THE | ARBORS
@ PARSIPPANY
1, 3 & 5 SYLVAN WAY
LIVE.WORK.PLAY. redefined.
THEARBORSATPARSIPPANY.COM

1, 3 & 5 SYLVAN WAY, PARSIPPANY

85,315 s.f. available for lease

Situated in one of New Jersey's most iconic campus parks, 1,3 & 5 Sylvan Way are three Class A office properties transforming the campus lifestyle to the next level of live, work and play. Capital improvements to curate a world-class tenant experience from the moment you walk up to the building have been completed. With brand new entrance ways and lobbies, state-of-the-art fitness facilities, 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

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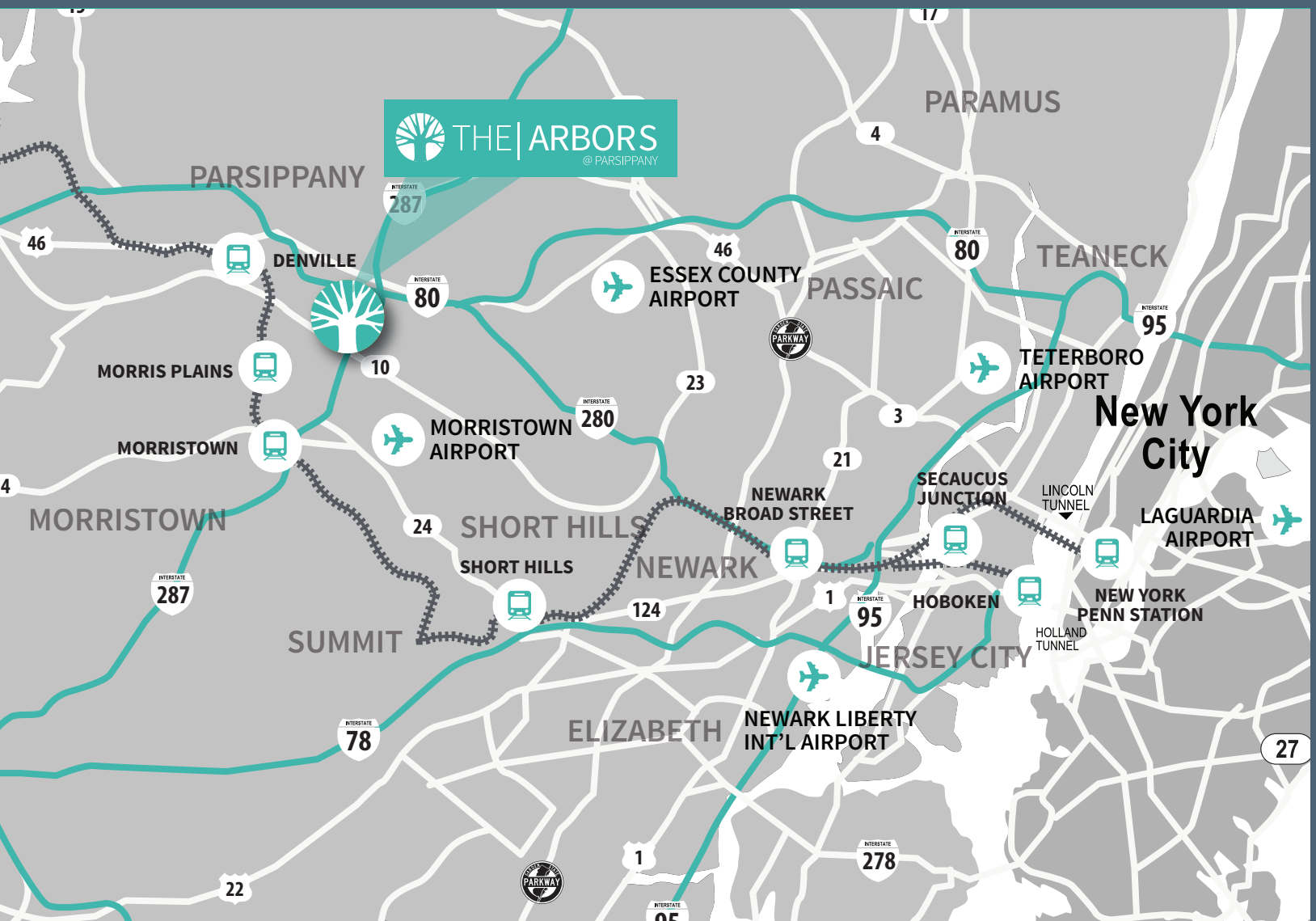
LOCATION

