

OFFICE & INDUSTRIAL PROPERTY FOR LEASE

# 15 Sylvan

15 Sylvan Way, Parsippany NJ



**NEWMARK**



# At the Center of Parsippany’s Most Prominent Office Park

- **Suburban Setting:** The former Mack Cali Business Center features an attractive amenity base within the dense Route 10 retail corridor
- **Heavy Power:** 7,000 amps of power from three separate electric services coming in from JCP&L, and three 2.75 MW backup generators
- **Self-Contained/Secure Campus:** Ability to divide to three tenants while also supporting ultra-secure uses like government contracts, high-value products, or similar uses that cannot be offered in many other locations in New Jersey
- **Ample Parking:** 3-story car garage with 568 spaces and surface parking lot with 706 spaces, totaling 1,274 spaces

Permitted Uses

1

Executive or Administrative Offices

2

Scientific or Research Laboratories

3

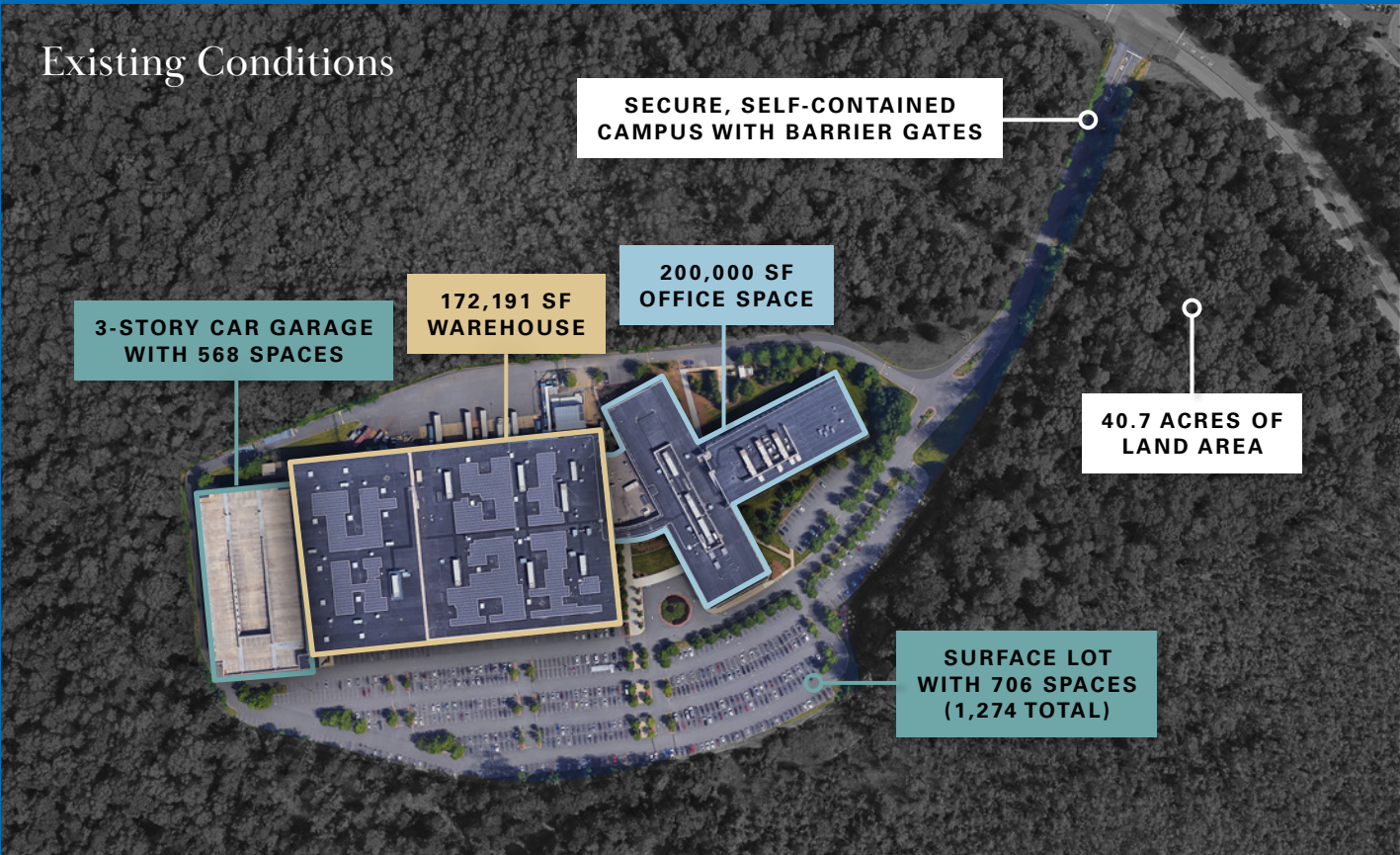
Fabrication and Product Assembly

4

Processing and Warehousing Facilities

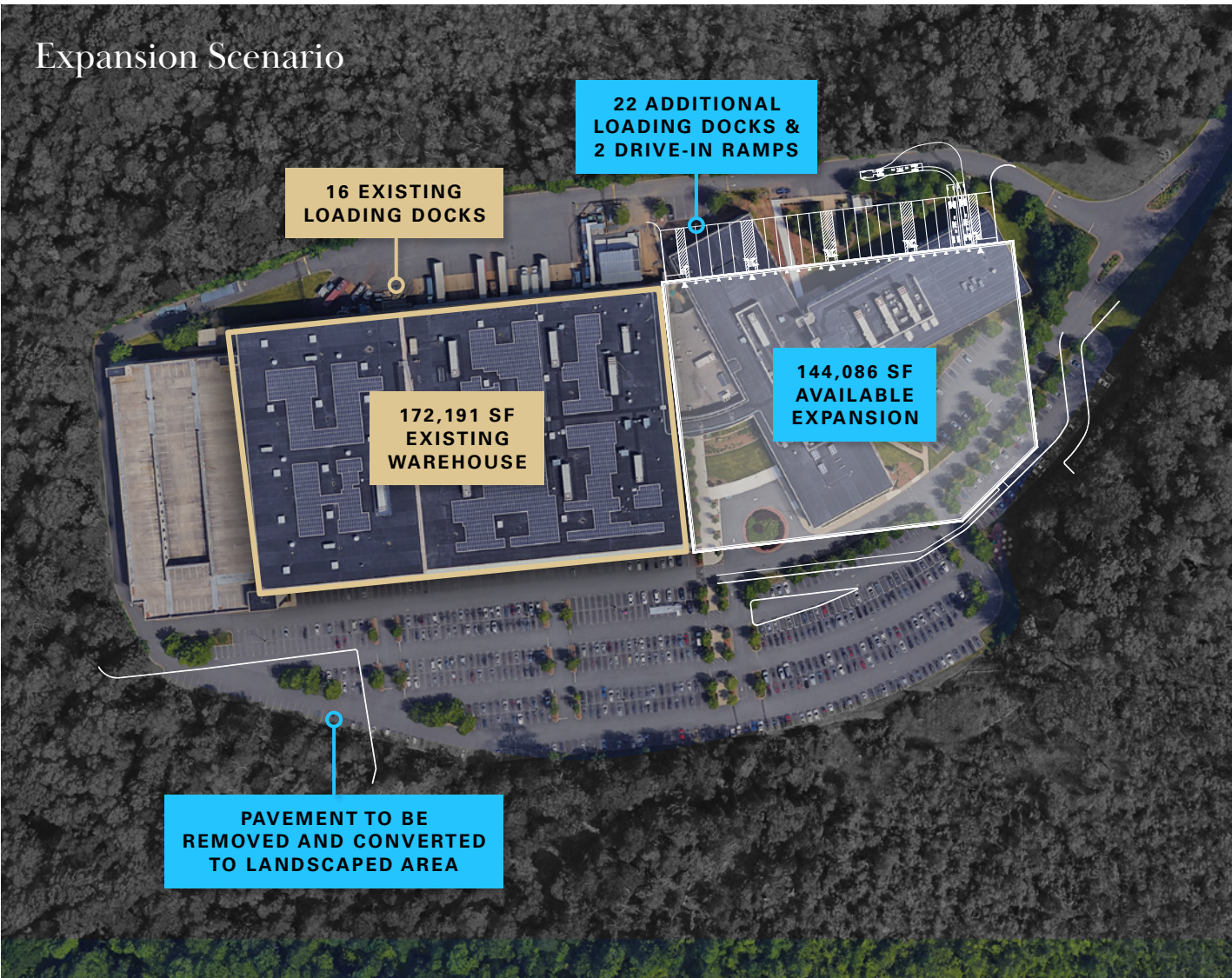
5

Digital Data Storage Warehouses



# Highly Functional 172,191 SF Warehouse Expandable to 334,184 SF, Available Q3 2025

EXISTING WAREHOUSE	AVAILABLE EXPANSION
172,191 SF	144,086 SF
27'–43' Clear Heights	Up to 40' Clear Heights
Available Oct 1, 2025	Available Q3 2025





