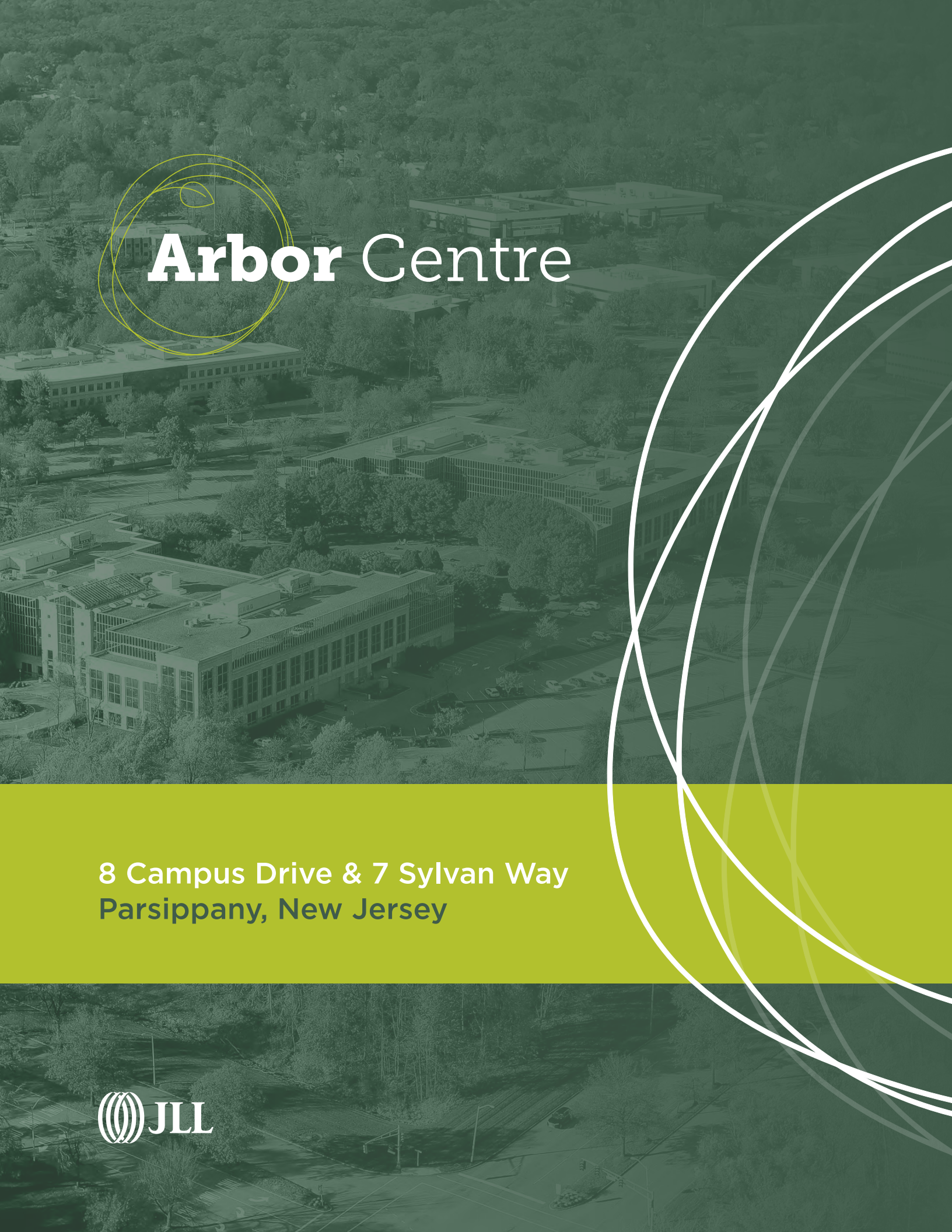




Arbor Centre

8 Campus Drive & 7 Sylvan Way
Parsippany, New Jersey



Where Professional Excellence Meets Elevated Experience

Welcome to Arbor Centre—the distinguished address where opportunity converges in one of New Jersey’s most coveted campus settings.

Our twin Class A properties at 7 Sylvan Way and 8 Campus Drive represent the pinnacle of workplace design, seamlessly blending professional environments with lifestyle amenities. The recently transformed experience begins with an architectural statement: a soaring four-story atrium surrounded by spectacular glass curtain walls that flood interior spaces with natural light. Within these premier buildings, your team accesses a comprehensive suite of amenities designed for modern professionals: two distinctive dining experiences, a comprehensive fitness facility with executive locker rooms, a recreational lounge featuring a professional-grade golf simulator, and versatile meeting spaces equipped with the latest technology. The crowning feature—a meticulously landscaped central courtyard—serves as your outdoor sanctuary with bistro seating, comfortable Adirondack chairs, and expansive event spaces connected by walking paths.

