



THE | ARBORS

@ PARSIPPANY

7 SYLVAN WAY

LIVE.WORK.PLAY. *redefined.*

THEARBORSATPARSIPPANY.COM

7 SYLVAN WAY, PARSIPPANY

55,988 s.f. available for lease

Situated in one of New Jersey's most iconic campus parks, **7 Sylvan Way** is one of eleven Class A office properties transforming the campus lifestyle to the next level of work, play and live. Capital improvements have been made to curate a world-class tenant experience

from the moment you enter the building, which includes a brand new entrance lobby with a barista style grab-and-go and an abundance of lounge seating. During lunch, walk outside to the beautiful Arbor where you will find Food Trucks, Adirondack seating and a farmers market.



Building size: 145,983 RSF & parking one (1) level
Stories: Four (4) stories
Lobby description: Four (4) story atrium
Year built: 1986; renovations 2017
Land area: 24.98 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: 492 surface parking & 73 covered
Amenities: Barista style grab-and-go with lounge seating (2017)
Fountain and walking path

Located at 8 Campus:

Fitness center with locker rooms and showers (2017)
High definition virtual golf simulator (2017)
Conference facilities (2017)
Full service café (2018)

7 SYLVAN:

redefining
today's office
campus



THE | ARBORS

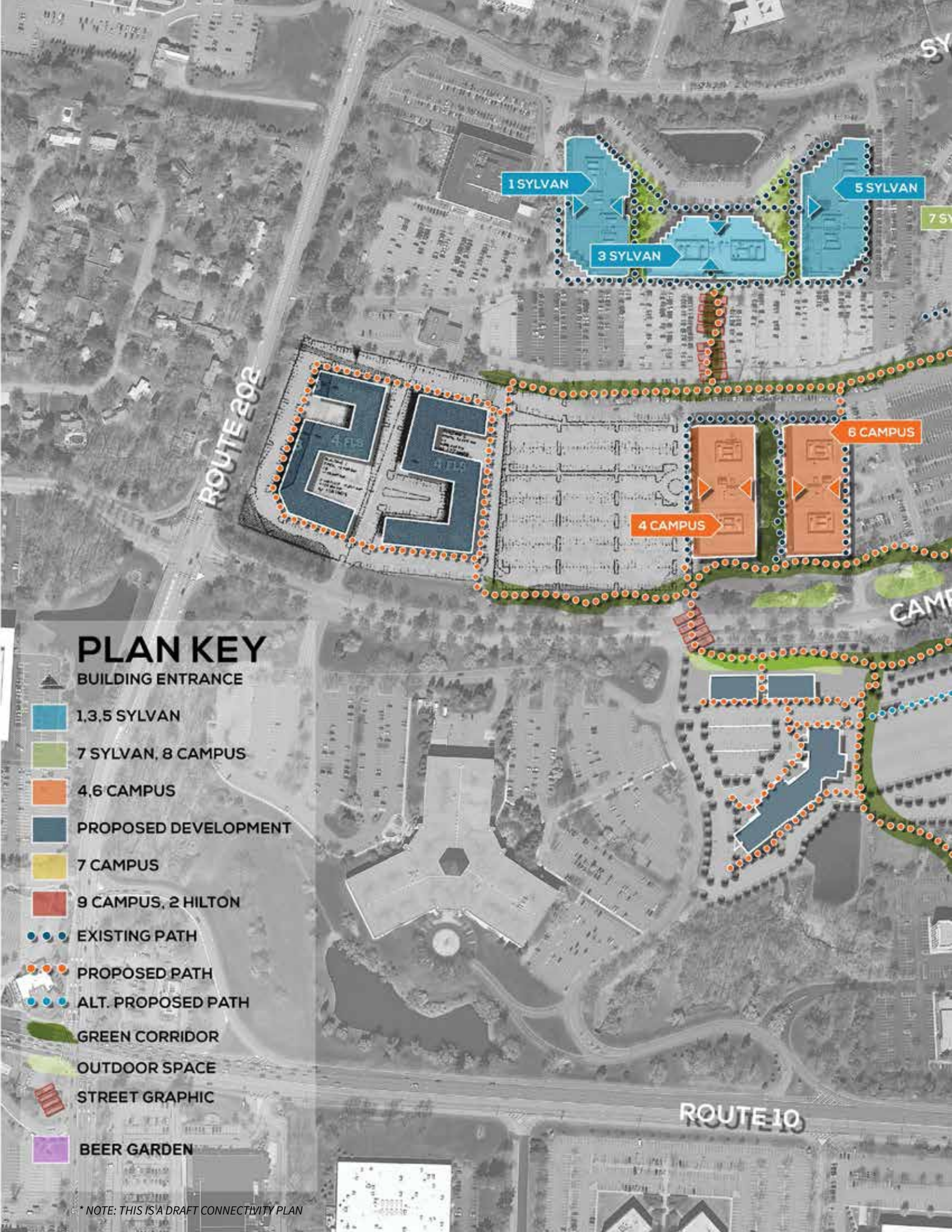
@ PARSIPPANY

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
-  BEER GARDEN

* NOTE: THIS IS A DRAFT CONNECTIVITY PLAN



MASTER PLAN

- COMING SOON:
- WALKING TRAILS
- SEASONS 52
- THE CAPITAL GRILLE
- KATE'S BEER GARDEN
- PANERA



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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.

