

8 CAMPUS DRIVE



THE | ARBORS  
@ PARSIPPANY

It's Wide Open.

[THEARBORSATPARSIPPANY.COM](http://THEARBORSATPARSIPPANY.COM)





# The office park.Redefined.

## 8 Campus Drive

61,917 SF s.f. available for lease

- Building size:

Stories:

Lobby description:

Year built:

Land area:

Access (after hours):

Security:

Building hours:

Parking:
- 215,625 SF

Four (4) stories

Four (4) story atrium

1986; renovations 2017

24.98 acres

24/7 card key access

Roving security & cameras

Monday – Friday: 8:00 AM to 6:00 PM

620 surface spaces and 14 reserved garage spaces

	1 SYLVAN	3 SYLVAN	5 SYLVAN	7 SYLVAN	4 CAMPUS	6 CAMPUS	8 CAMPUS
BUILDING AMENITIES							
INDOOR							
Conference Center	X				X		X
Full-Service Café	X		X			X	X
Fitness Center		X					X
Game Lounge		X					
Lounge	X	X	X				
Storage		X	X				
OUTDOORS							
Courtyard	X	X	X	X	X	X	X
Lounge	X	X	X	X	X	X	
Lakeside Work/Dining					X		
Café Seating						X	X
Meeting/Workspace	X	X	X	X			X
Pavilion				X			X
Amphitheater				X			X
Game & Event Lawn				X			X
Sun Chaise Lounge				X			X
Ride Share Pick-Up	X	X	X	X	X	X	X



# Explore

*The Arbors. It's wide open.*

The Arbors is an unparalleled office campus experience situated on a stunning 600-acre site in Morris County, New Jersey. With seven newly revamped Class-A buildings, 2.1 million square feet of office space, and countless amenities, the possibilities are truly wide open.