Position your business at the strategic nexus of Morris County’s premier transportation corridors: I-287, Route 10, and Route 202. This prestigious Parsippany location places you in one of New Jersey’s most affluent regions, with vibrant Downtown Morristown just 15 minutes away. Your team will appreciate the surrounding amenities: six nearby hotels for business visitors, exceptional shopping destinations including Wegmans and Uncle Giuseppe’s Marketplace, and dining options spanning from celebrated establishments like Capital Grille and Ruth’s Chris Steakhouse to convenient quick-service venues.

7 Sylvan

8 Campus

Arbor Centre —the ultimate environment for businesses that demand excellence.

Campus Amenities



Conference Center/
Training Room



Game Lounge



Grab & Go Café



Great Lawn Courtyard
Available for Outdoor Tenant Events

Beautifully landscaped with large trees surrounding a circular walking path, outdoor bistro tables with umbrellas and colorful Adirondack lounge chairs



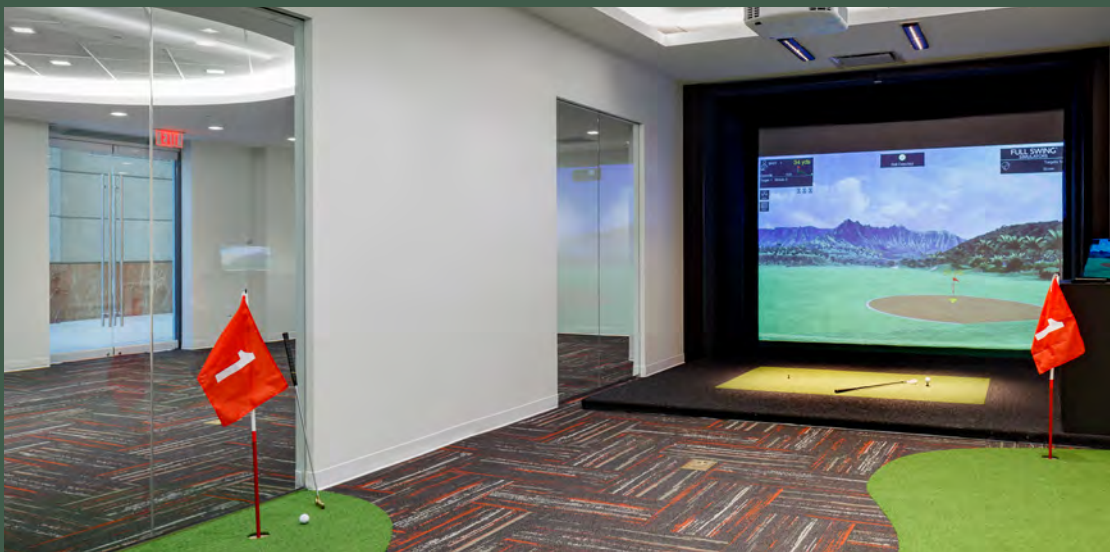
Fitness Center with
Locker Rooms



Full Service Café



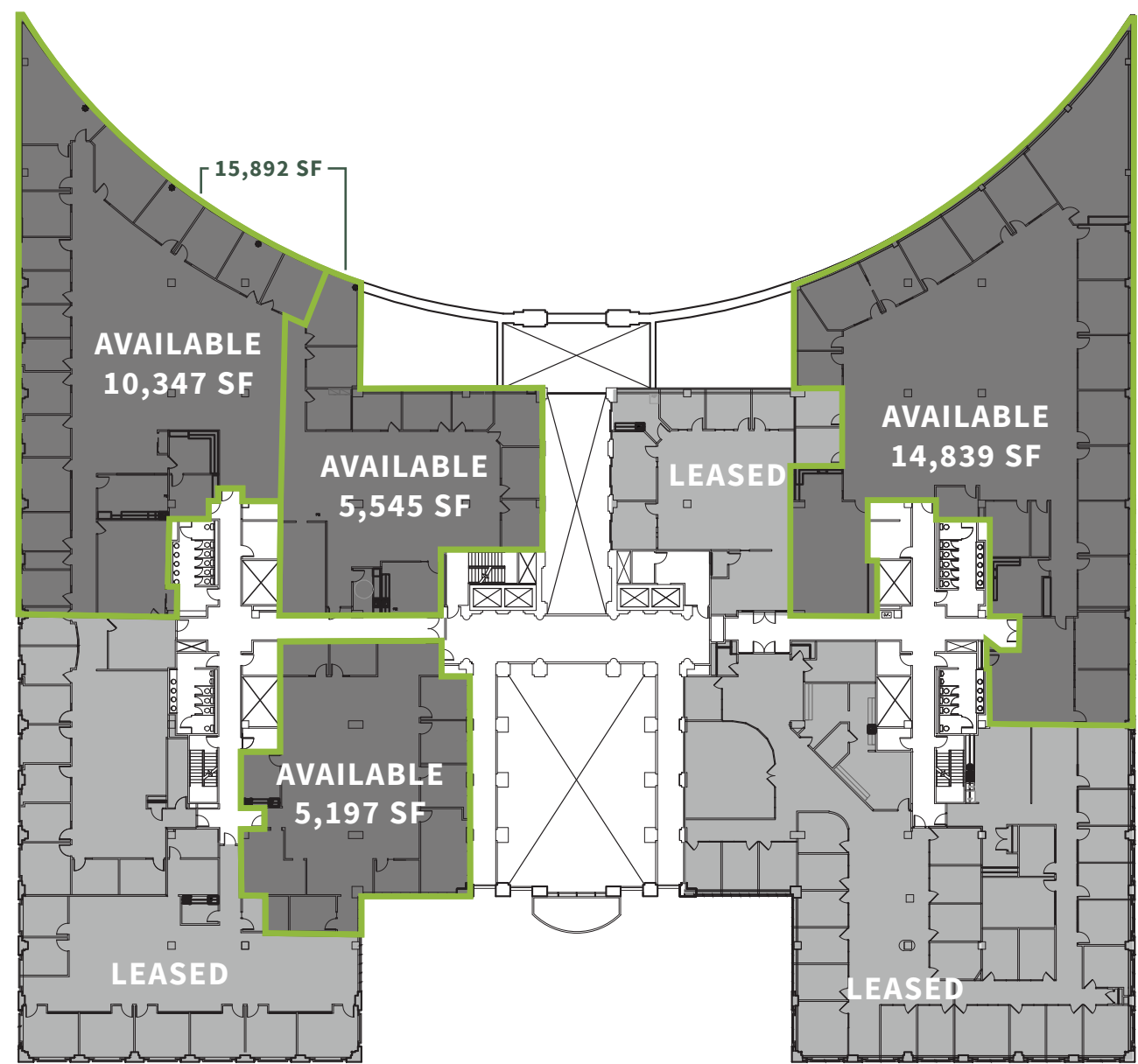
Ride Share Pick-up/
Drop Off



8 Campus floor plans

FIRST FLOOR | 10,522 SF

SECOND FLOOR | 35,928 SF

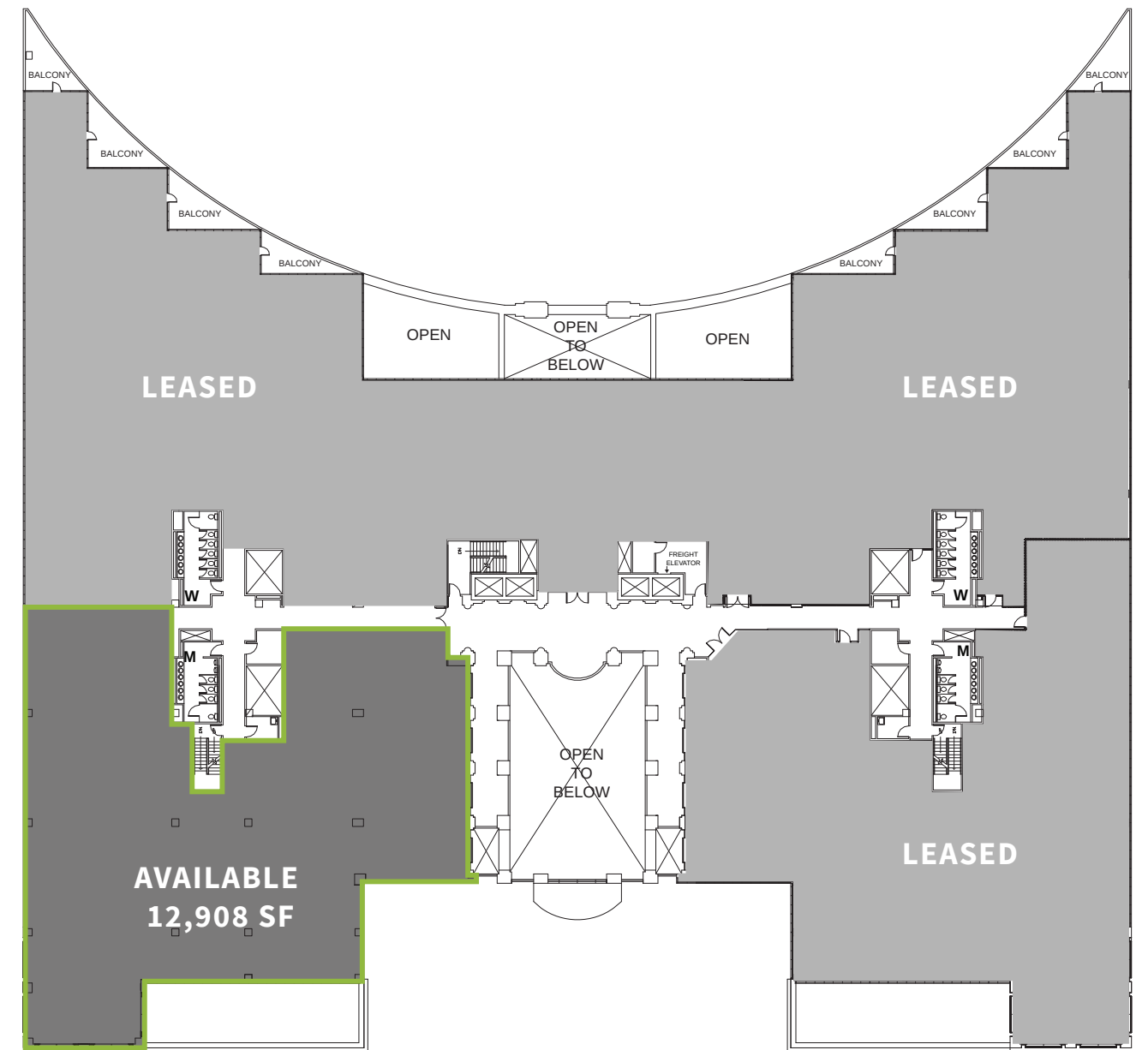
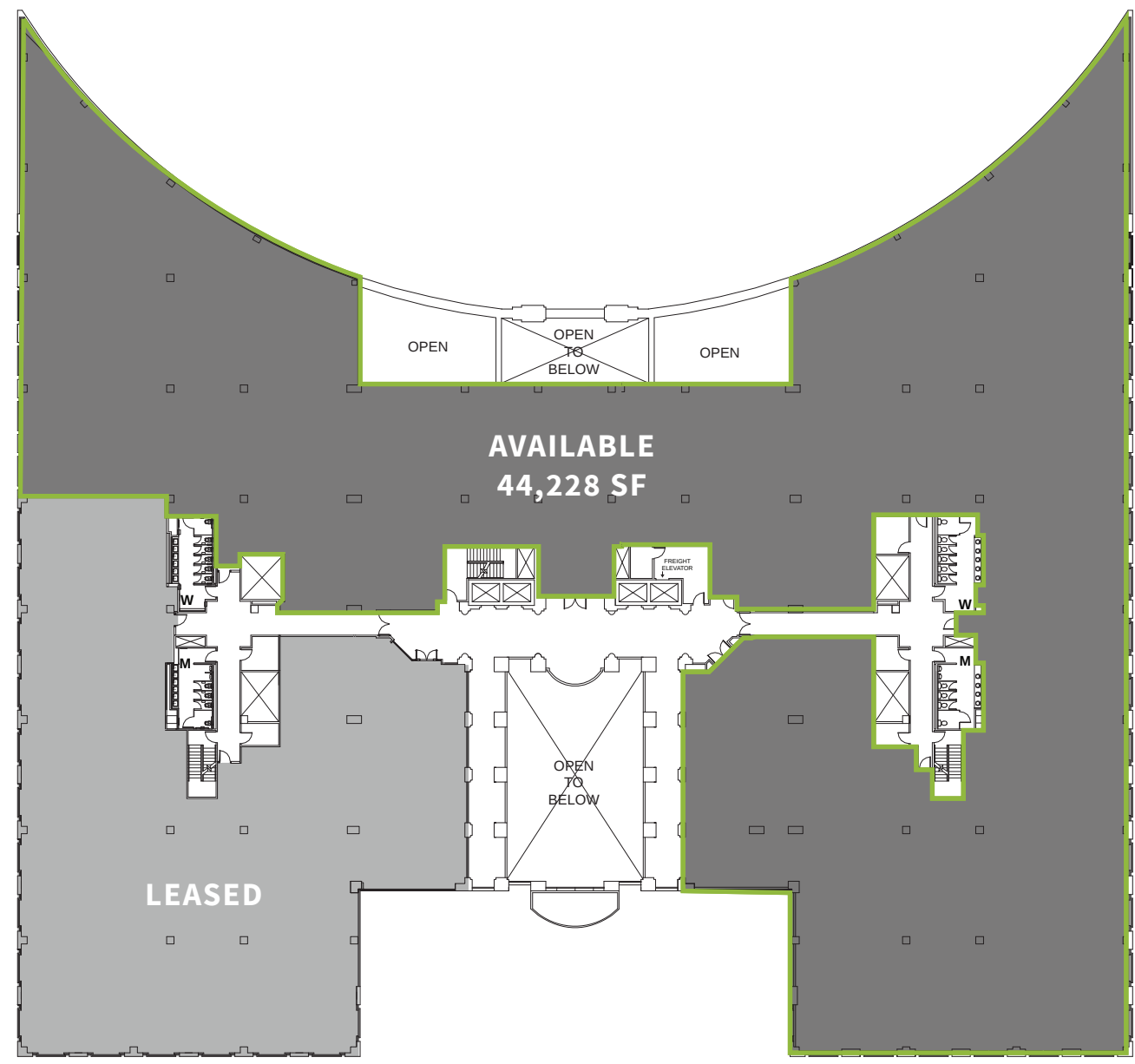