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 ▼

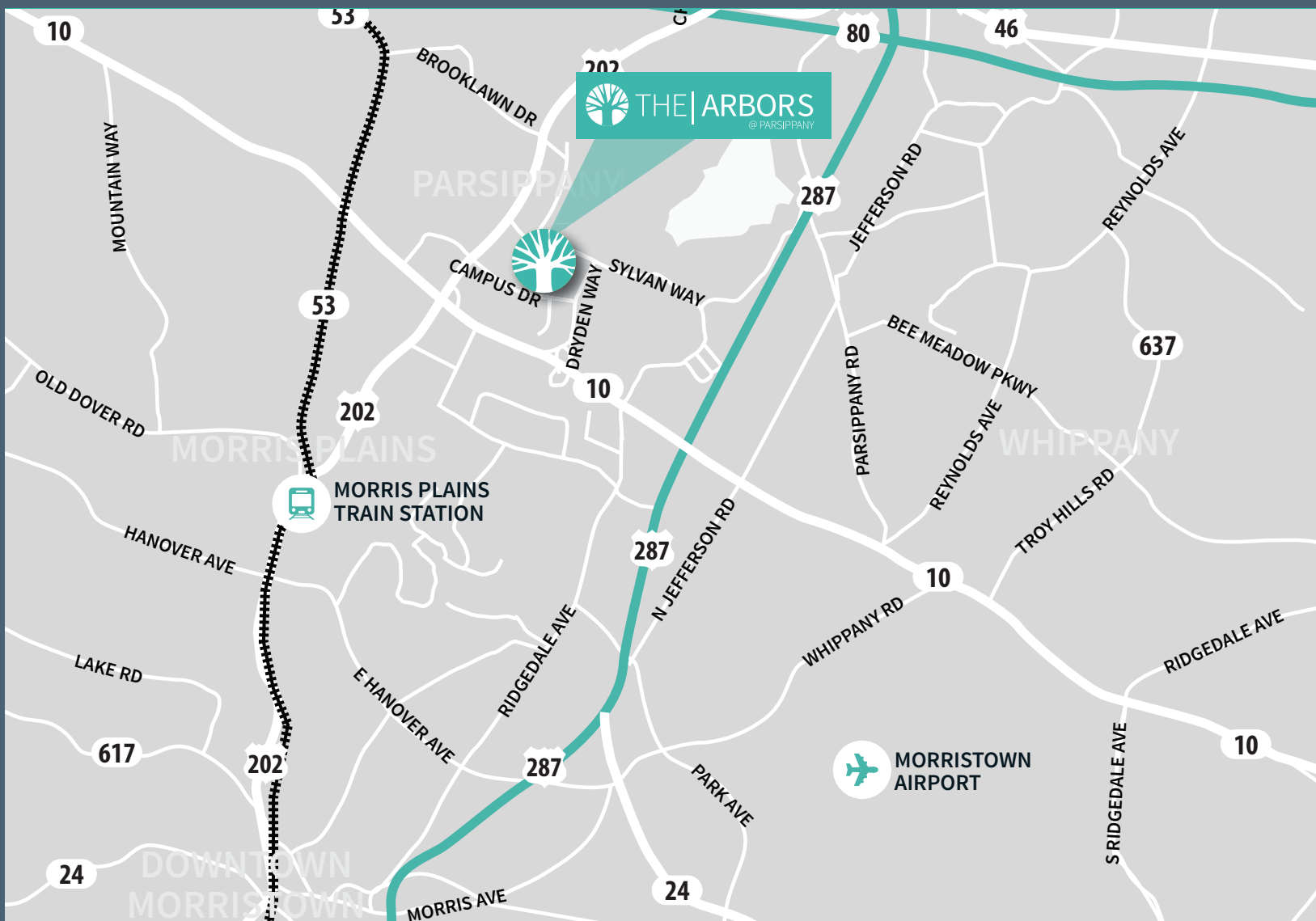


Morristown Municipal Airport, a general aviation airport is located 5 miles from the campus and Newark Liberty International Airport is located just 24 miles away.