# Concentrated Redevelopment in the Greater Parsippany Market

\$1+ Billion

In Capital Investment in the  
Route 10 Corridor Since 2012



<b>01: 182 TABOR ROAD</b> <ul style="list-style-type: none"><li>– Proposed residential</li><li>– M&amp;M Realty</li><li>– Former Pfizer site</li></ul>	<b>02: SIGNATURE PLACE</b> <ul style="list-style-type: none"><li>– 250 Johnson Road</li><li>– 197 residential units</li><li>– Roseland (Mack-Cali)</li></ul>	<b>03: 225 LITTLETON ROAD</b> <ul style="list-style-type: none"><li>– Proposed residential</li><li>– Weichert</li></ul>	<b>04: 1500 LITTLETON ROAD</b> <ul style="list-style-type: none"><li>– Proposed mixed-use</li><li>– Wilf Family</li></ul>	<b>05: 1633 LITTLETON &amp; 2 CAMPUS</b> <ul style="list-style-type: none"><li>– Plans for hotel and 335 residential units</li></ul>	<b>06: 3 CAMPUS DRIVE</b> <ul style="list-style-type: none"><li>– Plans for a multi-family development</li></ul>	<b>07: DRYDEN WAY</b> <ul style="list-style-type: none"><li>– Plans for 130 residential units &amp; structured parking</li></ul>	<b>08: THE DISTRICT AT 1515</b> <ul style="list-style-type: none"><li>– 41 residential units &amp; 100,000 SF of retail under construction</li></ul>
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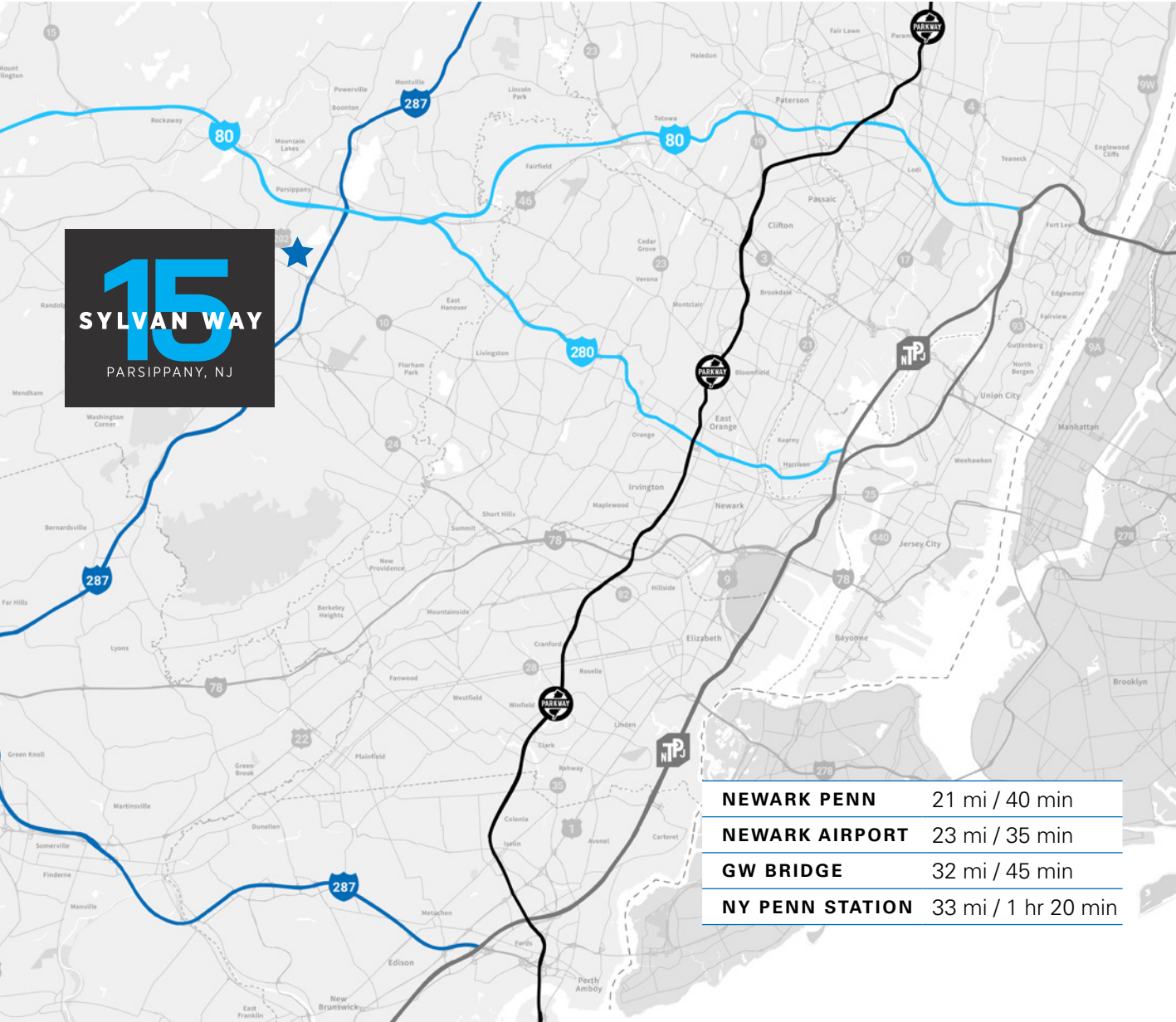
LOCATION