8 campus building specs

Building Size:	215,625 SF	Floors:	Four (4) floors
Available Space:	5,197 SF - 44,228 SF	Lobby:	Four-story atrium
Year Built/Renovated:	1986 / 2017	Parking:	620 surface + 14 executive covered

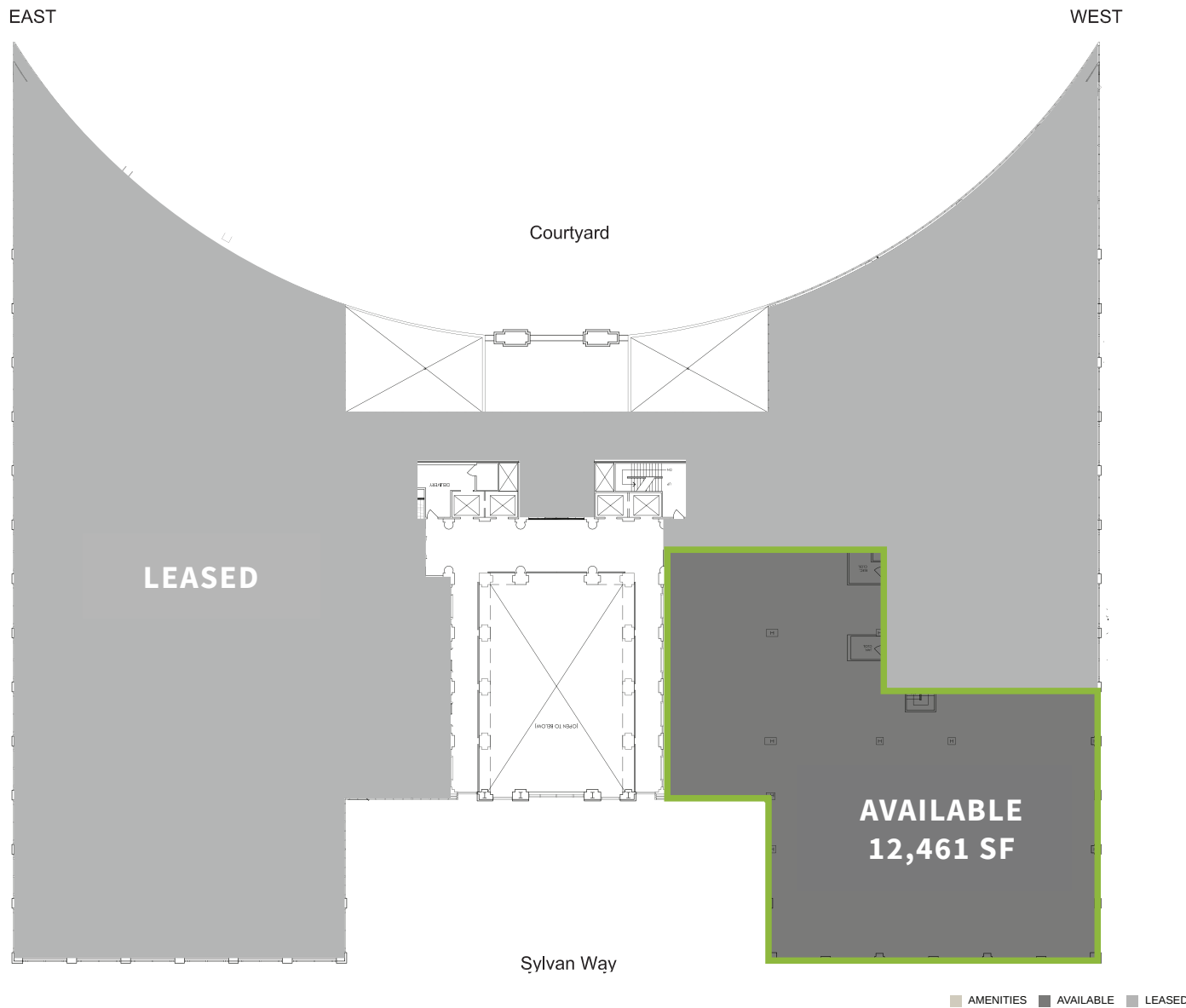
8 Campus floor plans

THIRD FLOOR | 44,228 SF FOURTH FLOOR | 12,908 SF



7 Sylvan floor plans

SECOND FLOOR | 12,461 SF



7 Sylvan building specs

Building Size:	145,983 SF	Floors:	Four (4) floors
Available Space:	12,461	Lobby:	Four-story atrium
Year Built/Renovated:	1986/2017	Parking:	492 surface & 73 covered



Local points of interest

Restaurants

Auld Shabean
Capital Grill
Chipotle
Chick-Fil-A
Chopt
Grato
Miller's Ale House
Ruth's Chris
Starbucks
Seasons 52
Tabor Road Tavern
Tommy's Tavern + Tap
Uncle Giuseppe's

Hotels

Hanover Marriott
Residence Inn
Hyatt Regency Morristown
Sheraton Parsippany Hotel
Westin Governor Morris

Retail

Kohls
Home Goods
Old Navy
Shoppes at Union Hill
TJ Maxx
Ulta

Day care centers

NJ Transit Train Stations

Morris Plains



Getting here



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 A.M. – 9:30 A.M. and 5:00 P.M. – 7:00 P.M.