WORK



CONNECT WITH NATURE



EAT

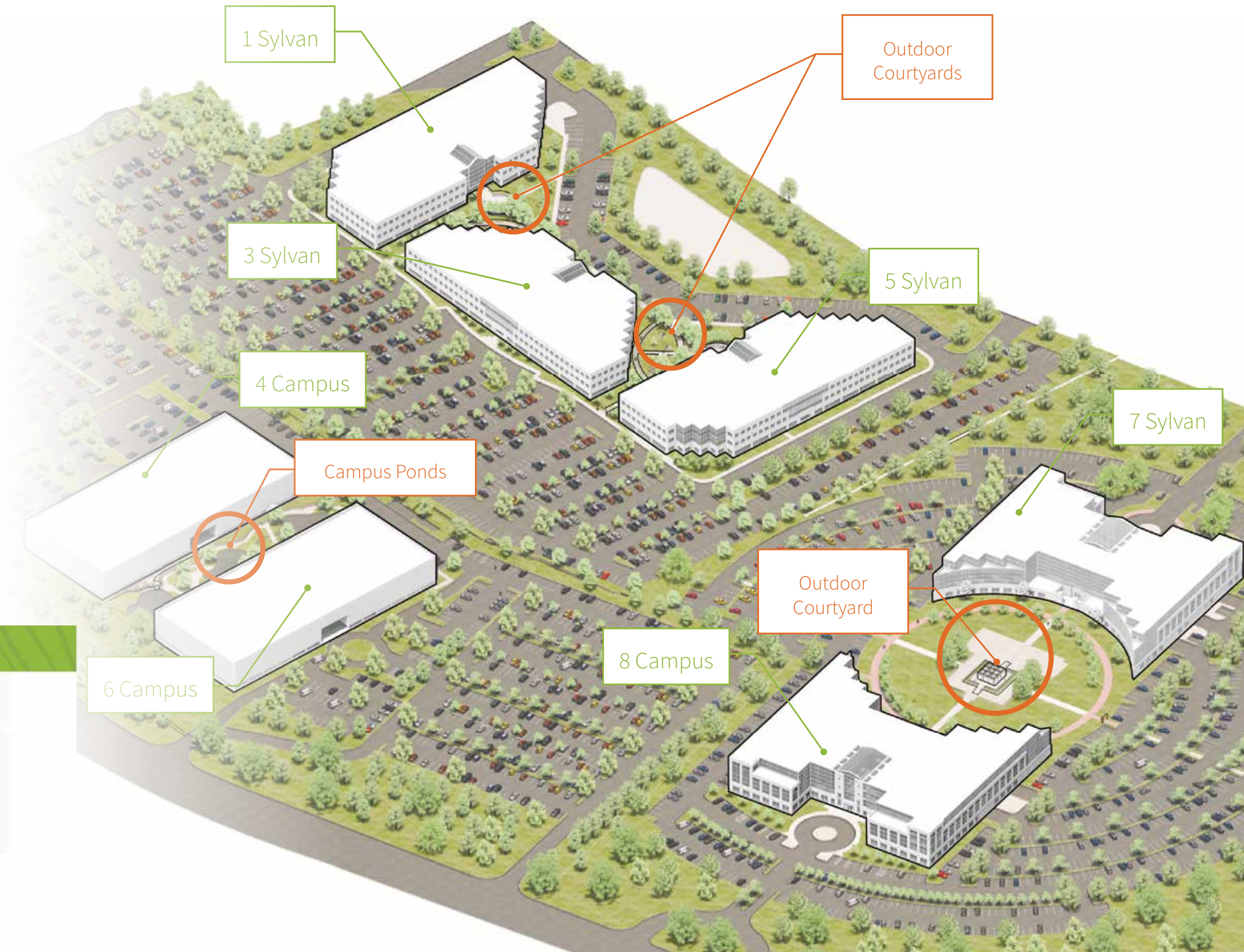


BE WELL



ENJOY

## CAMPUS PLAN



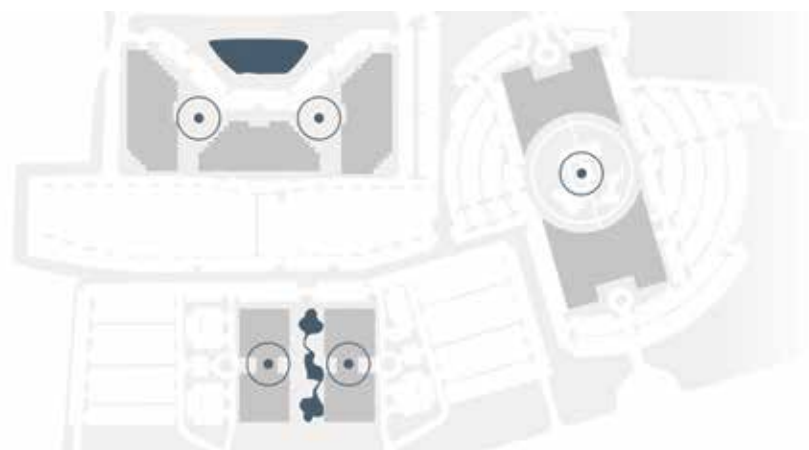




# Work

*The great outdoors  
meets the great indoors*

A happy employee is a productive employee. The Arbors offers a welcome respite from traditional office space, and the traditional workday. Here, the indoors and outdoors are seamlessly woven into the fabric of the daily work experience. With reliable, high-speed campus wide WIFI, feel free to conduct your meetings outside. Do business over coffee or lunch while lounging in Adirondack chairs, or take that call while meandering through the lush green foliage.



## Connected *anywhere*

Connect to WIFI. Connect with nature. Connect with one another. Get plugged in or disconnect entirely — only at The Arbors.



