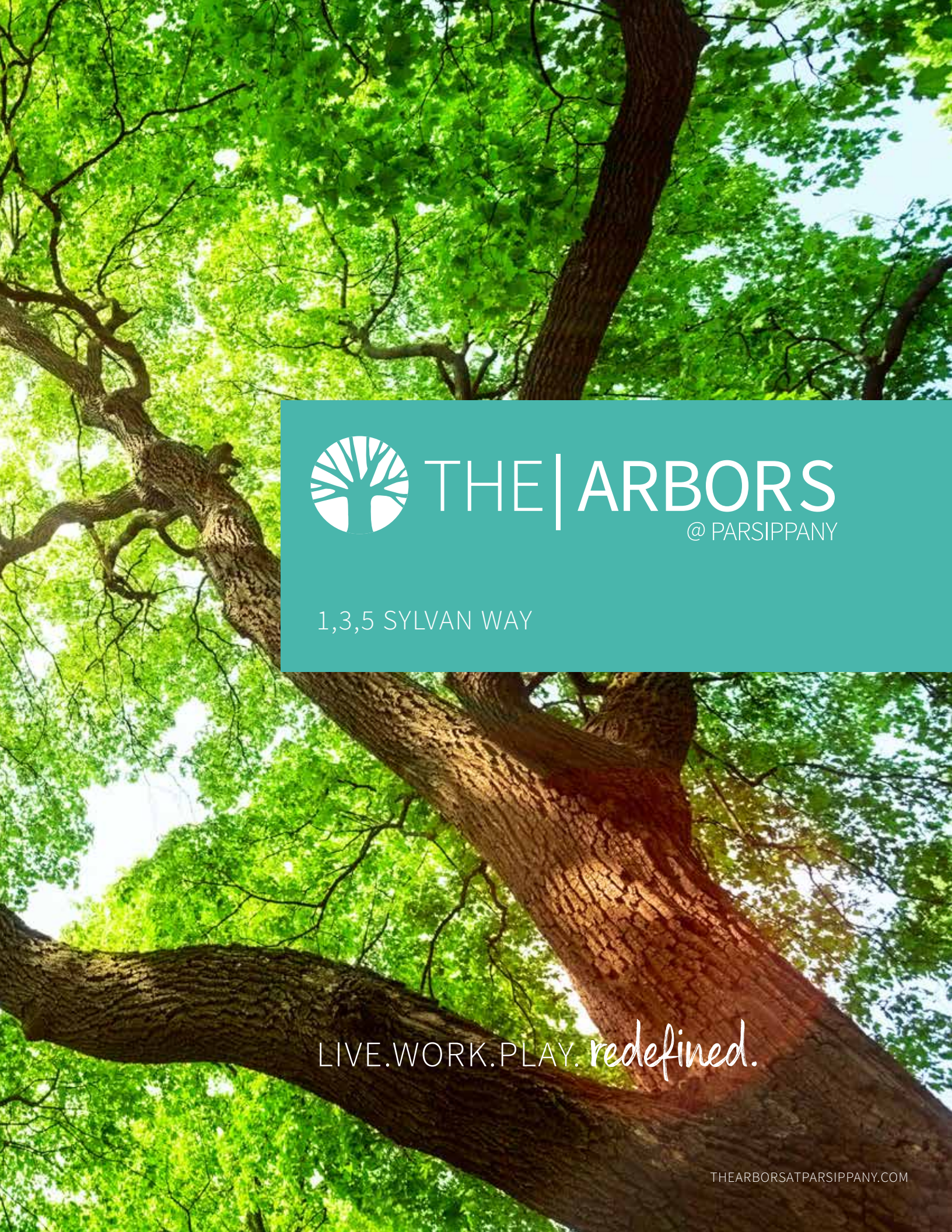


THE | ARBORS
@ PARSIPPANY

1,3,5 SYLVAN WAY

LIVE.WORK.PLAY. *redefined.*

THEARBORSATPARSIPPANY.COM

1, 3, 5 SYLVAN WAY, PARSIPPANY

93,493 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:

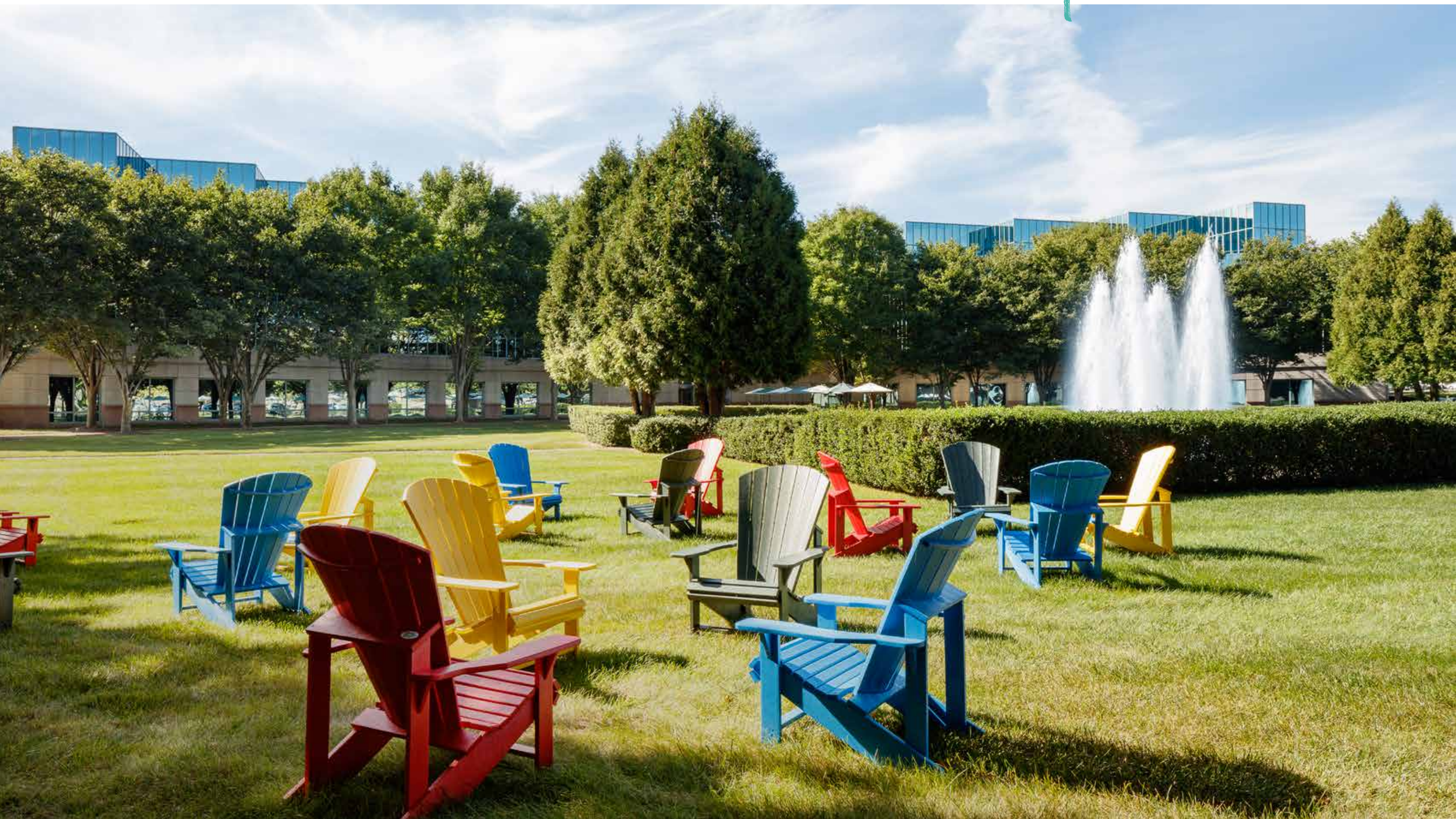
redefining

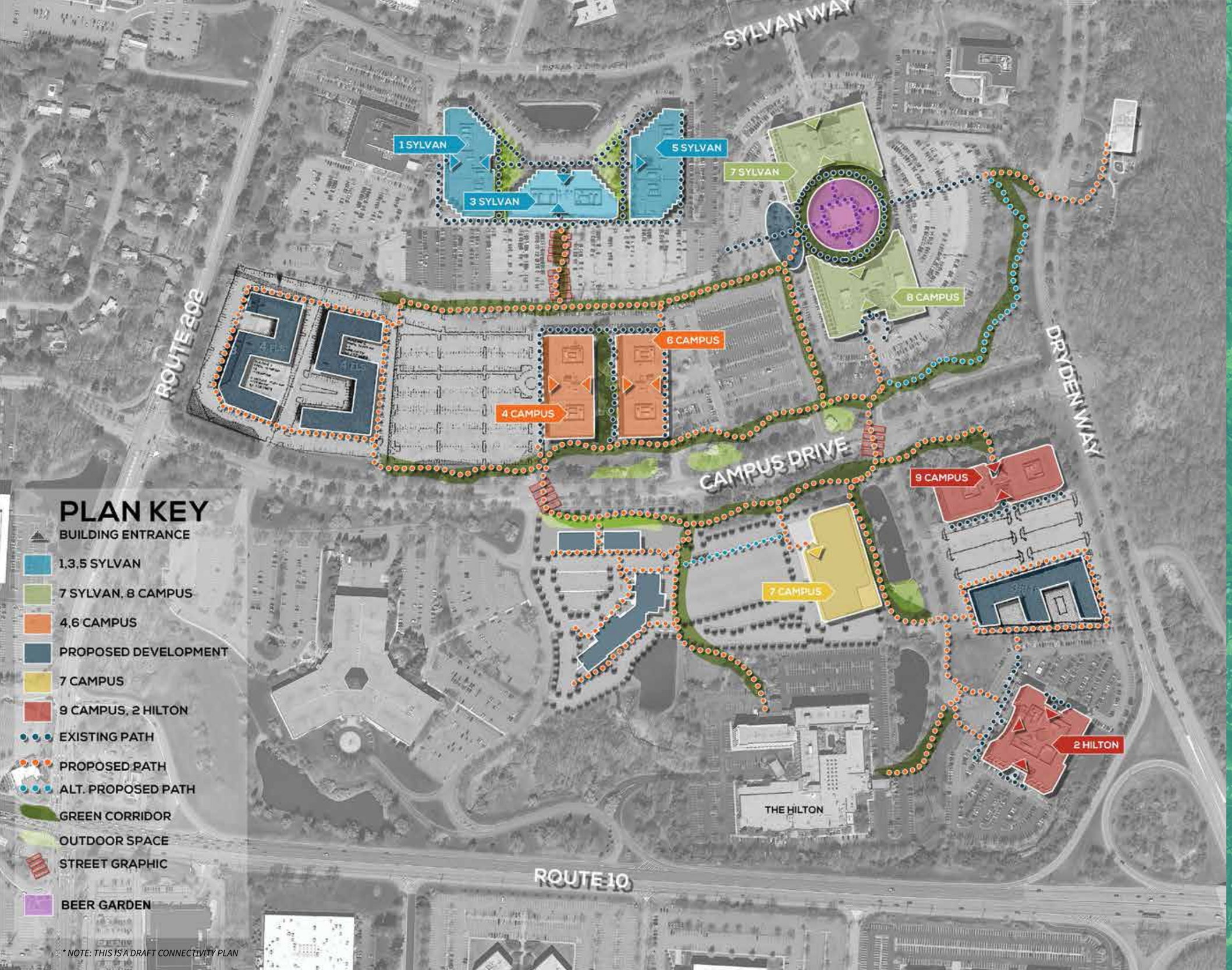
today's office campus

THE | ARBORS
@ PARSIPPANY

LIVE.WORK.PLAY.ENJOY

connectivity.





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.