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 ▼



SPECIFICATIONS

1 Sylvan Way

Building size:	150,557 RSF
Stories:	Four (4) stories
Lobby description:	Three (3) story granite and glass atrium
Year built:	1987; renovations 2022
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:	Full service café
	Conference facilities
	Underground connectivity to 3 & 5 Sylvan Way

FIRST FLOOR

DARTCOR

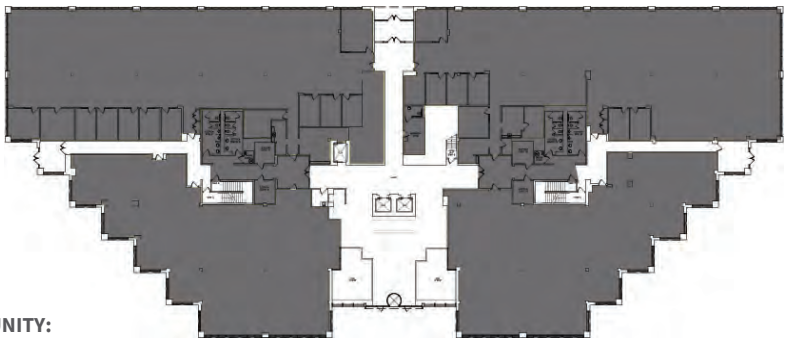
1 SYLVAN

SPECIFICATIONS

3 Sylvan Way

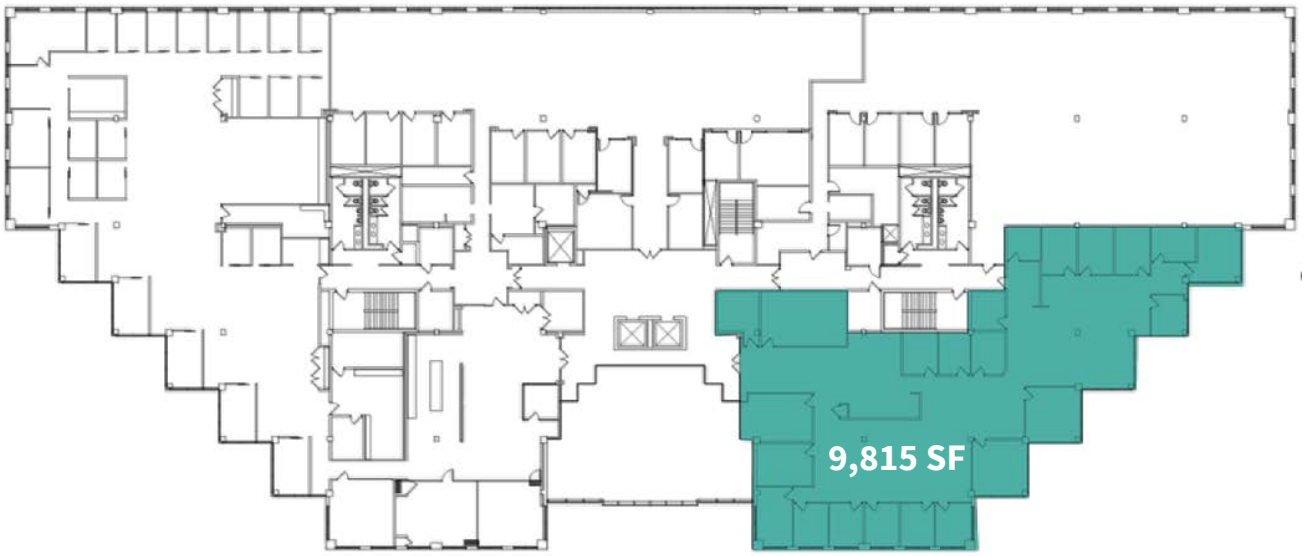
Building size:	147,201 RSF
Garage size:	4,600 SF
Stories:	Four (4) stories
Lobby description:	Three (3) Story Atrium
Year built:	1988; renovations 2022
Land area:	7.53 acres
Access (after hours):	Card key access
Security:	Roving security & cameras
Building hours:	Monday – Friday: 8:00 AM to 6:00 PM
Parking:	Total 404 , Covered 35
Amenities:	Grab and Go Fitness center with locker room and showers Bathrooms - renovated in 2026 Underground connectivity to 1 & 5 Sylvan Way

