



8 EIGHT SYLVAN WAY

**Headquarters
Quality
Full Building
Opportunity
in Parsippany**

176,062 SF of
space available in
one of Parsippany's
newest buildings

Specifications

Total SF:
176,062 SF

Acres:
15 acres

Floors:
3

Floor size:
57,716 SF

Built:
2009 (one of the newest buildings in Parsippany)

Exterior:
Granite panels with insulated glass
4 hydraulic elevators including:
• 3 passenger elevators 3,500 lb. capacity
• 1 freight elevator 4,500 lb. capacity

Telecommunications:
Existing providers include AT&T, Verizon Fiber & Copper, Lightpath Fiber, Cablevision Fiber (TV & Internet)

Access control & security system:
Card Access Readers (C-Cure ID Badge System) installed throughout

Electrical capacity:
Capacity for 12 watts per SF along with (1) Tenant specific generator and (1) generator for life safety



Highlights

Full building HQ opportunity



Fantastic access from major highways



Strong institutional ownership



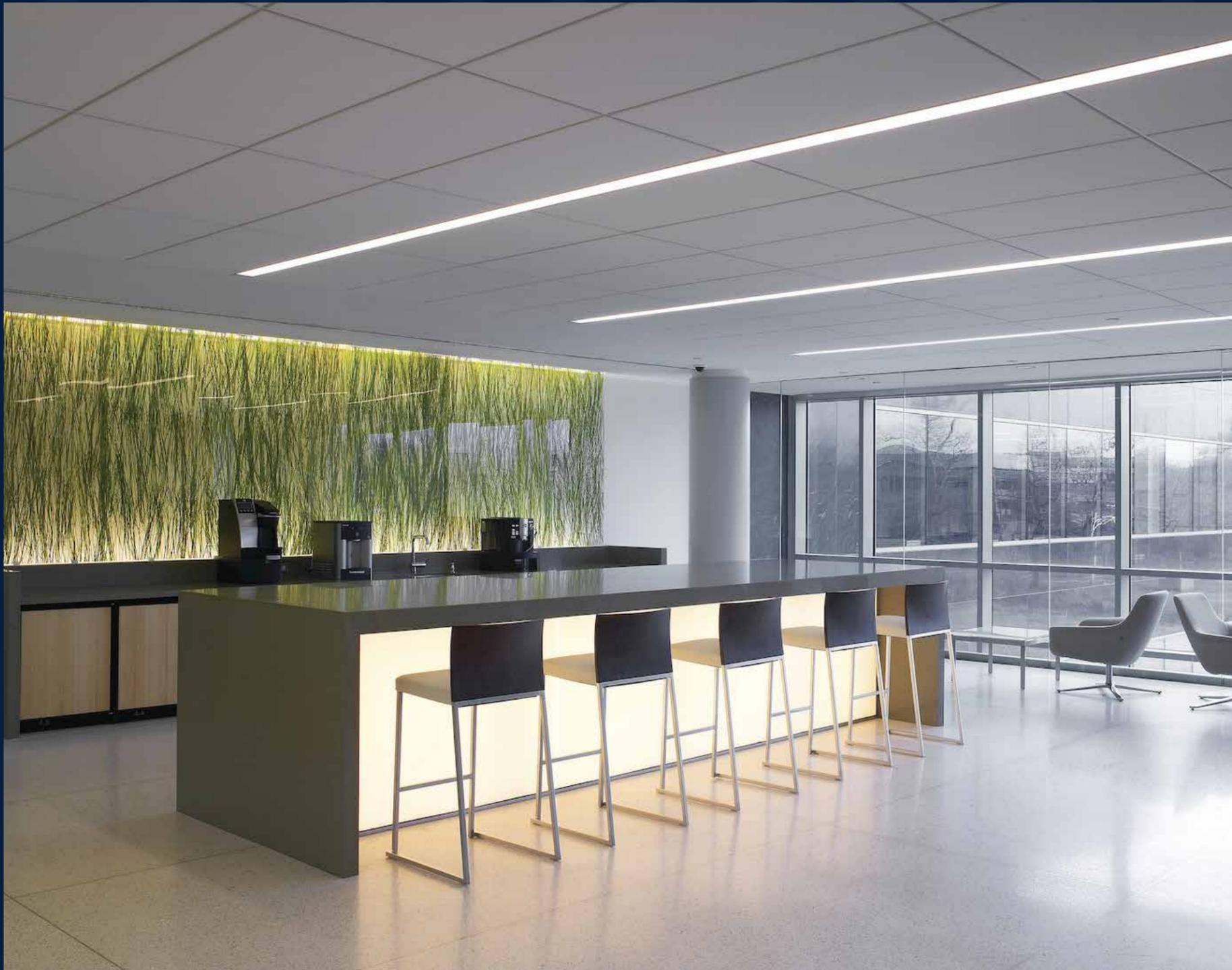
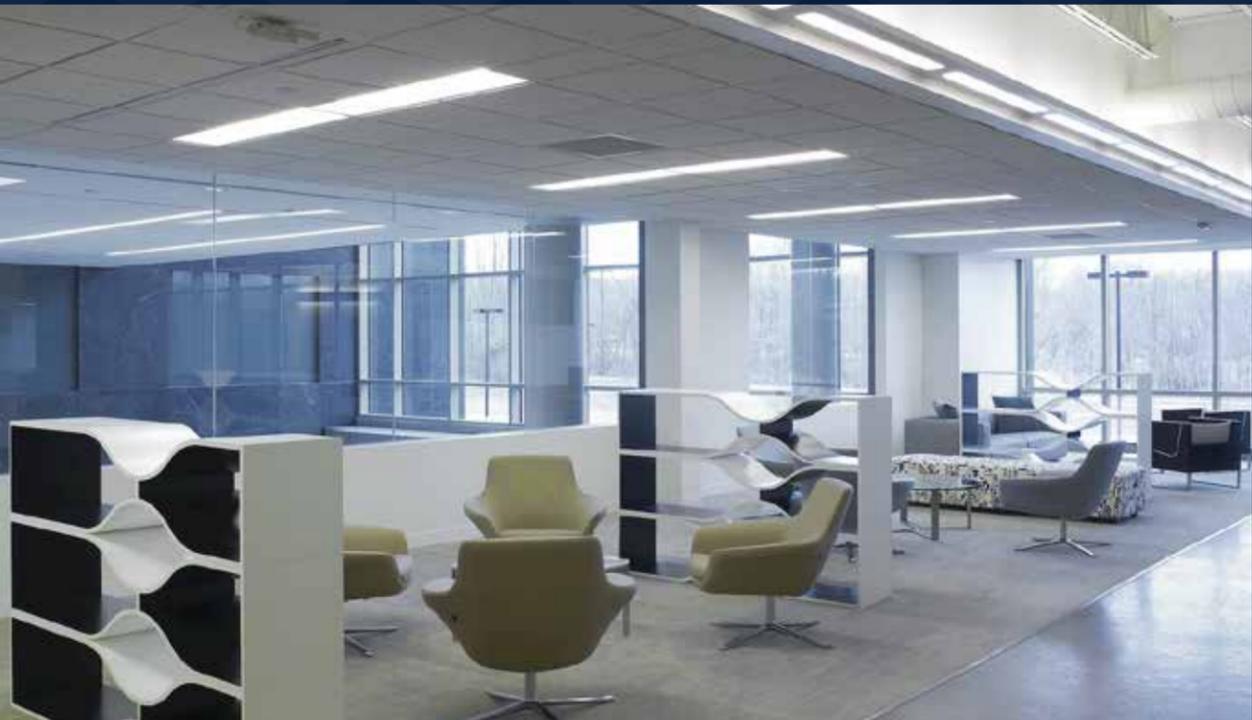
Re-designed by HLW