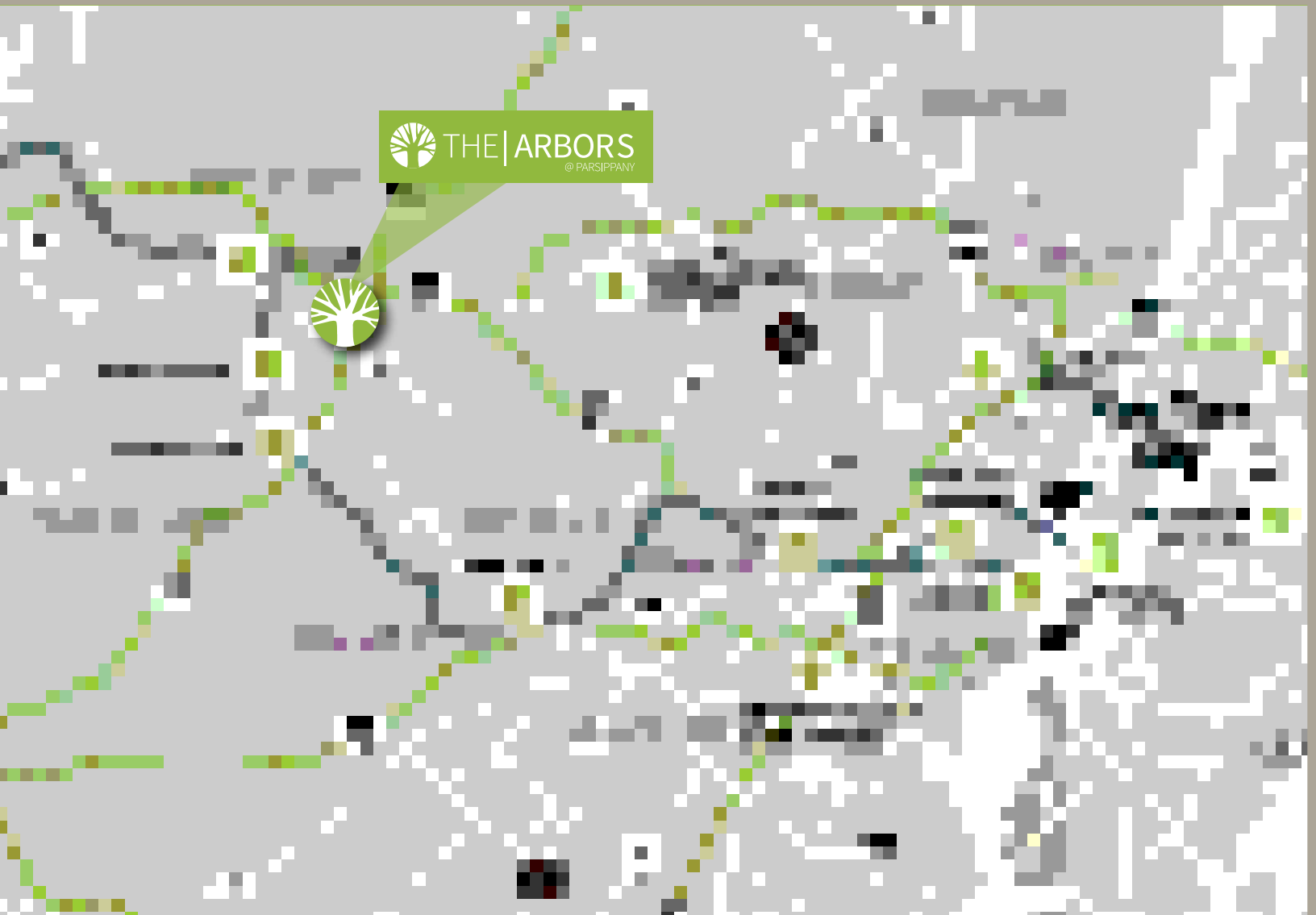


5 minutes from Morris Plains Station, which provides direct service to New York Penn Station, Midtown Manhattan and Hoboken Terminal.



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 ▼





