

OFFICE & INDUSTRIAL PROPERTY FOR LEASE

15 Sylvan

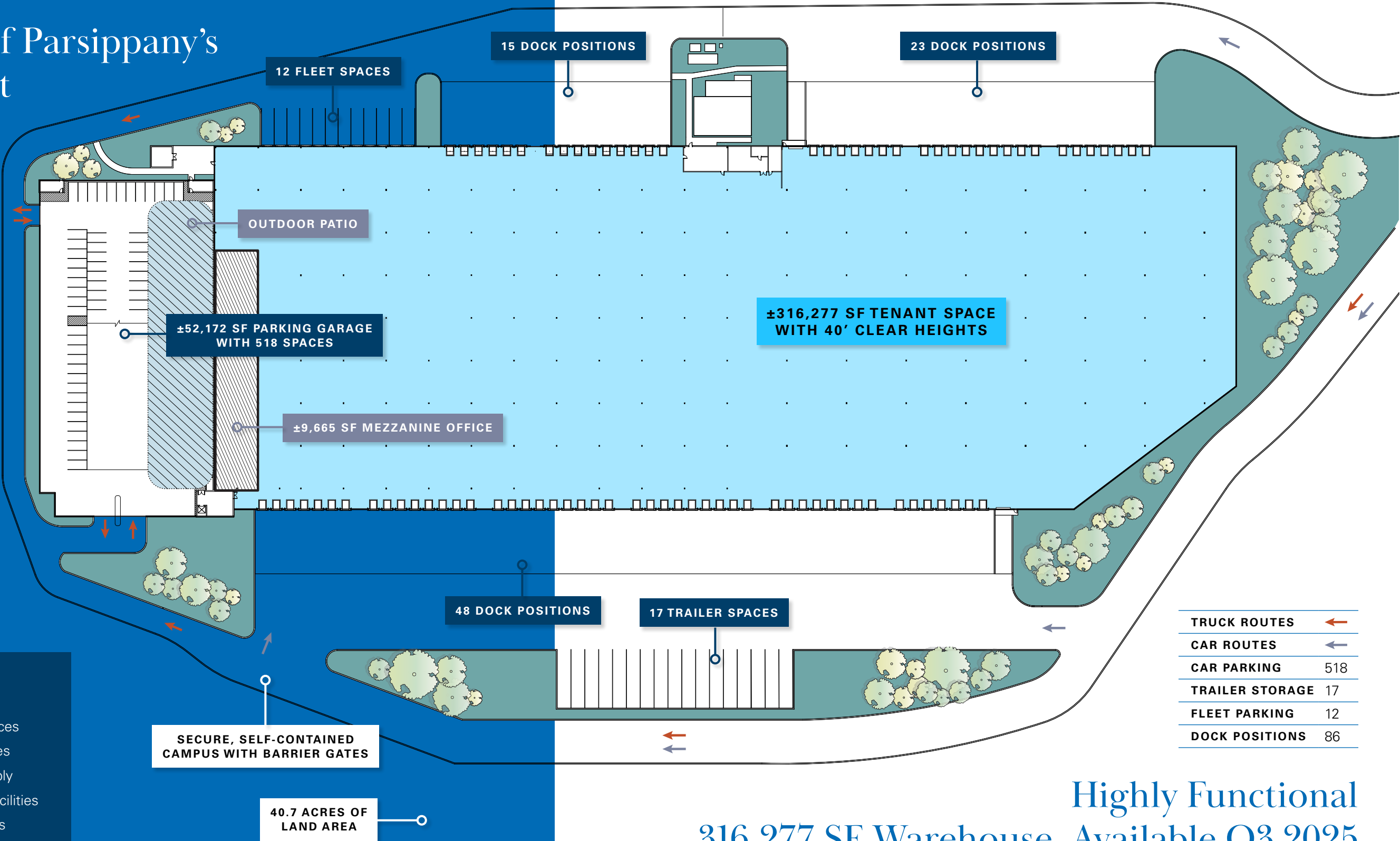
15 Sylvan Way, Parsippany NJ



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



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
316,277 SF Warehouse, Available Q3 2025