FIRST FLOOR



FIRST FLOOR - FULL FLOOR OPPORTUNITY:

SECOND FLOOR

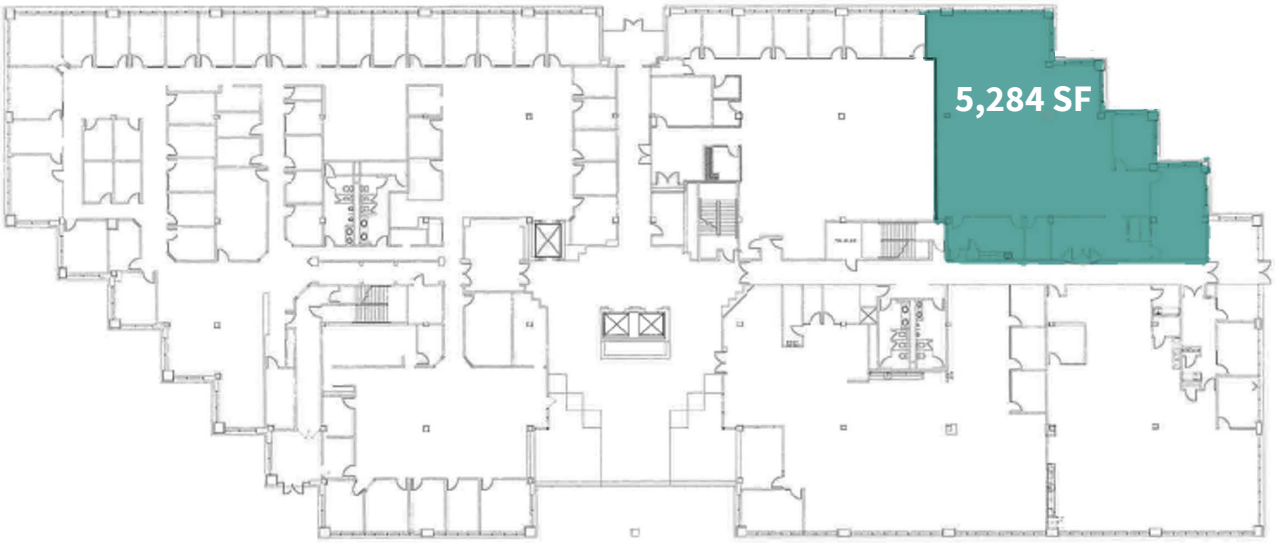


SPECIFICATIONS

5 Sylvan Way

Building size:	151,383 RSF
Stories:	Four (4) stories
Lobby description:	Three (3) Story Atrium
Year built:	1987; renovations 2022
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
	Underground connectivity to 1 & 3 Sylvan Way
	Bathrooms - renovated in 2026
	Located at 1 & 3 Sylvan:
	Conference facility
	Fitness center with locker room and showers

FIRST FLOOR



SECOND FLOOR
12,377 SF

5 SYLVAN

LIVE.WORK.PLAY.ENJOY

intercommunity.