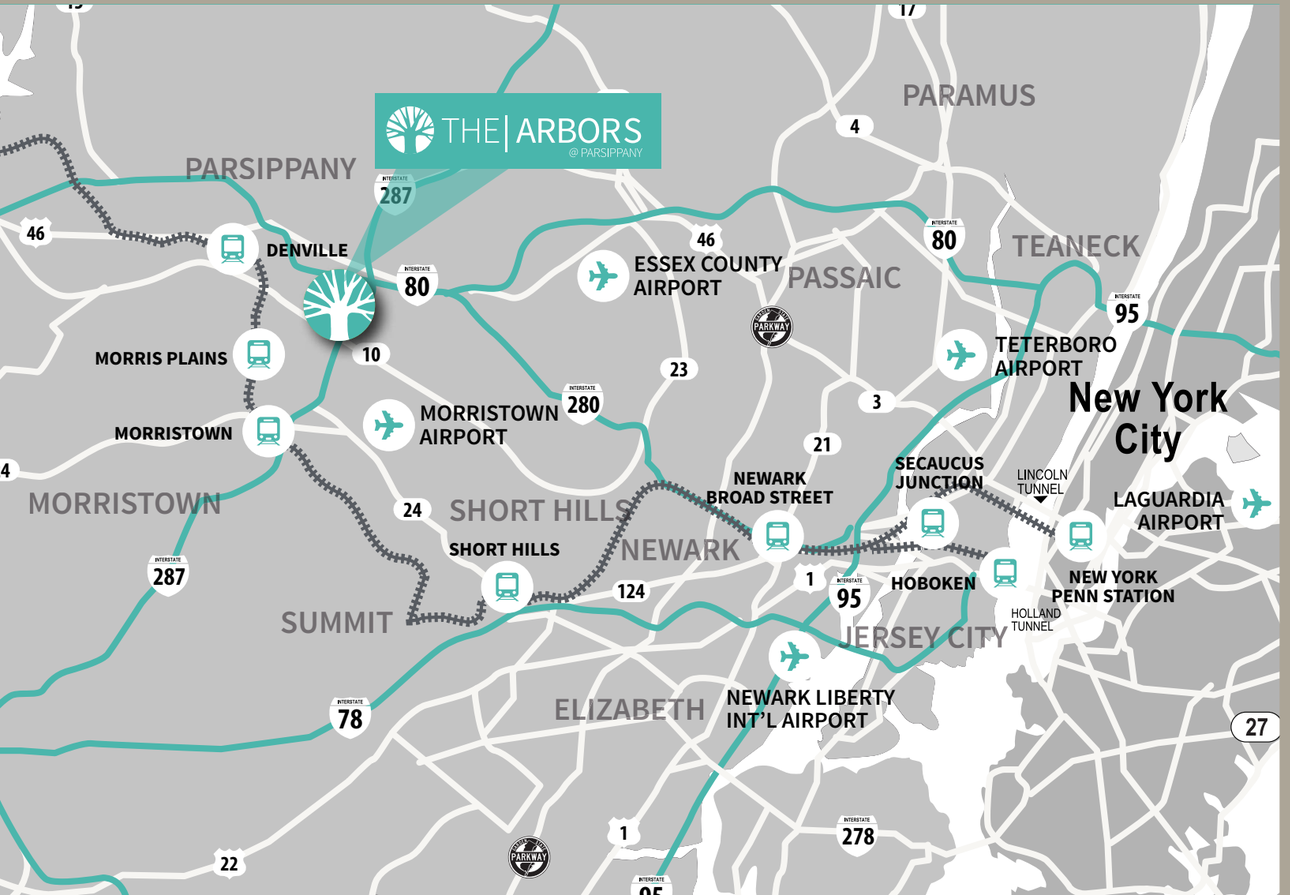
Campus shuttle service to and from Morris Plains Train Station is available Monday – Friday from 7:30 AM – 9:30 AM and 5:00 PM – 7:00 PM.

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.

