

1 Sylvan Way - The Arbors @ Parsippany



Location: **Parsippany-Troy Hills Twp**
Parsippany/I-287/Rt 10 Cluster
Parsippany Submarket
Morris County
Parsippany, NJ 07054

Building Type: **Class A Office**

Status: **Built 1988, Renov 2017**

Stories: **3**

RBA: **150,557 SF**

Typical Floor: **50,000 SF**

Total Avail: **92,673 SF**

% Leased: **80.6%**

Developer: **Gale Real Estate Services Company**
 Management: **Onyx Equities, LLC**
 Recorded Owner: **1 Sylvan Way Ilc**

Expenses: **2019 Tax @ \$3.56/sf, 2010 Est Tax @ \$3.50/sf; 2016 Ops @ \$4.35/sf**

Parcel Number: **29-00202-0000-00004-01**

Parking: **58 Covered Spaces are available; 520 free Surface Spaces are available; Ratio of 3.50/1,000 SF**

Amenities: **Atrium, Conferencing Facility, Controlled Access, Day Care, Energy Star Labeled, Fitness Center, Food Court, Food Service, Property Manager on Site, Security System**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-------|-----------------|--------------|-------------|------------------|-----------|---------------|--------|
| P 1st | 12,910 | 12,910 | 12,910 | Withheld | Vacant | Negotiable | Direct |
| P 1st | 16,686 | 16,686 | 16,686 | Withheld | Vacant | Negotiable | Direct |
| P 3rd | 13,626 - 51,227 | 51,227 | 51,227 | Withheld | 60 Days | Negotiable | Direct |
| P 3rd | 12,234 | 12,234 | 12,234 | Withheld | Vacant | Thru Oct 2021 | Sublet |

3 Sylvan Way - The Arbors @ Parsippany



Location: **Parsippany-Troy Hills Twp
Parsippany/I-287/Rt 10 Cluster
Parsippany Submarket
Morris County
Parsippany, NJ 07054**

Building Type: **Class A Office**

Status: **Built 1988, Renov 2017**

Stories: **3**

RBA: **147,241 SF**

Typical Floor: **52,697 SF**

Total Avail: **55,392 SF**

% Leased: **100%**

Developer: -
Management: **Onyx Equities, LLC**
Recorded Owner: **3 Sylvan Way Ilc**

Expenses: **2020 Tax @ \$2.85/sf**

Parcel Number: **29-00202-0000-00004-2**

Parking: **800 free Surface Spaces are available; Ratio of 3.50/1,000 SF**

Amenities: **Atrium, Conferencing Facility, Food Service, Property Manager on Site**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 1st | 8,696 | 8,696 | 8,696 | Withheld | 30 Days | Negotiable | Direct |
| P 1st | 8,853 | 8,853 | 8,853 | Withheld | 30 Days | Negotiable | Direct |
| P 1st | 13,744 | 13,744 | 13,744 | Withheld | 30 Days | Negotiable | Direct |
| P 1st | 14,189 | 14,189 | 14,189 | Withheld | 30 Days | Negotiable | Direct |
| P 2nd | 13,478 | 13,478 | 13,478 | Withheld | 30 Days | Negotiable | Direct |

5 Sylvan Way - The Arbors @ Parsippany



Location: **Parsippany-Troy Hills Twp
Parsippany/I-287/Rt 10 Cluster
Parsippany Submarket
Morris County
Parsippany, NJ 07054**

Building Type: **Class A Office**

Status: **Built 1988, Renov 2017**

Stories: **3**

RBA: **151,383 SF**

Typical Floor: **50,461 SF**

Total Avail: **17,263 SF**

% Leased: **97.0%**

Developer: **Gale Real Estate Services Company**
Management: **Onyx Equities, LLC**
Recorded Owner: **5 Sylvan Way Ilc**

Expenses: **2020 Tax @ \$3.85/sf, 2010 Est Tax @ \$3.37/sf; 2012 Ops @ \$6.51/sf**

Parcel Number: **29-00202-0000-00004-3**

Parking: **582 free Surface Spaces are available; Ratio of 3.90/1,000 SF**

Amenities: **24 Hour Access, Atrium, Banking, Day Care, Dry Cleaner, Fitness Center, Food Service, Property Manager on Site, Security System**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-------|----------|--------------|-------------|------------------|-----------|---------------|--------|
| P 1st | 12,728 | 12,728 | 12,728 | \$26.50/mg | 60 Days | Thru Nov 2021 | Sublet |
| P 1st | 4,637 | 4,637 | 4,637 | Withheld | Vacant | Negotiable | Direct |

7 Sylvan Way - Arbor Circle North - The Arbors @ Parsippany



Location: **Arbor Circle North**
AKA Seven Sylvan Way
Parsippany-Troy Hills Twp
Parsippany/I-287/Rt 10 Cluster
Parsippany Submarket
Morris County
Parsippany, NJ 07054

Developer: **PGIM, Inc.**
 Management: **Onyx Equities, LLC**
 Recorded Owner: **7 Sylvan Way and 8 Campus Drive Ilc**

Building Type: **Class A Office**

Status: **Built 1985, Renov 2017**
 Stories: **4**
 RBA: **145,983 SF**
 Typical Floor: **48,661 SF**

Total Avail: **12,461 SF**
 % Leased: **91.5%**

Expenses: **2020 Tax @ \$8.31/sf; 2017 Ops @ \$9.63/sf**

Parcel Number: **29-00202-0000-00003-4**

Parking: **150 free Covered Spaces are available; 600 free Surface Spaces are available; Ratio of 3.80/1,000 SF**

Amenities: **Atrium, Courtyard, Day Care, Fitness Center, Food Court, Food Service, Property Manager on Site**

| Floor | SF Avail | Floor Contig | Bldg Contig | Rent/SF/Yr + Svs | Occupancy | Term | Type |
|-------|----------|--------------|-------------|------------------|-----------|------------|--------|
| P 2nd | 12,461 | 12,461 | 12,461 | \$33.50/te | Vacant | Negotiable | Direct |