

# 4 Campus Dr - 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 1983

Stories: 3

RBA: 147,475 SF

Typical Floor: 48,000 SF

Total Avail: 75,393 SF

% Leased: 54.2%

Landlord Rep: Cushman & Wakefield

Developer: PGIM, Inc.

Management: -

Recorded Owner: 4 Campus Drive Ilc

Expenses: 2020 Tax @ \$2.62/sf, 2010 Est Tax @ \$2.56/sf; 2012 Ops @ \$5.92/sf

Parcel Number: 29-00202-0000-00003-2

Parking: 580 free Surface Spaces are available; Ratio of 3.93/1,000 SF

Amenities: 24 Hour Access, Bus Line, Conferencing Facility, Courtyard, Day Care, Energy Star Labeled, Food Service, Pond, Property Manager on Site, Security System

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	2,570	2,570	2,570	Withheld	Vacant	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							
P 1st	3,426	3,426	3,426	Withheld	Vacant	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							
P 1st	6,237	9,850	9,850	Withheld	Vacant	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							
P 1st	3,613	9,850	9,850	Withheld	Vacant	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							

## 4 Campus Dr - The Arbors @ Parsippany(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	7,577	13,081	13,081	Withheld	Vacant	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							
P 2nd	5,504	13,081	13,081	Withheld	Vacant	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							
P 3rd	12,902	38,670	38,670	Withheld	Vacant	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							
P 3rd	25,768	38,670	38,670	Withheld	Vacant	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							
P 3rd	7,796	7,796	7,796	Withheld	07/2021	Negotiable	Direct
Cushman & Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090 Cushman & Wakefield Inc / Ben Brenner (973) 292-4617							

## 6 Campus Dr - 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 1983

Stories: 3

RBA: 148,291 SF

Typical Floor: 49,430 SF

Total Avail: 53,785 SF

% Leased: 65.8%

Landlord Rep: Cushman & Wakefield  
 Developer: PGIM, Inc.  
 Management: Onyx Equities, LLC  
 Recorded Owner: 6 Campus Drive Ilc

Expenses: 2020 Tax @ \$2.66/sf, 2010 Est Tax @ \$2.97/sf

Parcel Number: 29-00202-0000-00003-3

Parking: 574 free Surface Spaces are available; Ratio of 3.87/1,000 SF

Amenities: Conferencing Facility, Courtyard, Day Care, Food Service, Pond, Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,803	4,803	4,803	Withheld	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090</i>							
<i>Cushman &amp; Wakefield Inc / Ben Brenner (973) 292-4617</i>							
P 1st	4,315	4,315	4,315	Withheld	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090</i>							
<i>Cushman &amp; Wakefield Inc / Ben Brenner (973) 292-4617</i>							
P 2nd	4,958	4,958	4,958	Withheld	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090</i>							
<i>Cushman &amp; Wakefield Inc / Ben Brenner (973) 292-4617</i>							
P 2nd	3,085	3,085	3,085	\$25.00/te	Vacant	Thru Sep 2023	Sublet
<i>Newmark Knight Frank / Trevor Patterson (201) 460-5165</i>							
P 2nd	8,604	8,604	8,604	Withheld	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090</i>							
<i>Cushman &amp; Wakefield Inc / Ben Brenner (973) 292-4617</i>							



## 6 Campus Dr - The Arbors @ Parsippany(cont'd)



Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	5,165	5,165	5,165	Withheld	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090                      Cushman &amp; Wakefield Inc / Ben Brenner (973) 292-4617</i>							
P 3rd	2,176	6,665	6,665	Withheld	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090                      Cushman &amp; Wakefield Inc / Ben Brenner (973) 292-4617</i>							
P 3rd	4,489	6,665	6,665	Withheld	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090                      Cushman &amp; Wakefield Inc / Ben Brenner (973) 292-4617</i>							
P 3rd	16,190	16,190	16,190	Withheld	Vacant	Negotiable	Direct
<i>Cushman &amp; Wakefield / Kelsey Nakamura (973) 292-4636 / Raymond Trevisan (973) 908-6090                      Cushman &amp; Wakefield Inc / Ben Brenner (973) 292-4617</i>							

# 8 Campus Dr - 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 1987, Renov 2017

Stories: 4

RBA: 215,265 SF

Typical Floor: 53,816 SF

Total Avail: 85,947 SF

% Leased: 84.2%

Developer: PGIM, Inc.

Management: Onyx Equities, LLC

Recorded Owner: 7 Sylvan Way and 8 Campus Drive Ilc

Expenses: 2020 Tax @ \$5.63/sf

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

Parking: 700 free Surface Spaces are available; Ratio of 3.25/1,000 SF

Amenities: Atrium, Courtyard, Day Care, Fitness Center, Food Service, Natural Light, Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	10,522	10,522	10,522	Withheld	30 Days	Negotiable	Direct
P 1st / Suite 105	65 - 14,000	14,000	14,000	\$132.00/negot	TBD	TBD	Sublet
P 1st / Suite 105	5,000	5,000	5,000	Withheld	TBD	TBD	Sublet
P 1st / Suite 105	5,000	5,000	5,000	Withheld	Negotiable	Negotiable	New
P 2nd	3,450 - 22,385	22,385	22,385	Withheld	60 Days	Negotiable	Direct
P 3rd	15,772	15,772	15,772	Withheld	Vacant	Negotiable	Direct
P 4th	13,238	13,238	13,238	Withheld	Vacant	Negotiable	Direct