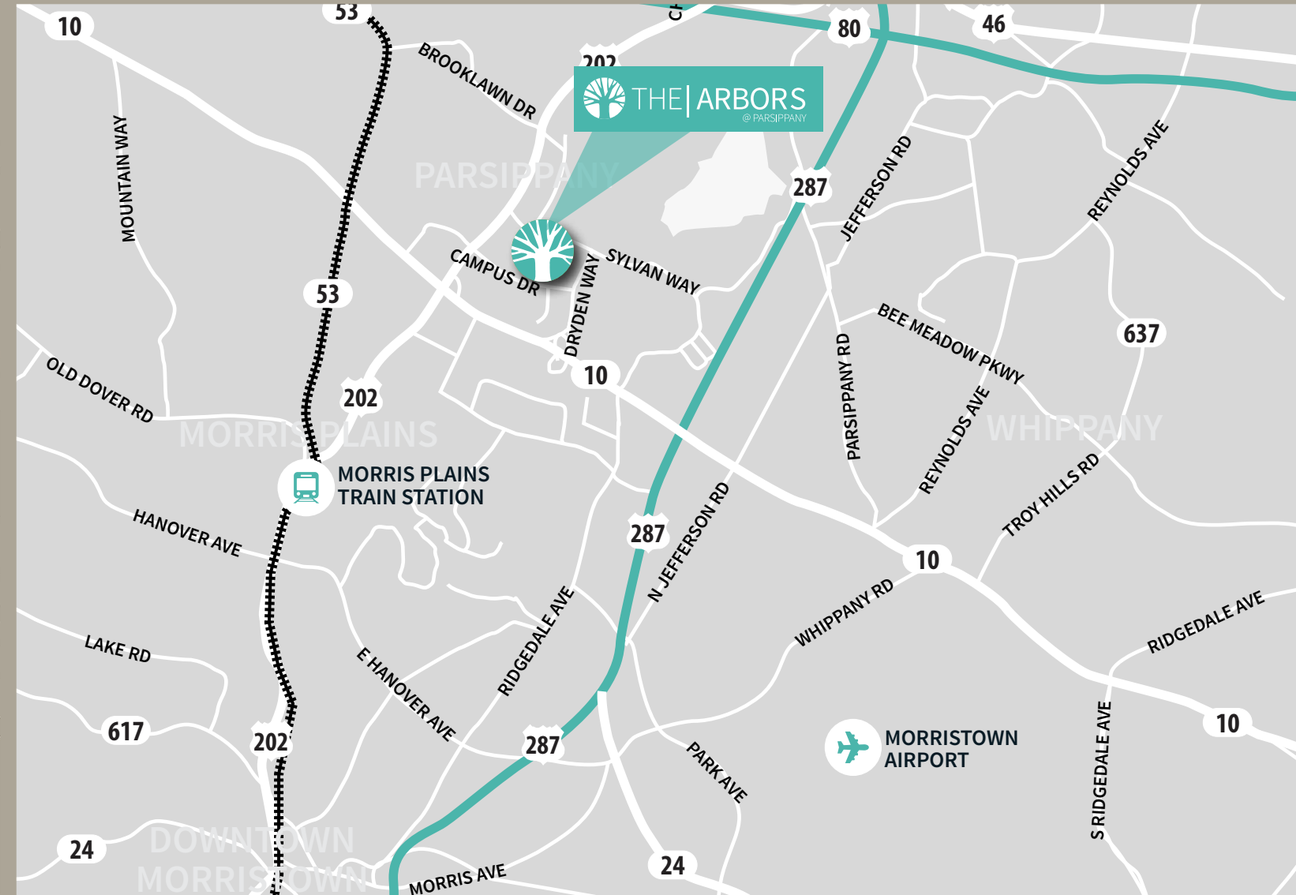
NJ Transit provides bus service on the 79 route to and from Newark, with local service on the 870, 871, 872, 873, 874, 875, 880, 29 and 79 routes.