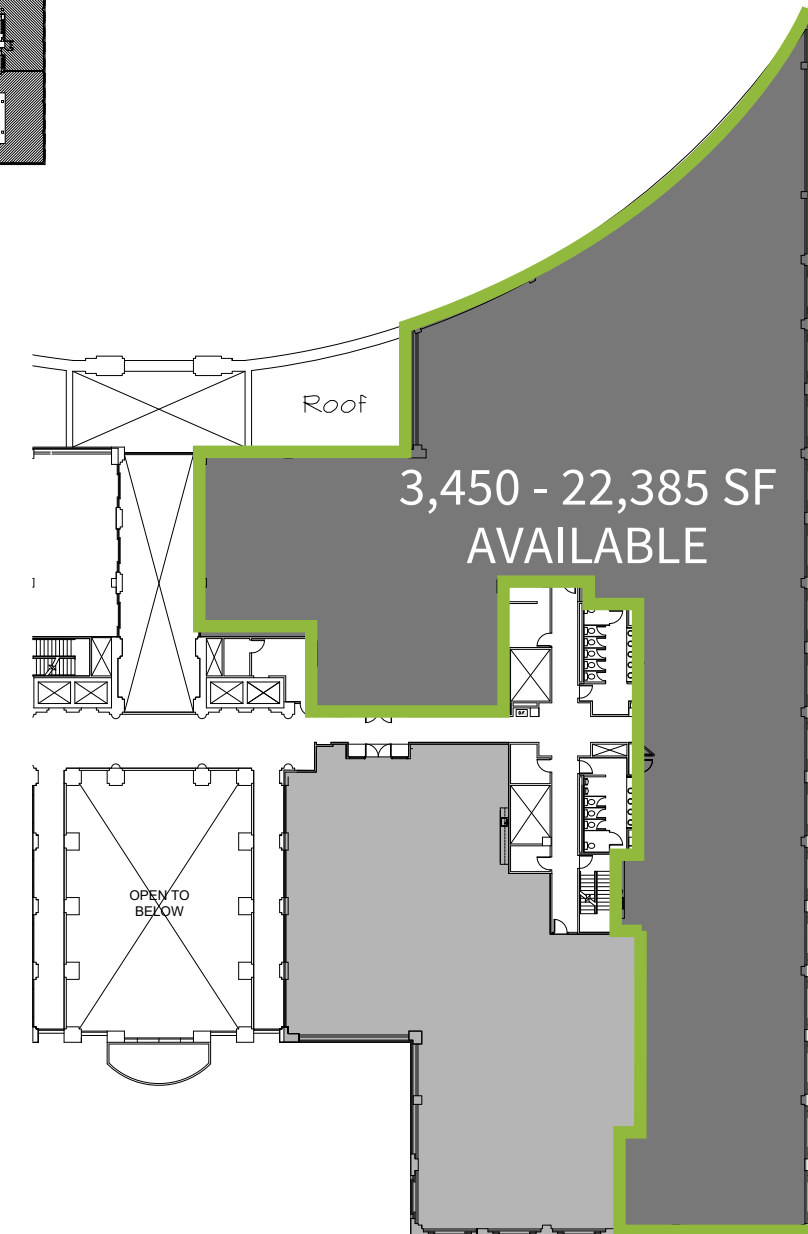
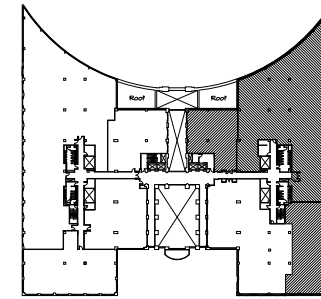
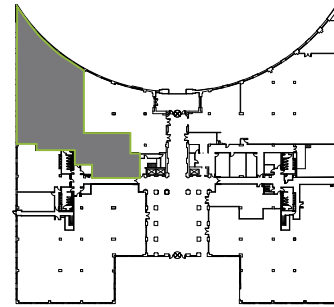