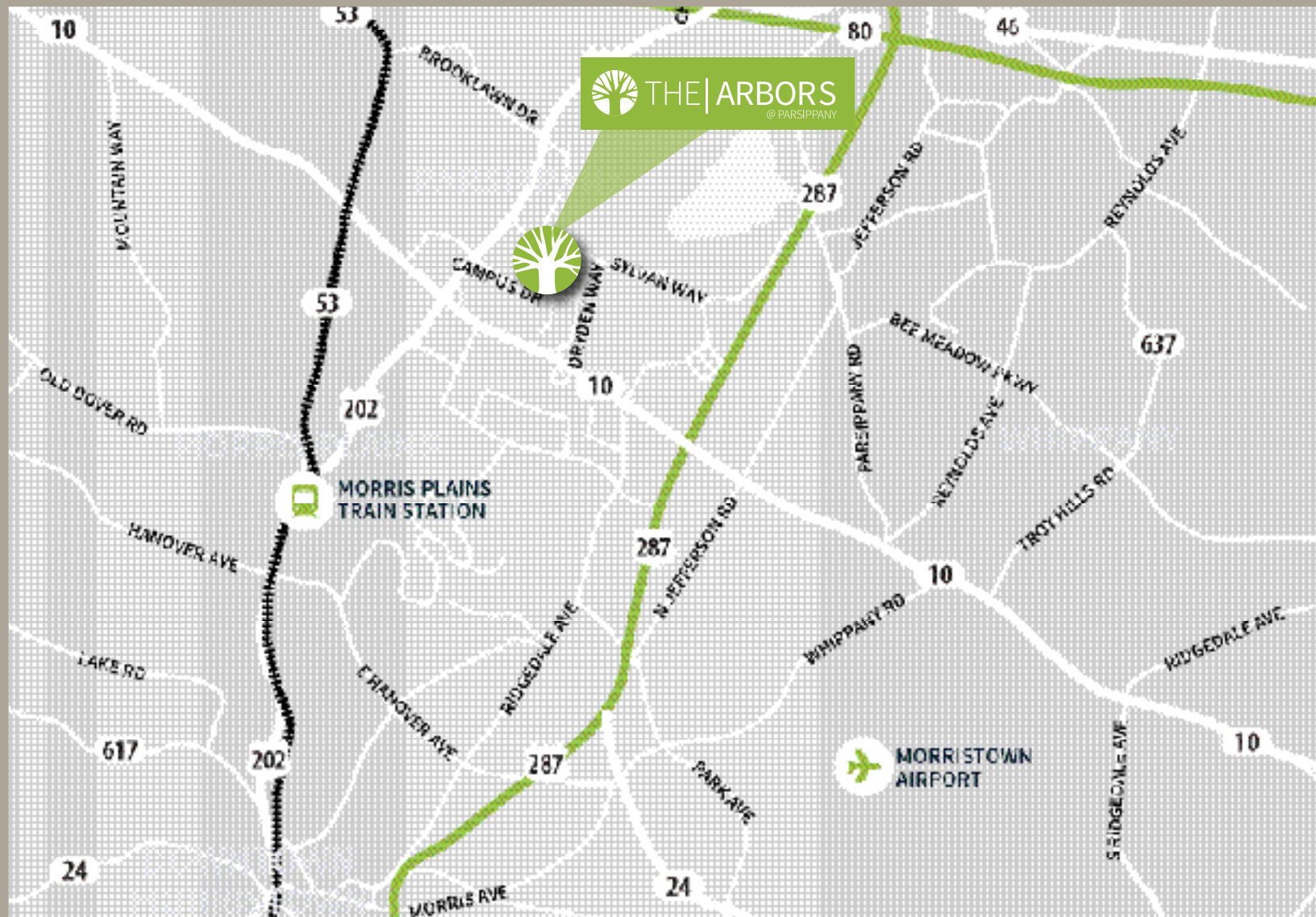
Morristown Municipal Airport, a general aviation airport is located 5 miles from the campus and Newark Liberty International Airport is located just 24 miles away.



