



**SYLVAN
WAY**

PARSIPPANY, NJ



**176,000 SF
MODERN
HEADQUARTERS
BUILDING
FOR LEASE**

Orion
Office REIT



**CUSHMAN &
WAKEFIELD**

OPTIMAL LOCATION, SUPERIOR AMENITIES, NEW CONSTRUCTION QUALITY

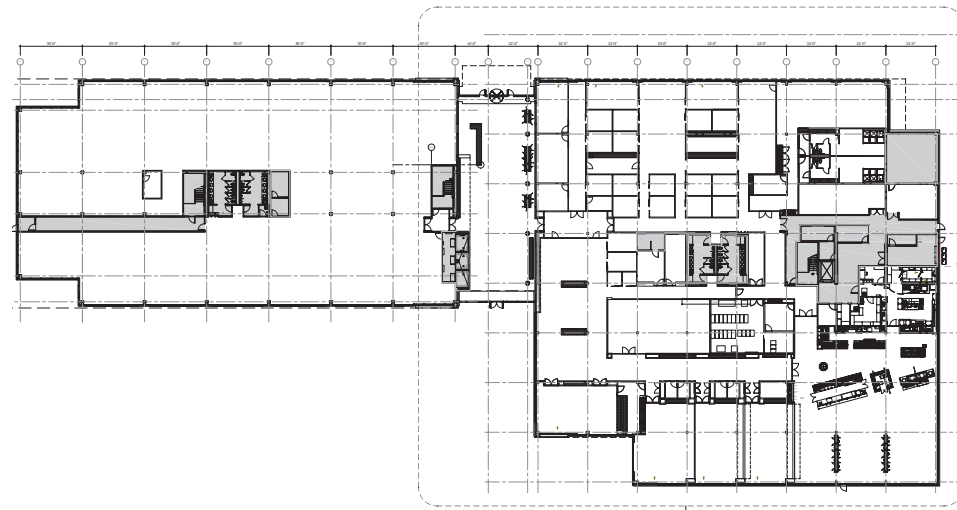


BUILDING SPECS

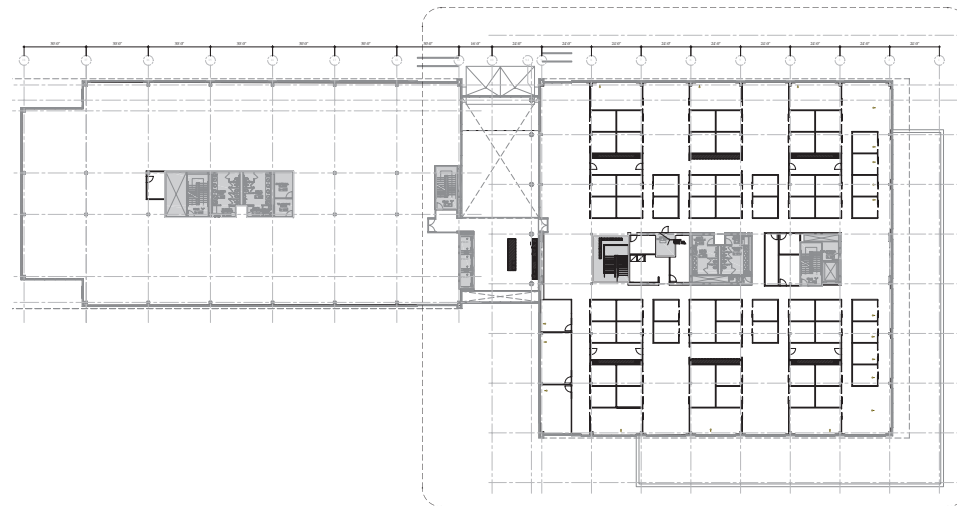
Building	Class A
Stories	3
Building Size	176,000 SF
Typical Floor Size	57,716 SF
Year Built	2009/10
Parking	3.50/ 1,000 SF
Exterior	Granite panels with insulated glass
Roof	Mechanically fastened EPDM roof
Elevators	Three passenger, one freight
Security	Card access readers (C-Cure ID Badge System)
Telecommunications	Providers include AT&T, Verizon Fiber & Copper, Lightpath Fiber and Cablevision Fiber (TV & Internet)
Infrastructure	capacity for 12 watts/SF for tenant use and two generators for life safety

With an impressive suite of in-demand amenities, offering one of the newest construction opportunities in Parsippany, 8 Sylvan Way is ideally suited for companies searching for a stand-alone, contemporary property in what is now being dubbed Parsippany's Town Center experiencing transformative mixed-use development.