# Work

Available Space

## FIRST FLOOR

## SECOND FLOOR



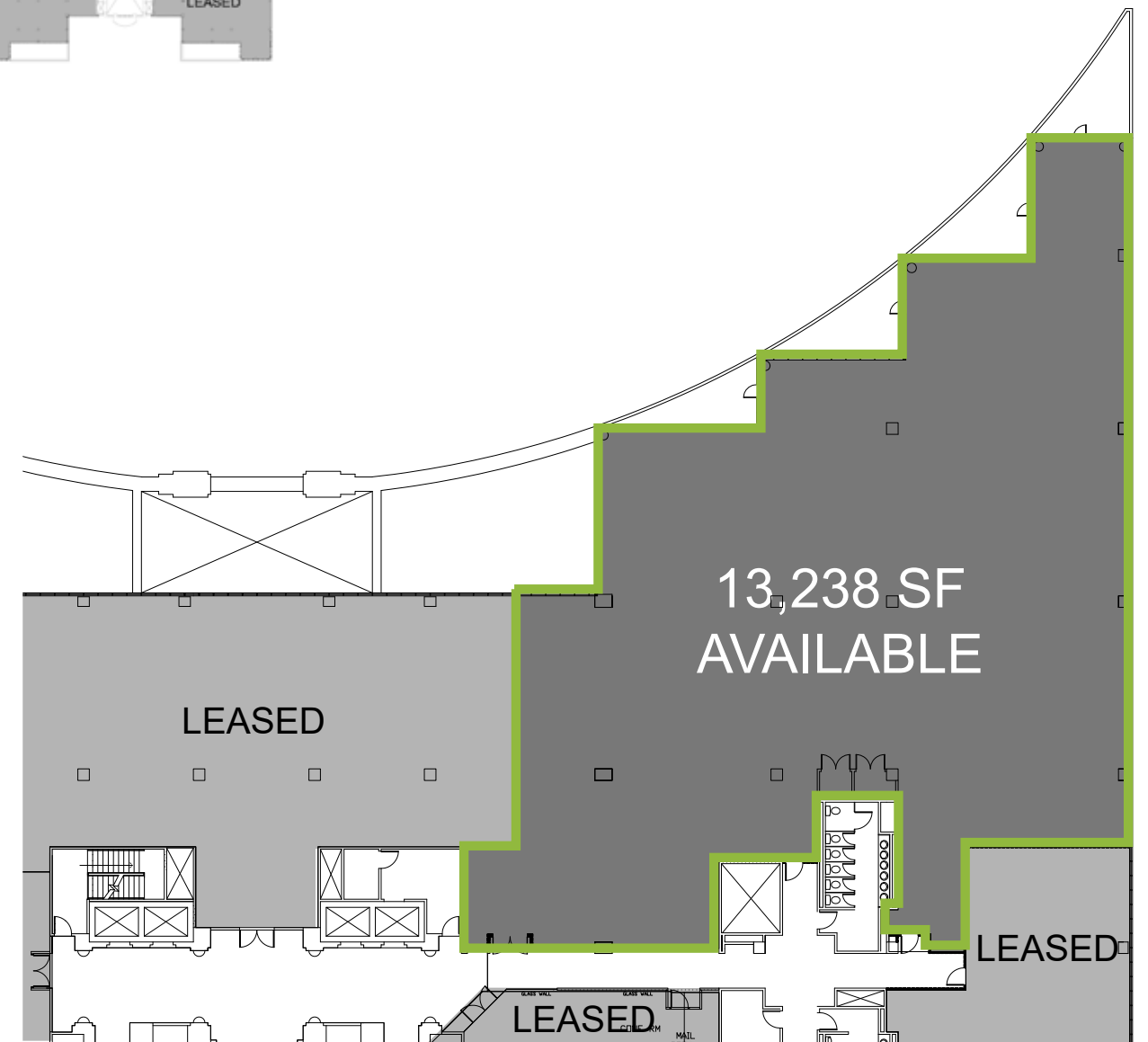