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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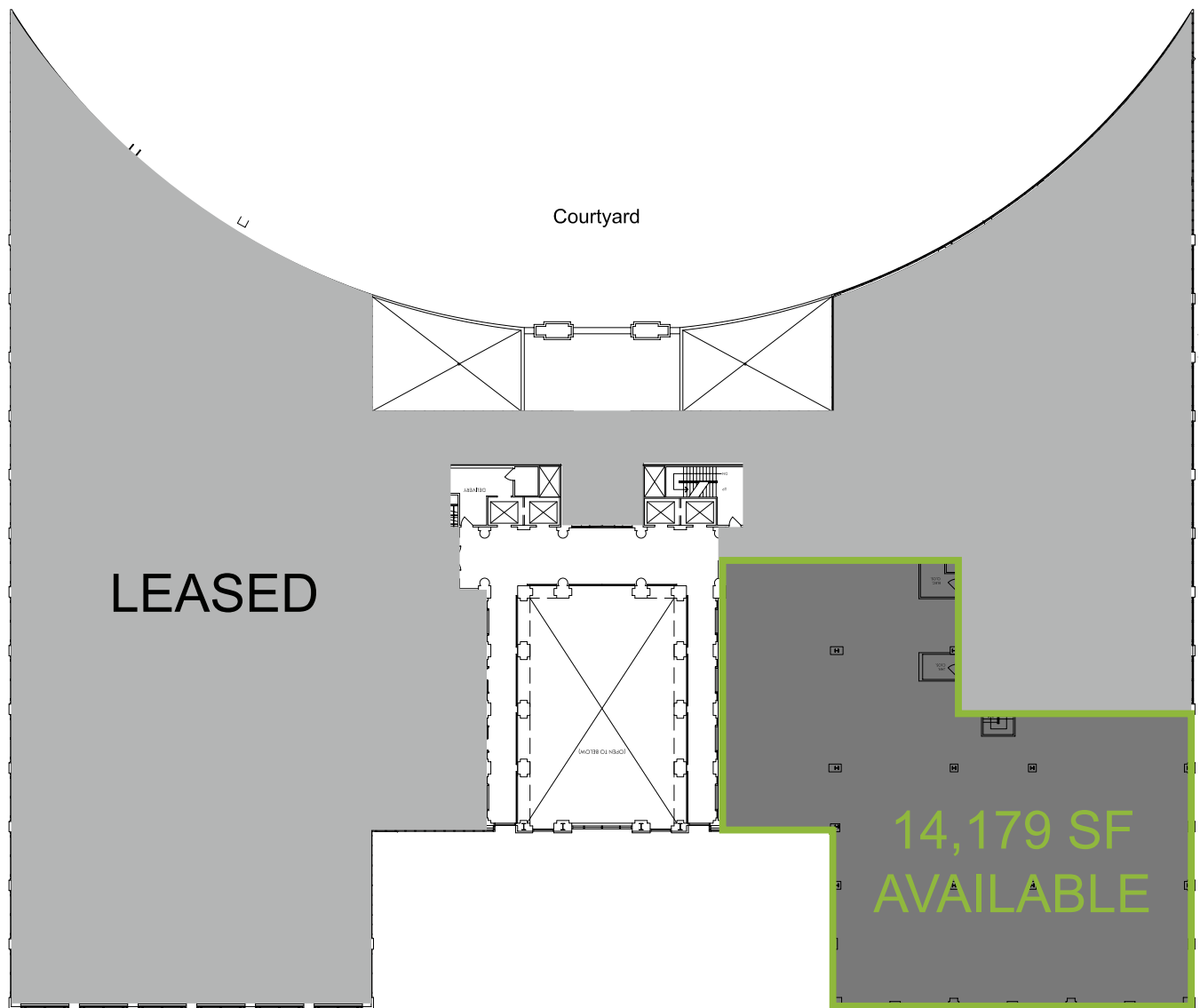