Centralized  
Location Between  
Eastern PA and NYC

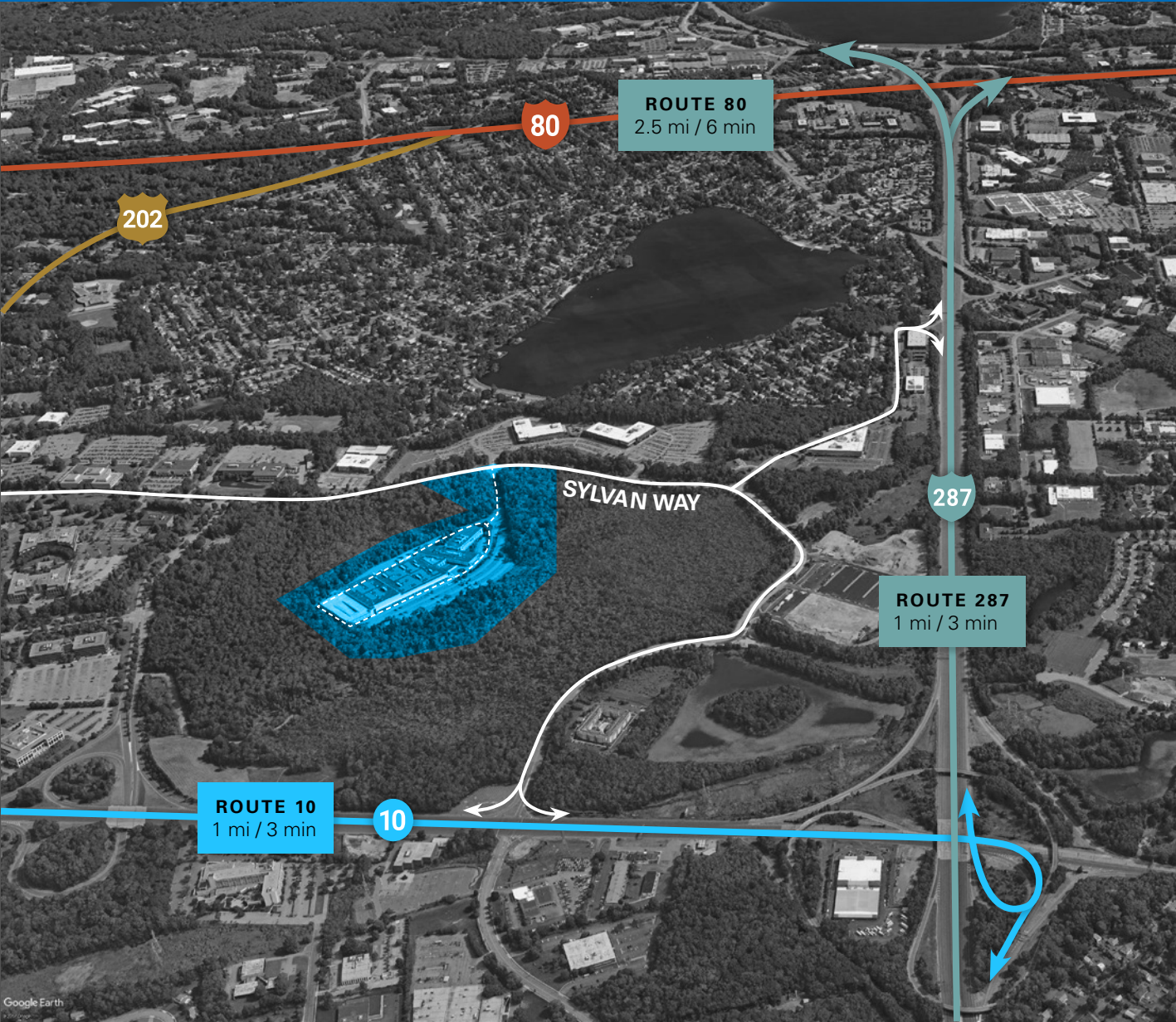
Providing Quick Access to  
the Entire Metropolitan Region