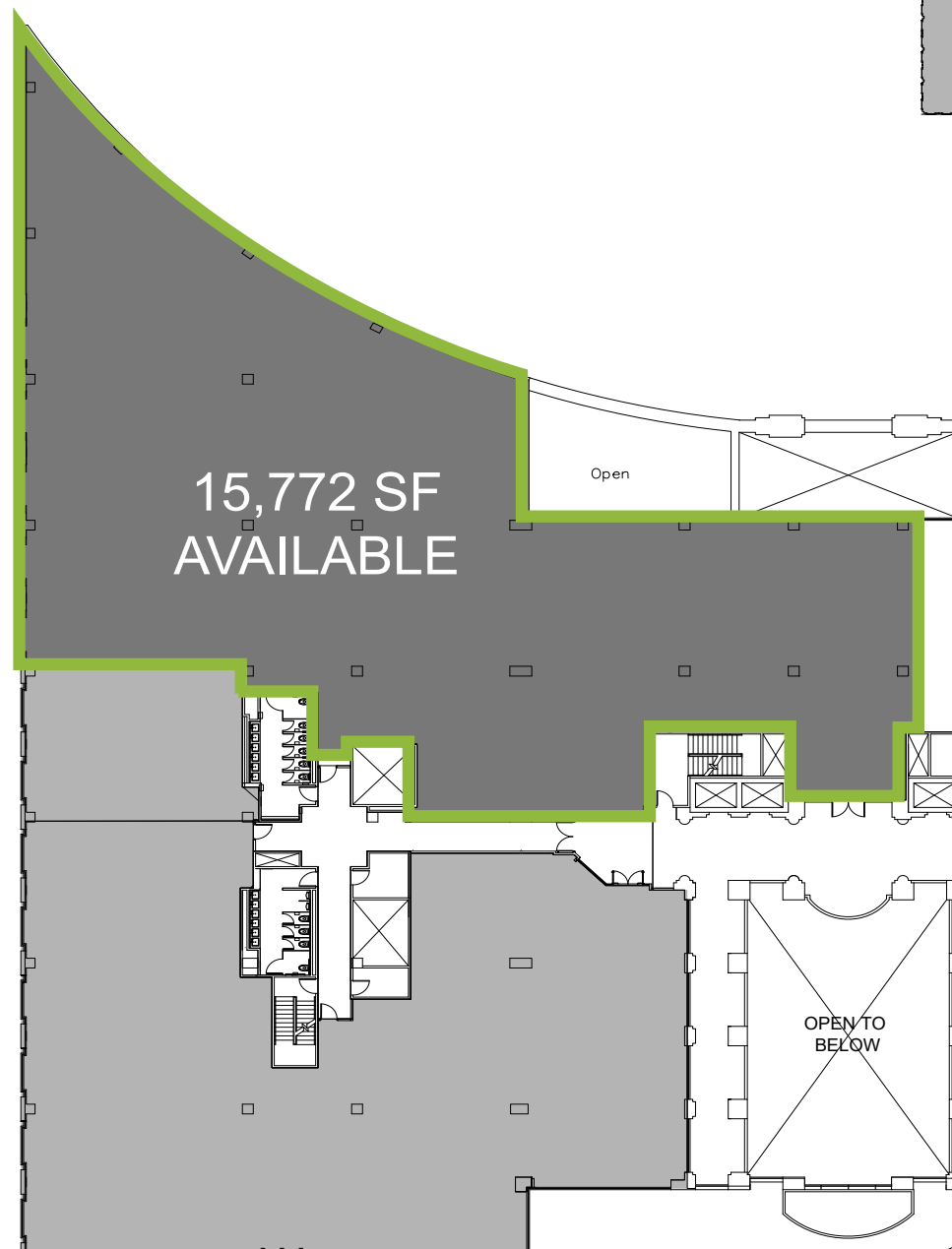
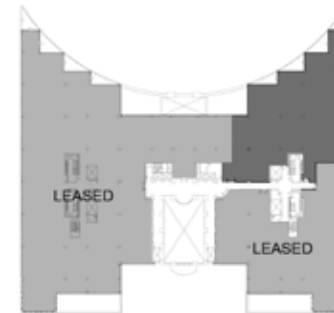
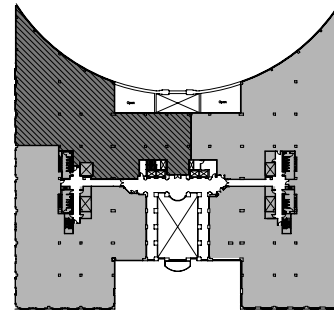