productivity.

SECOND FLOOR - 55,988 SF

EAST

WEST



Sylvan Way

■ AMENITIES ■ AVAILABLE ■ LEASED

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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

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



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CAMPUS AMENITIES

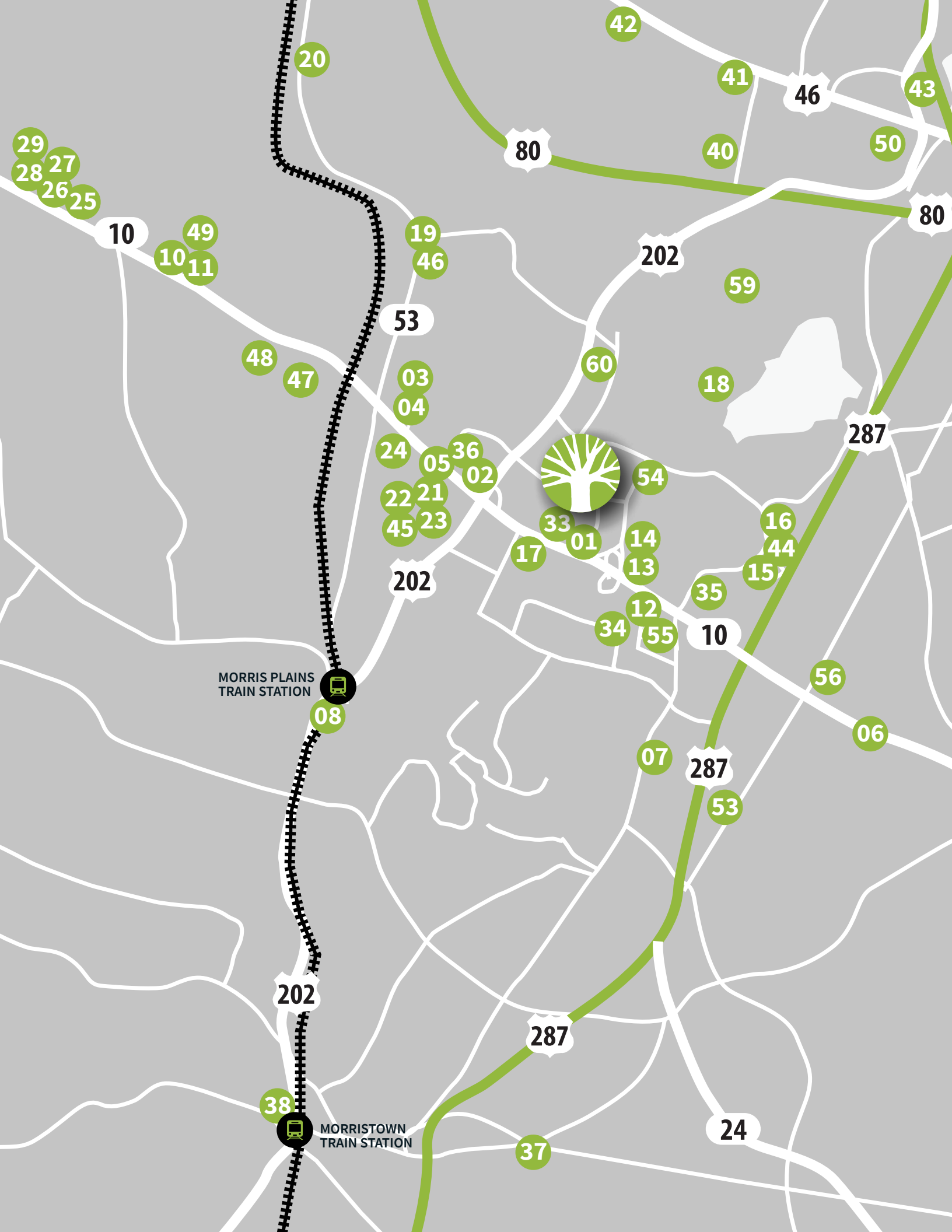
24 Hour Fitness | Car wash | Biergarten | Full services cafes | Childcare center | Farmer's market | Fitness centers with locker room and shower facilities | Food trucks | Game room | Hotels - Hilton Parsippany/Hampton Inn and Hyatt House | Manicure & pedicure services | Meeting spaces | Running & biking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

life.



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





local amenities

Restaurants

- 01 Ruth's Chris
- 02 Zinburger
- 03 Grato
- 04 Tabor Road Tavern
- 05 Bollywood Grill 2
- 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 Wegman's/Wegman's Burger Bar
- 16 Panera
- 17 Starbucks
- 18 Delizia Parsippany Pizzeria
- 19 Tabor Road Pizza