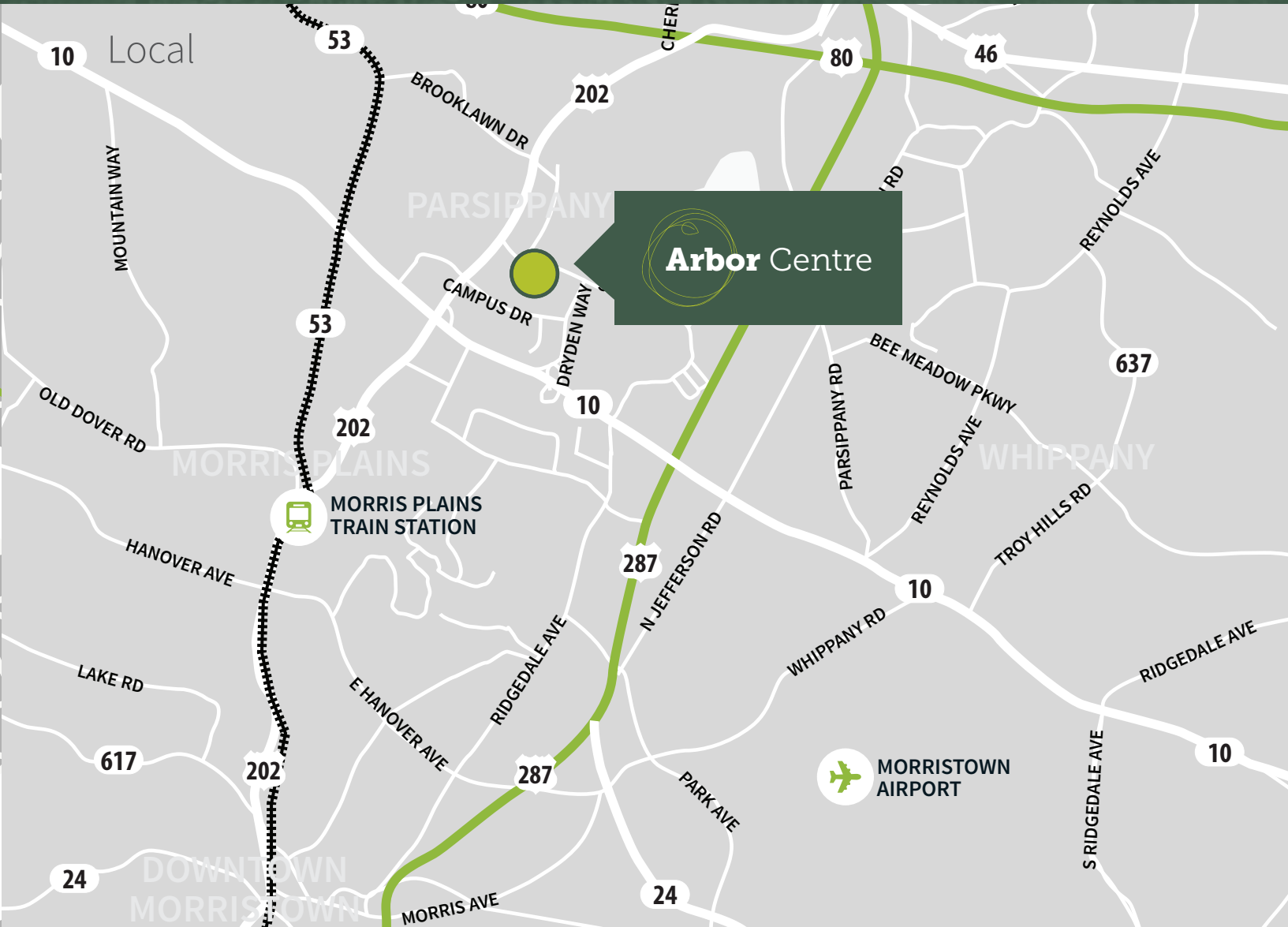