# Work

Available Space

## THIRD FLOOR

## FOURTH FLOOR







# Connect with nature

*Putting park in office park*

Biophilic design connects workspace occupants to their natural surroundings. It's a concept that has been shown to reduce stress, improve cognitive function, increase creativity and overall happiness. The Arbors is a completely reimagined, modern office campus. But its restorative setting — complete with lush trees, singing birds, and calming ponds — makes it feel more like a nature retreat.



## Nature *everywhere*

Scientists say exposure to nature contributes to your physical well-being by lowering blood pressure, heart rate and stress. We simply say, "Ahhhhhhh..."







# Eat

## *An abundance of offerings*

Food, glorious food! With 8 on-site, full-service cafe's and a multitude of revolving food trucks across campus, there'll always be something to savor. And with an abundance of indoor and outdoor seating, workers can soak up the sun, relax in the shade, or simply stretch out under a tree for an impromptu picnic. Even a quick bite at the office will feel like an experience all its own.



## Delicious *variety*

Tastebuds meet temptation. On campus or off, there's a multitude of varied food and beverage offerings guaranteed to please any palette.





# Be well

*No boundaries. No limits.  
No other place like it.*

Wellness matters. A healthy workplace environment takes into account environmental, physical and emotional wellness. With unlimited green space, healthy food options and state-of-the-art fitness centers, no place else rivals the live, work, play balance offered here.



## Breathe *anywhere*

Inhale deeply. Exhale slowly. Can you feel it?  
You may not now, but you will when you're here.





# Enjoy

*Make it your own. It's wide open.*

What can you do at the Arbors? Maybe the better question is, "What can't you do?" Ample green space means ample places to chill. Take a break with some cornhole or whiffle ball. Rather work on your swing? Head over to the high-definition golf simulator. Need to break a bigger sweat? Check out the state-of-the-art fitness facilities. Whether you want outdoor team-building exercises or a few minutes to yourself in an indoor or outdoor lounge, here you can make every day — yours.



## Relax *anywhere*

Studies have shown that workers whose companies allow them the freedom to work in a manner and environment that's tailored to them, are happier and more motivated to perform better. Now CEO's can relax, too.