Local points of interest

Restaurants

- 5 Guys
- Auld Shabeen
- Capital Grill
- Chipotle
- Chick-Fil-A
- Grato
- Ruth's Chris
- Starbucks
- Seasons 52
- Tabor Road Tavern
- Tommy's Tavern + Tap

Hotels

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

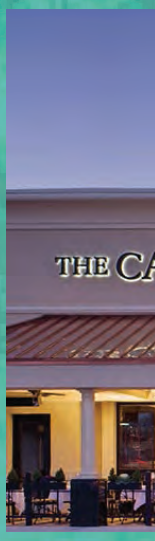
Retail

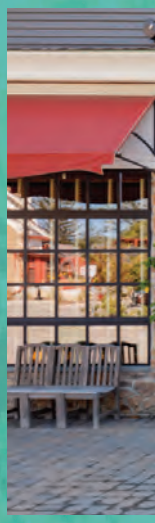
- Kohls
- Home Goods
- Old Navy
- Shoppes at Union Hill
- TJ Maxx
- Ulta

Day care centers

NJ Transit Train Stations

- Morris Plains





APITAL GRILLE
THE CAPITAL GRI

Seasons 52
FRESH GRILL
Seasons 52
FRESH GRILL

GRATO

Wegmans
Welcome

TABOR ROAD TAVERN

MORRIS PLAINS STATION

Local amenities

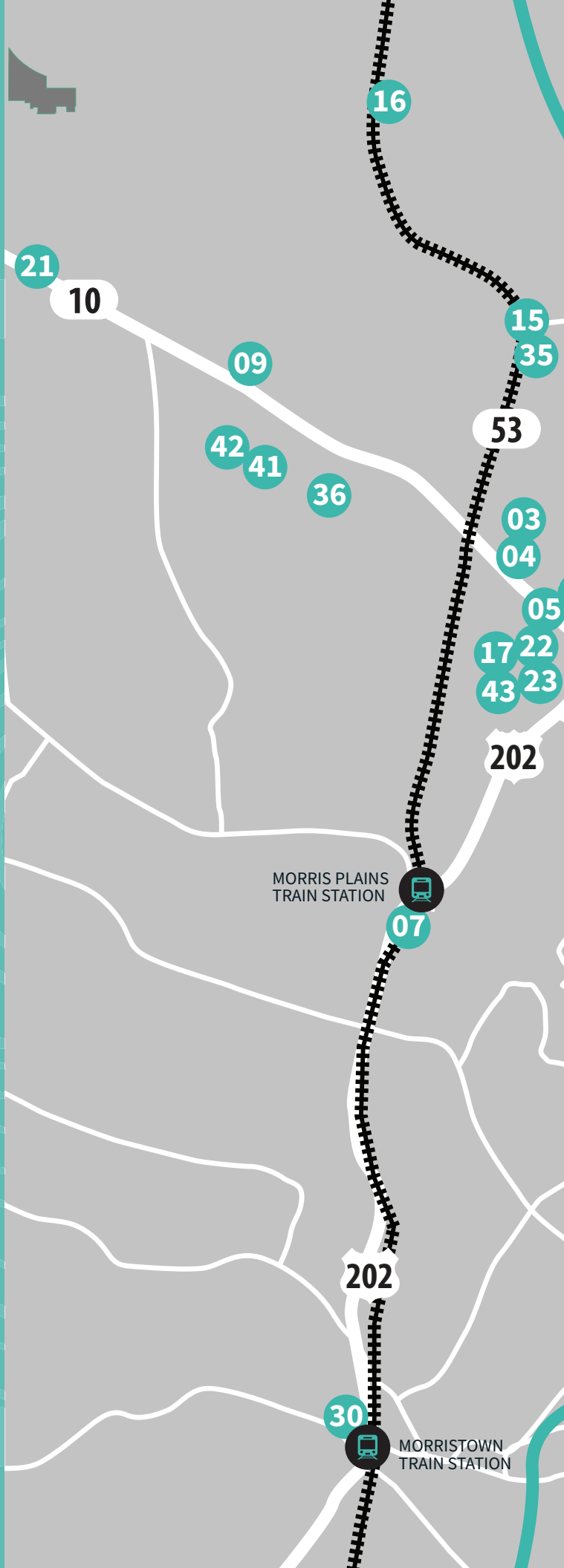
Restaurants
01 Ruth's Chris
02 Tommy's Tavern + Tap
03 Grato
04 Tabor Road Tavern
05 Lemongrass
06 Nikko Japanese Restaurant
07 Arthur's Tavern
08 Il Capriccio
09 Cinnamon Indian Restaurant
10 Auld Shabeen
11 Seasons 52
12 The Capital Grille