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

REGIONAL ▼



LOCAL ▼



LIVE.WORK.PLAY.ENJOY *productivity.*

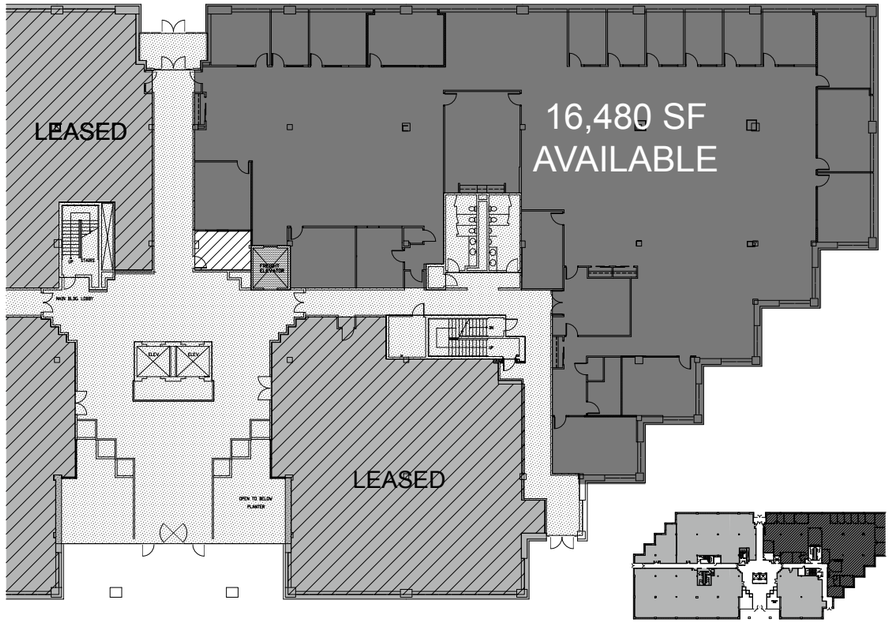
ARTIST RENDERING

SPECIFICATIONS

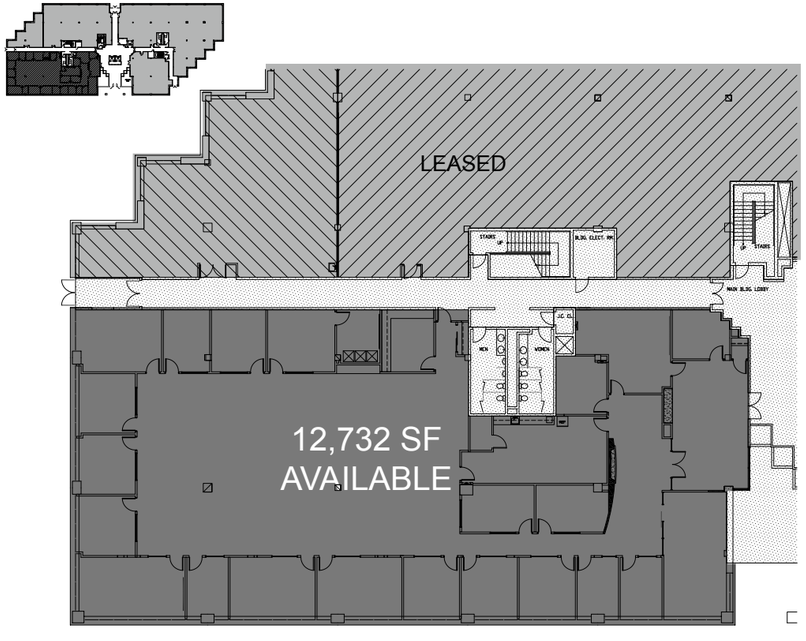
1 Sylvan Way

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**



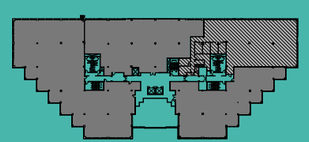
3 Sylvan Way

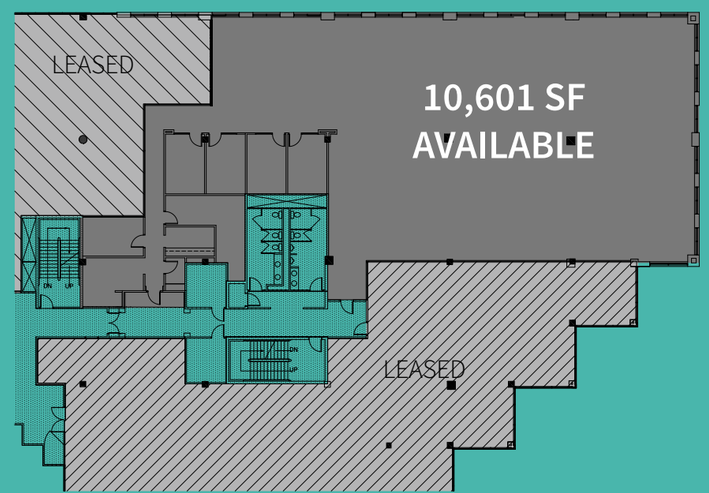
Building size: 147,201 RSF
Garage size: 4,600 SF
Stories: Four (4) stories
Lobby description: Three (3) Story Atrium
Year built: 1988; renovations 2018
Land area: 7.53 acres
Access (after hours): Card key access
Security: Roving security & cameras
Building hours: Monday – Friday: 8:00 AM to 6:00 PM
Parking: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

SECOND FLOOR - **4,354 SF**

LIVE.WORK.PLAY.ENJOY

intercommunity.