- 20 Mancino's Pizza & Italian Cuisine
- 21 Chick-Fil-A
- 22 Chipotle
- 23 First Watch
- 24 Smashburger
- 25 Panera
- 26 5 Guys
- 27 Qdoba
- 28 Starbucks
- 29 Trader Joe's
- 30 Smashburger
- 31 Panera
- 32 5 Guys

Hotels

- 33 Hilton Parsippany/Hampton Inn
- 34 Hanover Marriott
- 35 Hyatt House
- 36 Residence Inn
- 37 Westin Governor Morris
- 38 Hyatt Regency Morristown
- 39 Sheraton Parsippany Hotel
- 40 Sonesta ES Suites
- 41 Fairfield Inn & Suites by Marriott
- 42 Courtyard by Marriott
- 43 Embassy Suites by Hilton

Fitness - Lifestyle

- 44 24 Hour Fitness
- 45 Massage Envy
- 46 Anytime Fitness
- 47 Crunch
- 48 Depasquale the Spa
- 49 Planet Fitness
- 50 Blink Fitness
- 51 Atlantis Sports Club and Spa
- 52 LA Fitness
- 53 Retro Fitness of Whippany

Daycare

- 54 Bright Horizons at Parsippany
- 55 My Special Spot
- 56 The Learning Experience
- 57 Whippany Kindercare
- 58 The Goddard School
- 59 Tiny Totz
- 60 Apple Montessori

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
 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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