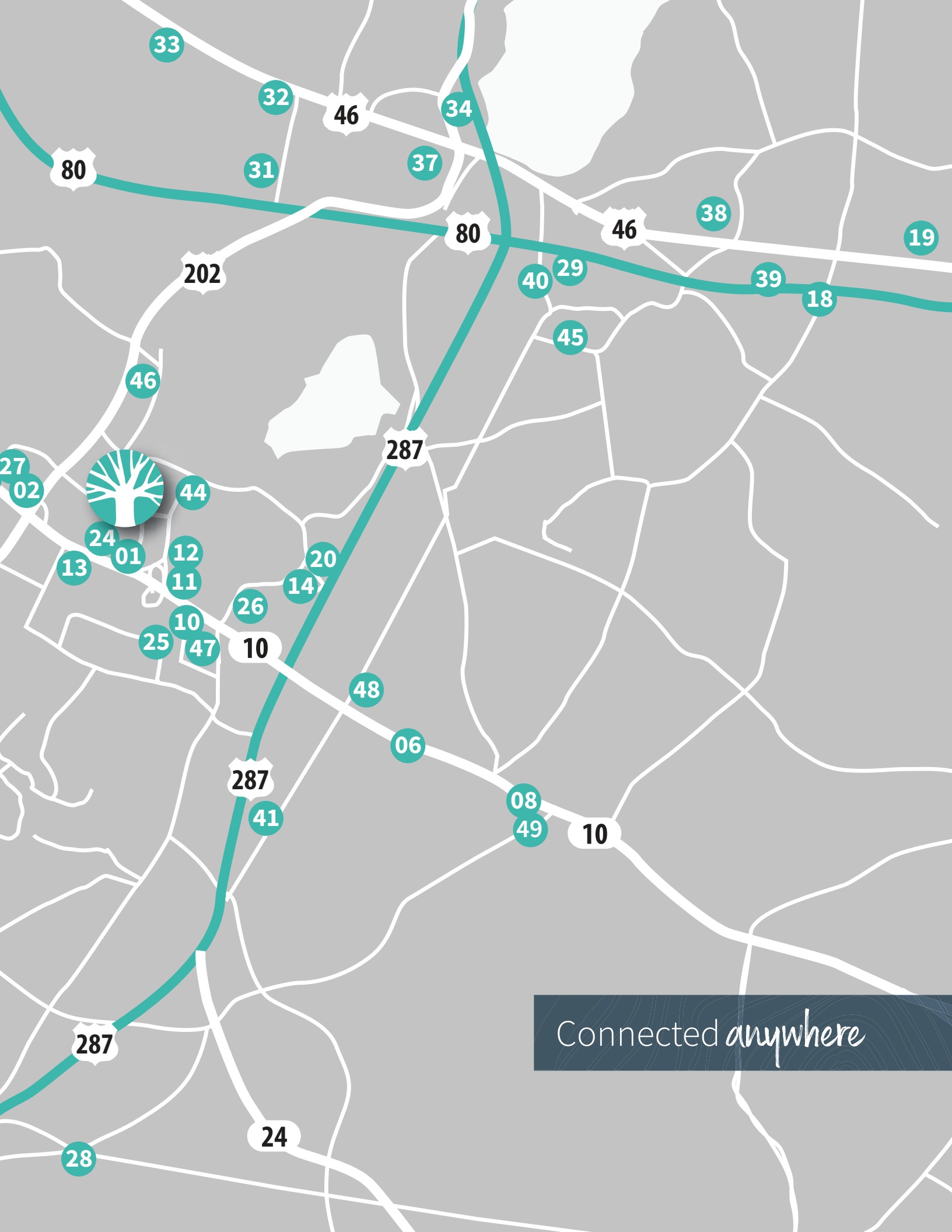
Convenience
13 Starbucks
14 Wegman's/Wegman's Burger Bar
15 Tabor Road Pizza
16 Mancino's Pizza & Italian Cuisine
17 Chipotle
18 Smashburger
19 Five Guys
20 Panera
21 Qdoba
22 Chick-Fil-A
23 First Watch

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

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Connected anywhere

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
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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