



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06

07

MORRIS PLAINS
TRAIN STATION

08

202

33

MORRISTOWN
TRAIN STATION

287

31

24



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 Shabeen
- 13 Seasons 52
- 14 The Capital Grille

Convenience

- 15 Starbucks
- 16 Wegman's/Wegman's Burger Bar
- 17 Delizia Parsippany Pizzeria
- 18 Tabor Road Pizza
- 19 Mancino's Pizza & Italian Cuisine
- 20 Chipotle
- 21 Smashburger
- 22 5 Guys
- 23 Panera
- 24 Qdoba
- 25 Chick-Fil-A
- 26 First Watch

Hotels

- 27 Hilton Parsippany/Hampton Inn
- 28 Hanover Marriott
- 29 Hyatt House
- 30 Residence Inn
- 31 Westin Governor Morris
- 32 Sheraton Parsippany Hotel
- 33 Hyatt Regency Morristown
- 34 Sonesta ES Suites
- 35 Fairfield Inn & Suites by Marriott
- 36 Courtyard by Marriott
- 37 Embassy Suites by Hilton

Fitness - Lifestyle

- 38 24 Hour Fitness
- 39 Anytime Fitness
- 40 Crunch
- 41 Blink Fitness
- 42 Retro Fitness of Parsippany
- 43 Retro Fitness of Whippany
- 44 LA Fitness
- 45 Atlantis Sports Club and Spa
- 46 Planet Fitness
- 47 Depasquale the Spa
- 48 Massage Envy

Daycare

- 49 Bright Horizons at Parsippany
- 50 The Goddard School
- 51 Tiny Totz
- 52 Apple Montessori
- 53 My Special Spot
- 54 The Learning Experience
- 55 Whippany Kindercare

campus overview



CORPORATE NEIGHBORS

Ayco, Goldman Sacks Co.
Ascensia
Automatic Data Processing, Inc.
Avis Budget Group, Inc.
Barclays Capital
Bayer Corporation
B&G 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
 Ricoh
 Securitas Security Services

Solix
 Sun Chemical Corporation
 Tango, 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



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