# Local points of interest

## Restaurants:

5 Guys  
Chipotle  
Chick-Fil-A  
Grato  
Starbucks  
Tabor Road Tavern



## 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



## Daycare centers

## NJ Transit Train Stations





# Connectivity. Productivity. Intercommunity. Life.

*The great outdoors meets the great indoors*









# 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 AM – 9:30 AM and 5:00 PM – 7:00 PM.

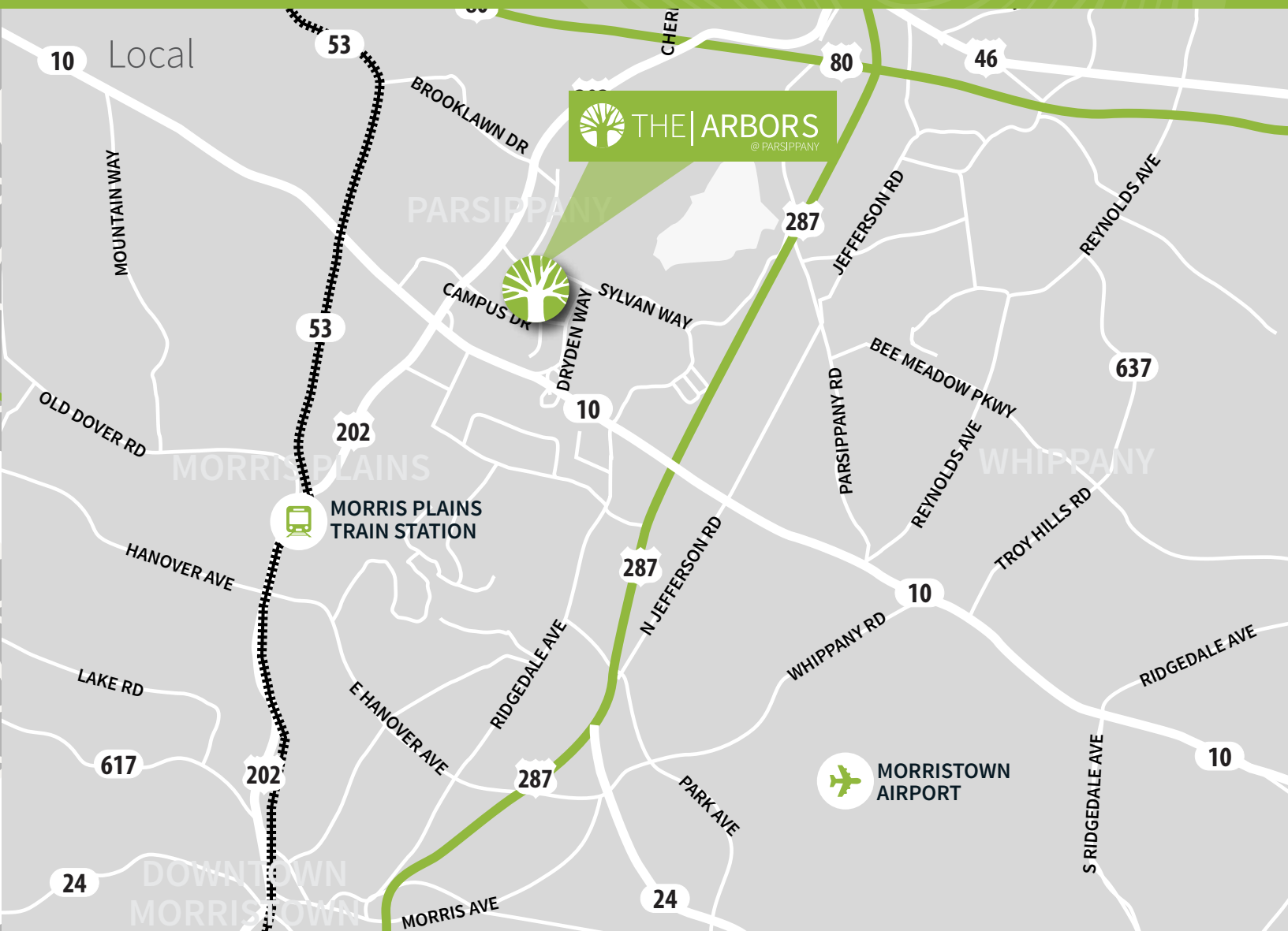
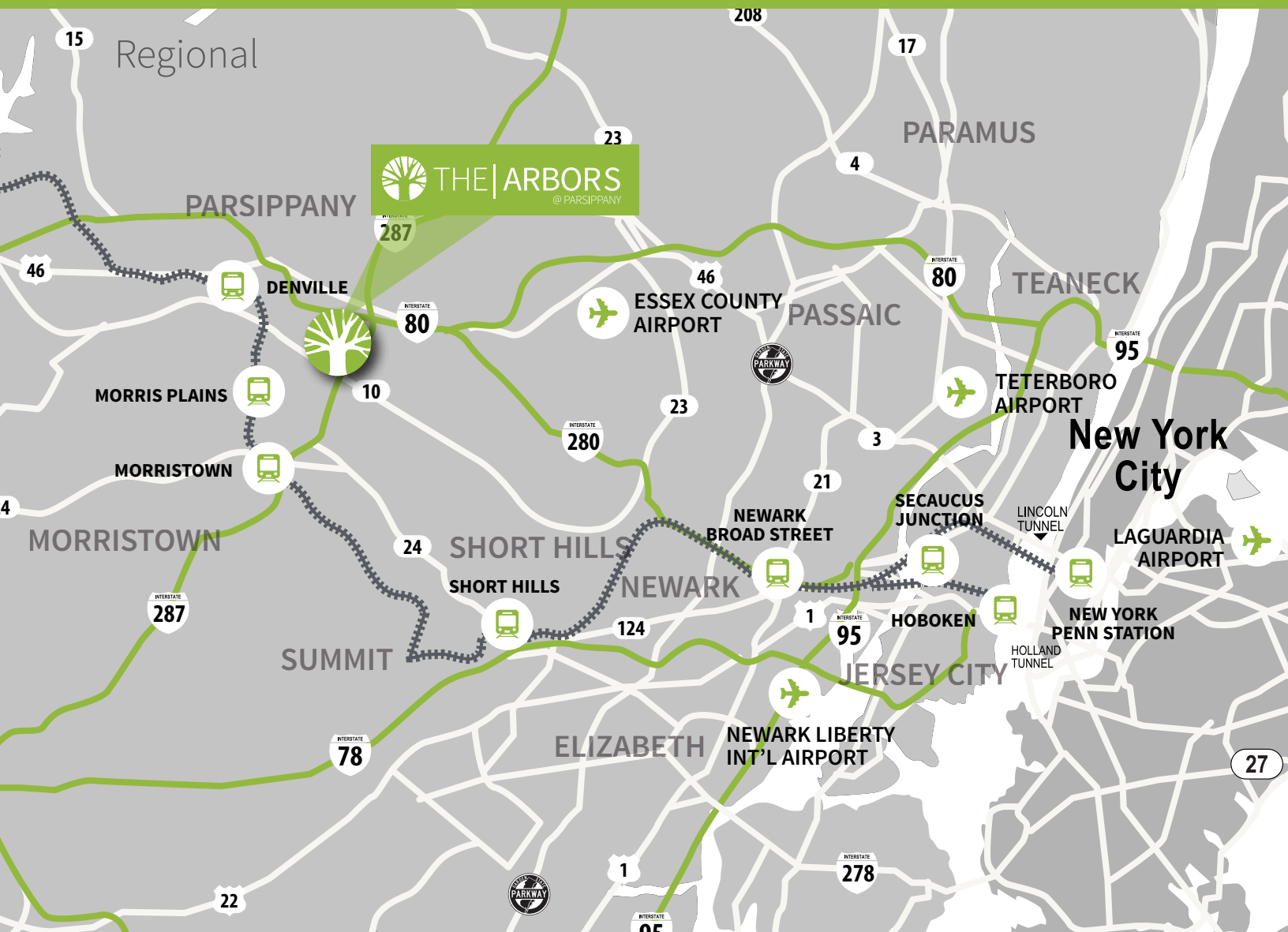