15 Sylvan is minutes from Route 10 and  
the I-80 & I-287 confluence: two of the  
most travelled logistics thoroughfares.

West of the major congestion points along  
route 10, I-287, and I-80, the campus affords  
employees from eastern PA and western NJ  
an attractive commute, as well as a reverse  
commute for employees further east.



ACCESS



Convenient Truck  
Route Access

ROUTE 10	1 mi / 3 min
ROUTE 287	1 mi / 3 min
ROUTE 80	2.5 mi / 6 min
ROUTE 280	7 mi / 11 min
ROUTE 78	14 mi / 15 min
NJ TURNPIKE	23 mi / 30 min
GARDEN STATE PARKWAY	18 mi / 25 min



# Affluent & Densely Populated Area

Parsippany is accessible to over 37 million people within a 3-hour drive. The area features an abundance of knowledge-based workers required by growth industries including technology, R&D, and related business services.

2024 STATISTICS	3-MILE RADIUS	5-MILE RADIUS	10-MILE RADIUS	MORRIS COUNTY	NEW JERSEY
TOTAL POPULATION	62,881	158,621	475,315	514,589	9,410,668
TOTAL HOUSEHOLDS	24,389	61,109	174,452	193,280	3,516,616

## Household Income

MEDIAN HOUSEHOLD INCOME	\$134,489	\$138,895	\$151,775	\$138,125	\$101,875
AVERAGE HOUSEHOLD INCOME	\$184,874	\$189,033	\$207,949	\$190,725	\$145,291
\$200,000 OR GREATER	7,245	18,869	63,103	61,288	730,238
\$150,000-\$199,999	3,796	9,848	25,335	29,188	425,375
\$100,000-\$149,999	4,932	11,106	28,778	34,622	638,401
\$75,000-\$99,999	2,761	6,604	16,329	19,478	398,676
\$50,000-\$74,999	2,366	5,819	15,855	19,533	462,058
\$35,000-\$49,999	1,085	2,396	7,865	9,109	264,785
\$25,000-\$34,999	1,081	2,826	7,437	8,904	193,941
\$15,000-\$24,999	415	1,150	3,516	3,813	162,146
LESS THAN \$15,000	709	2,491	6,233	7,345	240,821

## Businesses

TOTAL BUSINESSES	3,606	10,017	25,049	23,597	331,030
TOTAL EMPLOYEES	65,736	160,206	358,086	314,388	3,970,950

## Education Ages 25+

9-12TH GRADE/NO DIPLOMA (%)	2.31%	2.20%	2.19%	2.36%	4.33%
HIGH SCHOOL DIPLOMA (%)	15.60%	15.71%	14.84%	16.75%	22.98%
SOME COLLEGE/NO DEGREE (%)	9.56%	9.55%	9.78%	11.44%	14.05%
BACHELOR'S DEGREE (%)	33.45%	34.91%	34.76%	33.95%	26.52%
GRAD/PROFESSIONAL DEGREE (%)	29.81%	28.73%	29.26%	25.41%	17.87%
ASSOCIATE'S DEGREE (%)	5.94%	5.45%	5.66%	6.48%	7.16%











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# NEWMARK

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