

# 2 SYLVAN WAY

Parsippany, New Jersey



2 Sylvan Way in Parsippany, New Jersey, is a 56,156 sf office building situated within a major corporate office campus, home to countless Fortune 500 companies. Commuters will enjoy 2 Sylvan Way's outstanding access located at the intersection of Route 202/ Littleton Road and Sylvan Way enabling drivers to quickly reach major area highways like I-287, I-80, Route 10 and Route 46 as well as close proximity to Morristown and Morris Plains both with train stations on the Morris-Essex Branch line.

## 28,186 SF AVAILABLE IMMEDIATELY

### PROPERTY INFORMATION:

- Common areas recently renovated
- Site-Monument signage
- Abundant parking, all parking areas recently redesigned and resurfaced
- Floor plates easily divided to less than 1,000 sf.
- Excellent access to I-287, I-80, Rt-10, Rt-46 and beyond
- Numerous hotels, restaurants, and shopping centers nearby.

### AVAILABILITIES:

Entire 2nd Floor	18,767 rsf (divisible)
Suite 104	2,320 rsf
Suite 304	3,046 rsf
Suite 305	1,706 rsf
Suite 307	1,462 rsf
Suite 309	885 rsf

### FOR LEASING INFORMATION:

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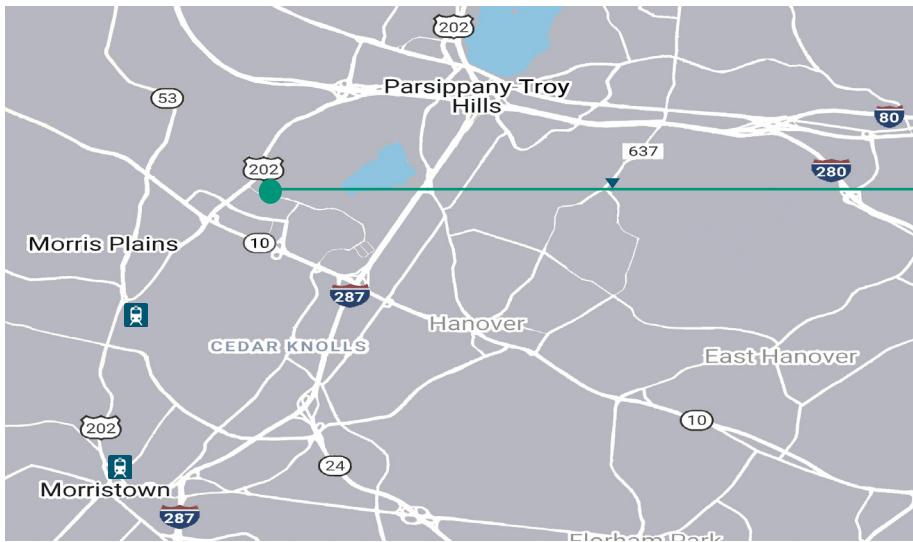
# BUILDING FEATURES

2 Sylvan Way, Parsippany, NJ

- BUILDING SIZE:** 56,156 sf on three (3) floors
- YEAR BUILT:** 1977
- PARKING:** 280 spaces (5 per 1,000 sf)
- COLUMN SPACING:** 25' X 25'
- STRUCTURAL:** Brick exterior with concrete and steel structure
- ELEVATORS:** Two (2) elevators - one at each entrance
- ACCESS:** Key code access for afterhours entry
- SIGNAGE:** Monument & directory signage available



# LOCATION OVERVIEW



2 SYLVAN WAY

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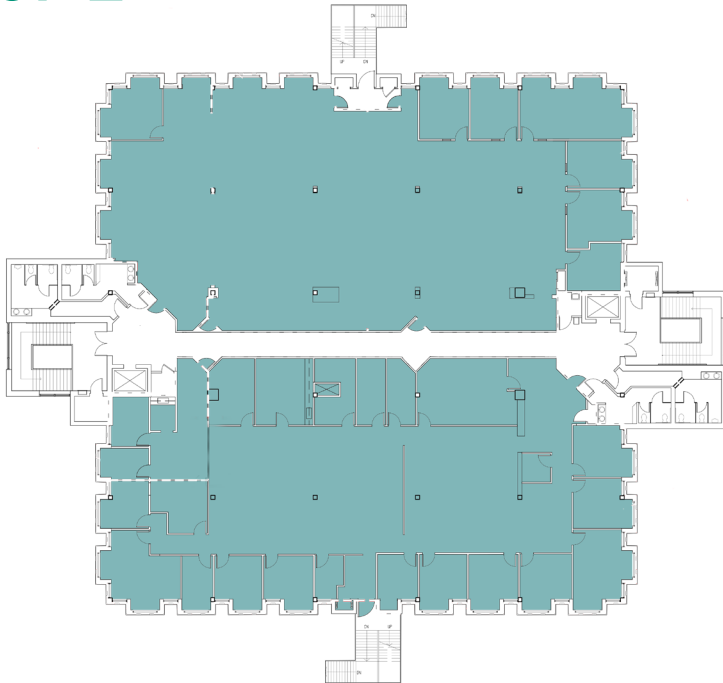
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# Hypothetical Floor Plans

2 Sylvan Way, Parsippany, NJ

## Floor 2



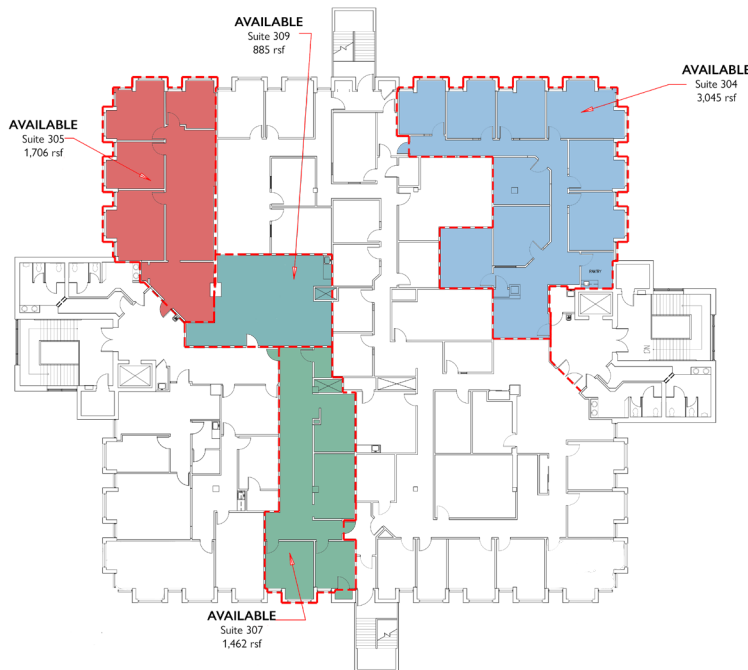
## AVAILABLE SPACE

Entire 2<sup>nd</sup> Floor .....18,767 SF Available  
- divisible

### ALSO AVAILABLE

Suite 104 .....2,320 SF Available

## Floor 3



## AVAILABLE SPACE

Suite 304.....3,046 SF Available  
Suite 305.....1,706 SF Available  
Suite 307.....1,462 SF Available  
Suite 309.....885 SF Available

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