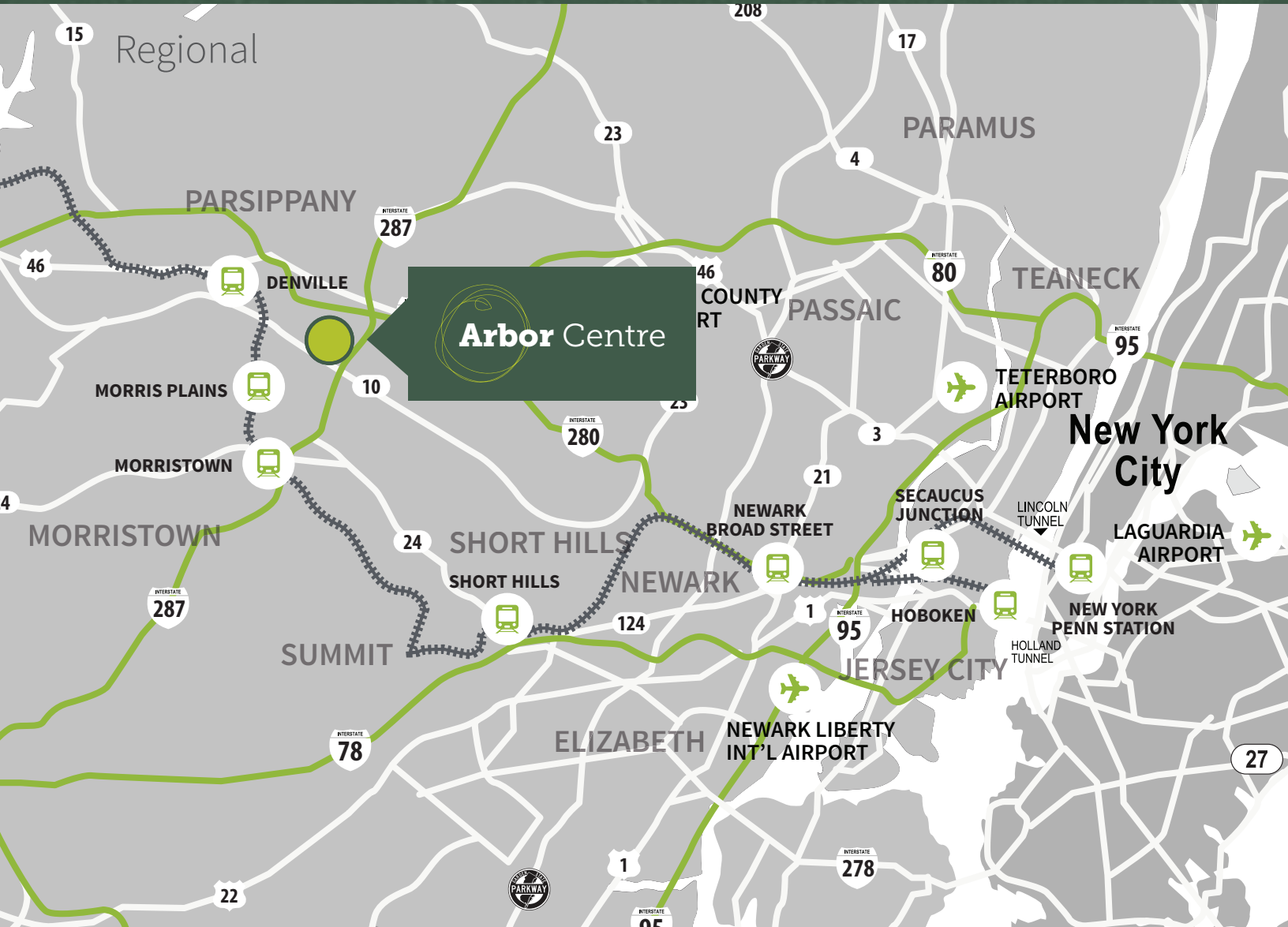