Morristown Municipal Airport, a general aviation airport is located 5 miles from the campus and Newark Liberty International Airport is located just 24 miles away.



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.





# 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 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

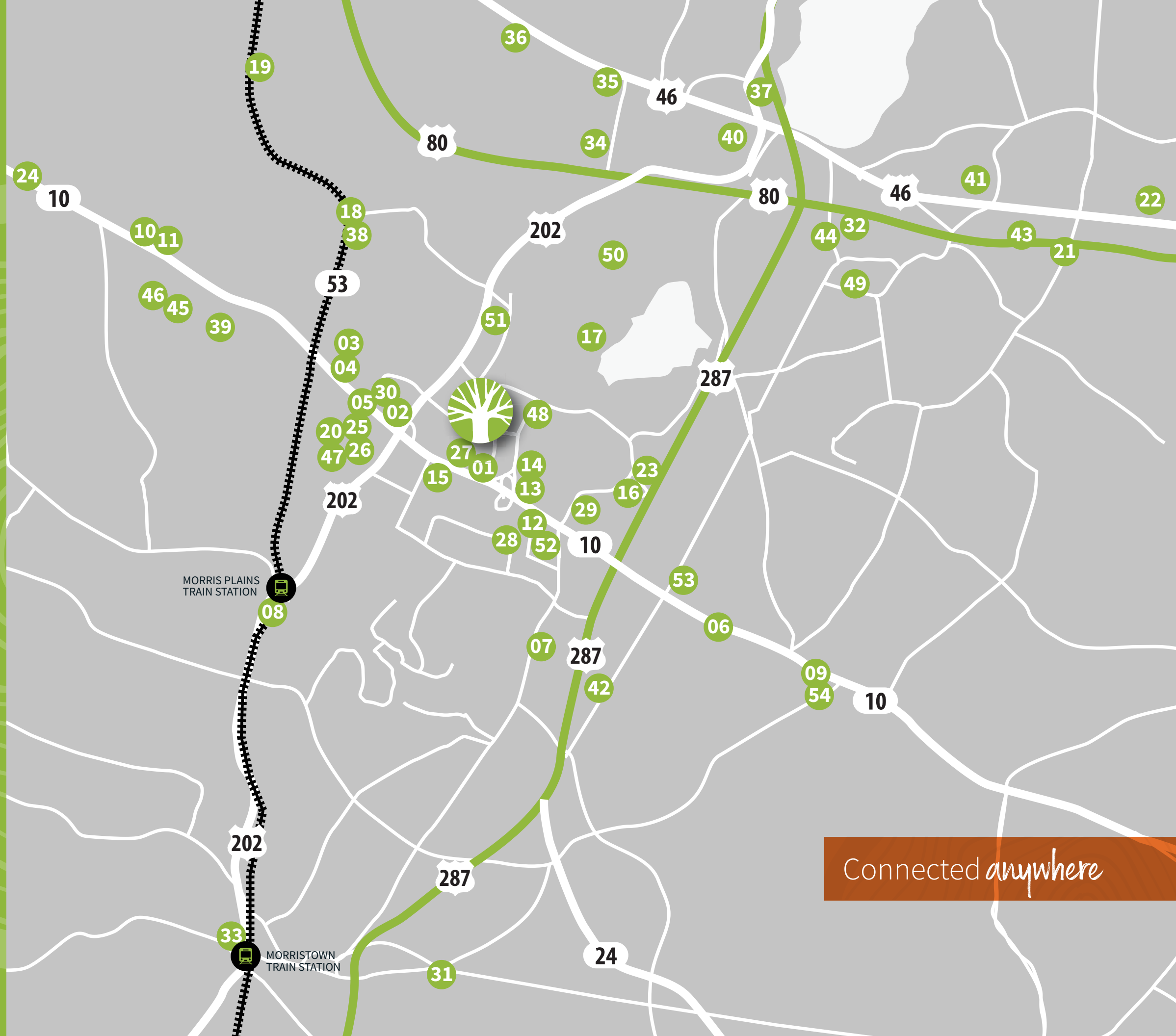
- 27 Hilton Parsippany/Hampton Inn
- 28 Hanover Marriott
- 29 Hyatt House
- 30 Residence Inn
- 31 Westin Governor Morris
- 32 Sheraton Parsippany Hotel
- 33 Hyatt Regency Morristown
- 34 Sonesta ES Suites
- 35 Fairfield Inn & Suites by Marriott
- 36 Courtyard by Marriott
- 37 Embassy Suites by Hilton

## Fitness - Lifestyle

- 38 Anytime Fitness
- 39 Crunch
- 40 Blink Fitness
- 41 Retro Fitness of Parsippany
- 42 Retro Fitness of Whippany
- 43 LA Fitness
- 44 Atlantis Sports Club and Spa
- 45 Planet Fitness
- 46 Depasquale the Spa
- 47 Massage Envy

## Daycare

- 48 Bright Horizons at Parsippany
- 49 The Goddard School
- 50 Tiny Totz
- 51 Apple Montessori
- 52 My Special Spot
- 53 The Learning Experience
- 54 Whippany Kindercare



Connected *anywhere*



# Campus overview



## Corporate neighbors

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





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