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

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

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

Coming September 2019 - Kate's Beer Garden
food, drinks, lawn games, dog park

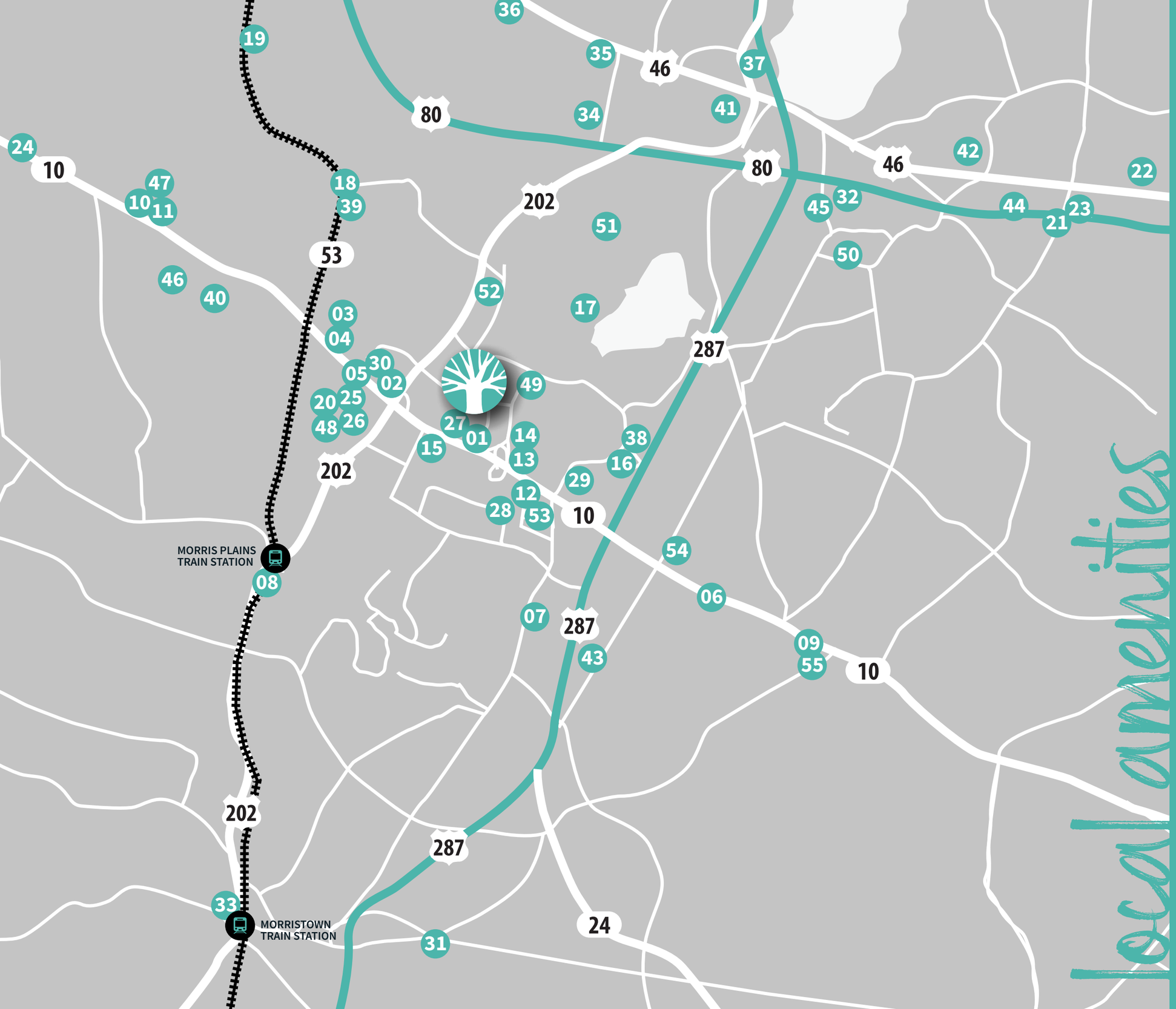
LIVE.WORK.PLAY.ENJOY convenience.

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)

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



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 Enviromental 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
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

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