Morristown Municipal Airport, a general aviation airport is located 5 miles from the campus and Newark Liberty International Airport is located just 24 miles away.



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 amenities

- Restaurants
- 01 Ruth's Chris
 - 02 Tommy's Tavern + Tap
 - 03 Grato
 - 04 Tabor Road Tavern
 - 05 Lemongrass
 - 06 Nikko Japanese Restaurant
 - 07 Arthur's Tavern
 - 08 Il Capriccio
 - 09 Cinnamon Indian Restaurant
 - 10 Auld Shabeen
 - 11 Seasons 52
 - 12 The Capital Grille

- Convenience
- 13 Starbucks
 - 14 Wegman's/Wegman's Burger Bar
 - 15 Tabor Road Pizza
 - 16 Mancino's Pizza & Italian Cuisine
 - 17 Chipotle
 - 18 Smashburger
 - 19 Five Guys
 - 20 Panera
 - 21 Qdoba
 - 22 Chick-Fil-A
 - 23 First Watch

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

- Fitness - Lifestyle
- 35 Anytime Fitness
 - 36 Crunch
 - 37 Blink Fitness
 - 38 Retro Fitness of Whippany
 - 39 LA Fitness
 - 40 Atlantis Sports Club and Spa
 - 41 Planet Fitness
 - 42 Depasquale Spa
 - 43 Massage Envy

- Day care
- 44 Bright Horizons at Parsippany
 - 45 The Goddard School
 - 46 Apple Montessori
 - 47 My Special Spot
 - 48 The Learning Experience
 - 49 Whippany Kindercare



Connected
anywhere

Campus overview



Corporate neighbors

- | | | | | |
|---------------------------------|----------------------------------|---------------------------------------|---------------------------------|--|
| Acrisure | Delta Dental of New Jersey, Inc. | Goldman Sacks Co. | Ogilvy CommonHealth Worldwide | Teva Pharmaceuticals USA, Inc. |
| Ascensia | DSM | Honeywell International, Inc. | Pacira | Tiffany & Co |
| Automatic Data Processing, Inc. | Emergency Medical Associates LLC | IMS Health Incorporated | PBF Holding Company, LLC | The Coyne Agency |
| Lifetime Fitness | EverBank Commercial Finance | Langan Engineering | Pinnacle Foods Inc. | T-Mobile Law Enforcement Relations Group |
| Barclays Capital | Evonik Corporation | MANE USA | Porzio, Bromberg & Newman, P.C. | Tower Watson |
| Bayer Corporation | Ferrero USA Inc. | McCann Torre Lazur | Reckitt Benckiser LLC | United Parcel Service, Inc. |
| B&G Foods | Fiserv, Inc. | Medical Laboratory Diagnostics | Securitas Security Services | Weichert Realtors |
| CAE SimuFlite NETC | FM Global | Merck & Co Inc. | Solix | Western World Insurance Group |
| ConnectiveRX | GAF Materials Corporation | Metlife | Sun Chemical Corporation | Wyndham Worldwide Corporation |
| Day Pitney LLP | Gemini Technology Services, Inc. | National Exchange Carrier Association | Tangoe, Inc. | Zoetis |

Arbor Centre

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Parsippany, New Jersey

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