Amenities

- **3 flex training spaces (1) 1,170 SF and (2) 897 SF**
- **Conference center** with board room plus three training rooms that open to the café, allowing for town hall capacity of 350 people
- **Spacious full-service** kitchen and café with seating for 200 people
- **Fitness center space** with locker rooms and shower
- **LifeTime Fitness** coming soon next door

As one of the newest buildings in Parsippany, 8 Sylvan offers a stunning, HQ-quality space for tenants looking for office, research, or laboratory use.



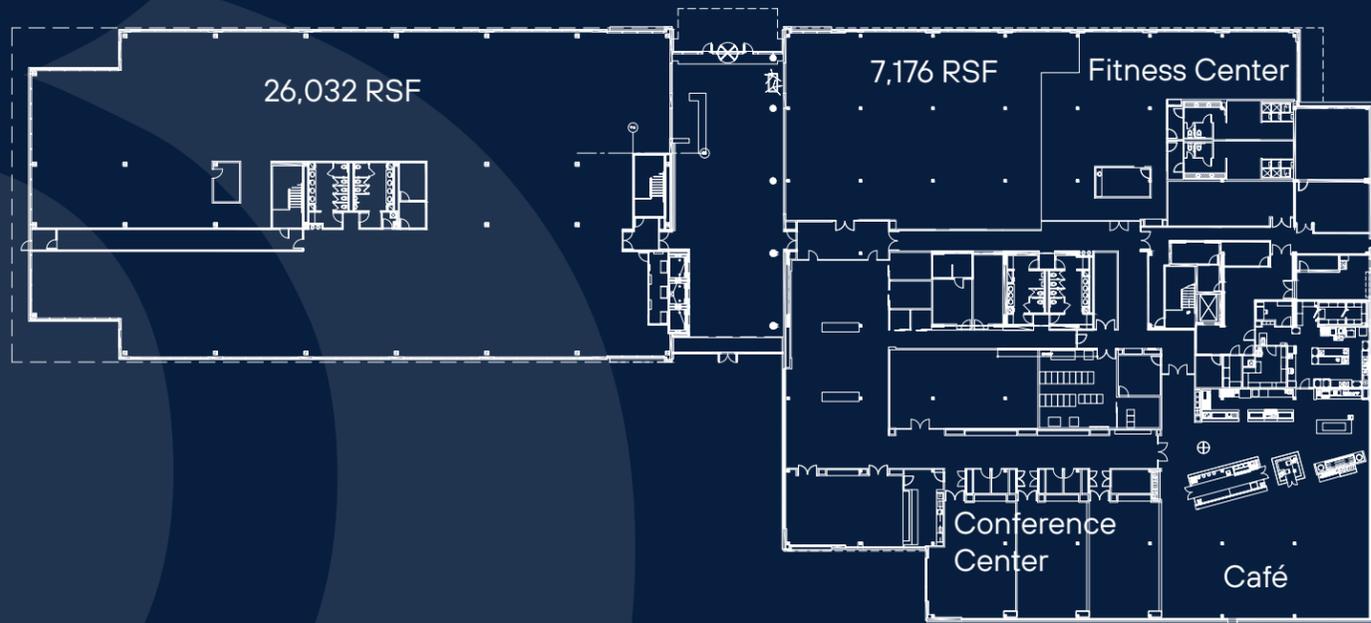
Floor Plans

176,062 SF of Availability

With full building availability in the desirable Parsippany area, 8 Sylvan offers an unrivaled destination for your firm's next move.

1st Floor

Main Entrance



Sylvan Way

2nd Floor



3rd Floor



Regional



Local



Getting to 8 Sylvan

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.





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