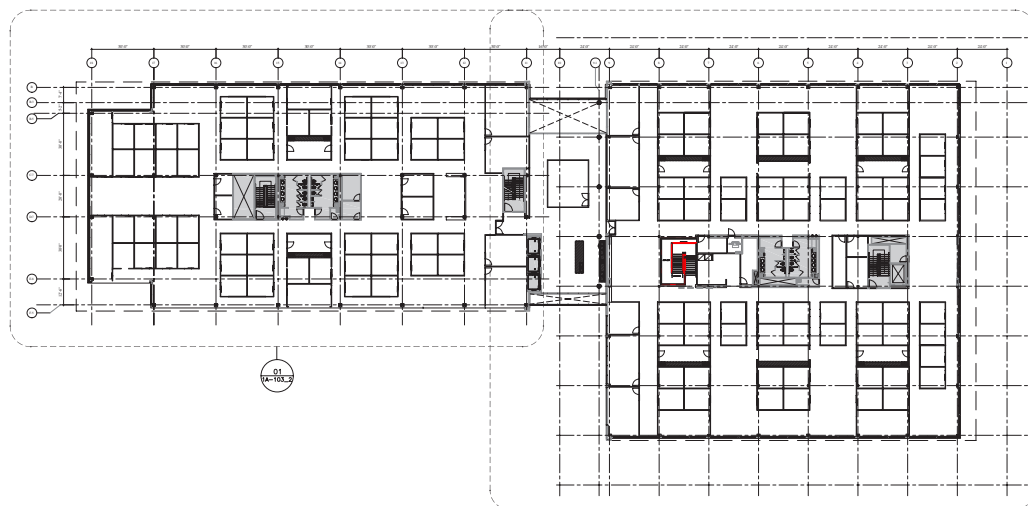
1ST FLOOR



2ND FLOOR



3RD FLOOR



AMENITIES TO ENHANCE OFFICE UTILIZATION & COLLABORATION

In an everchanging office environment, corporate occupiers need superior building location, quality, infrastructure, and amenities to engage employee utilization and collaboration.

- Newly constructed true Class A headquarters office facility
- Conference Center with video meeting capabilities
- Fitness Center with locker rooms and showers
- Full-service cafeteria with seating for 200 people
- State-of-the-art building systems and security





SUBSTANTIAL “LAB READY” INFRASTRUCTURE

Equipped with a demonstration lab to test how products are used in surgery, 8 Sylvan Way provides opportunities for life sciences and medical providers with office space in plug and play condition.



PRIME SPACE FOR:



Outpatient surgical center



Pharmaceutical company



R&D organizations



Biomedical technology firms

LEADING PARSIPPANY LOCATION



Located within what will be the new “Town Center” of Parsippany and rebranded as “The Arbors”, 8 Sylvan sits within one of the most robust mixed-use environments in a suburban market campus. On campus amenities include Wegmans, LA Fitness, Panera Bread, Hilton Hotel, Ruth Chris Steakhouse, Seasons 52, and Capital Grille. Across Route 10, another major mixed-use development is under construction, the District @ 1515: <https://www.stanbery.com/portfolio/the-district-at-1515>. Transportation access is unparalleled at the crossroads of major roadways including Interstate 80, 280, 287, U.S. Routes 46 and 202 and New Jersey Routes 10 and 53. Access to downtown Morristown and Morristown Municipal Airport, a general aviation airport, is located 5 miles from the campus and Newark Liberty International Airport is located 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.

Campus shuttle service to and from Morris Plains Train Station (on the Midtown Direct Line) is available Monday – Friday from 7:30 AM–9:30 AM and 5:00 PM–7:00 PM.

AREA AMENITIES





**SYLVAN
WAY**

For more information or to schedule a tour, contact

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