Concentrated Redevelopment in the Greater Parsippany Market

\$1+ Billion
In Capital Investment in the
Route 10 Corridor Since 2012



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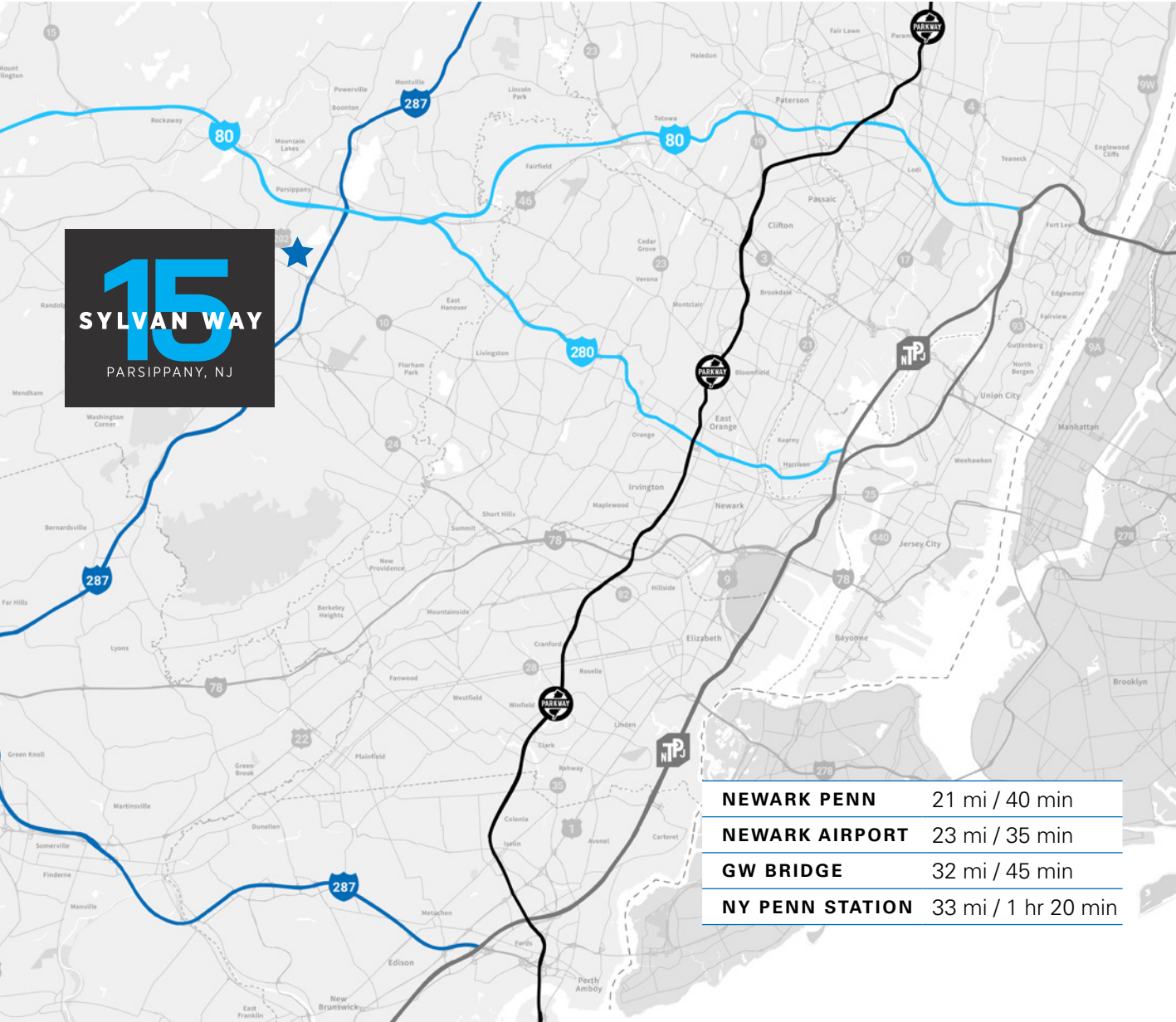
LOCATION

Centralized
Location Between
Eastern PA and NYC

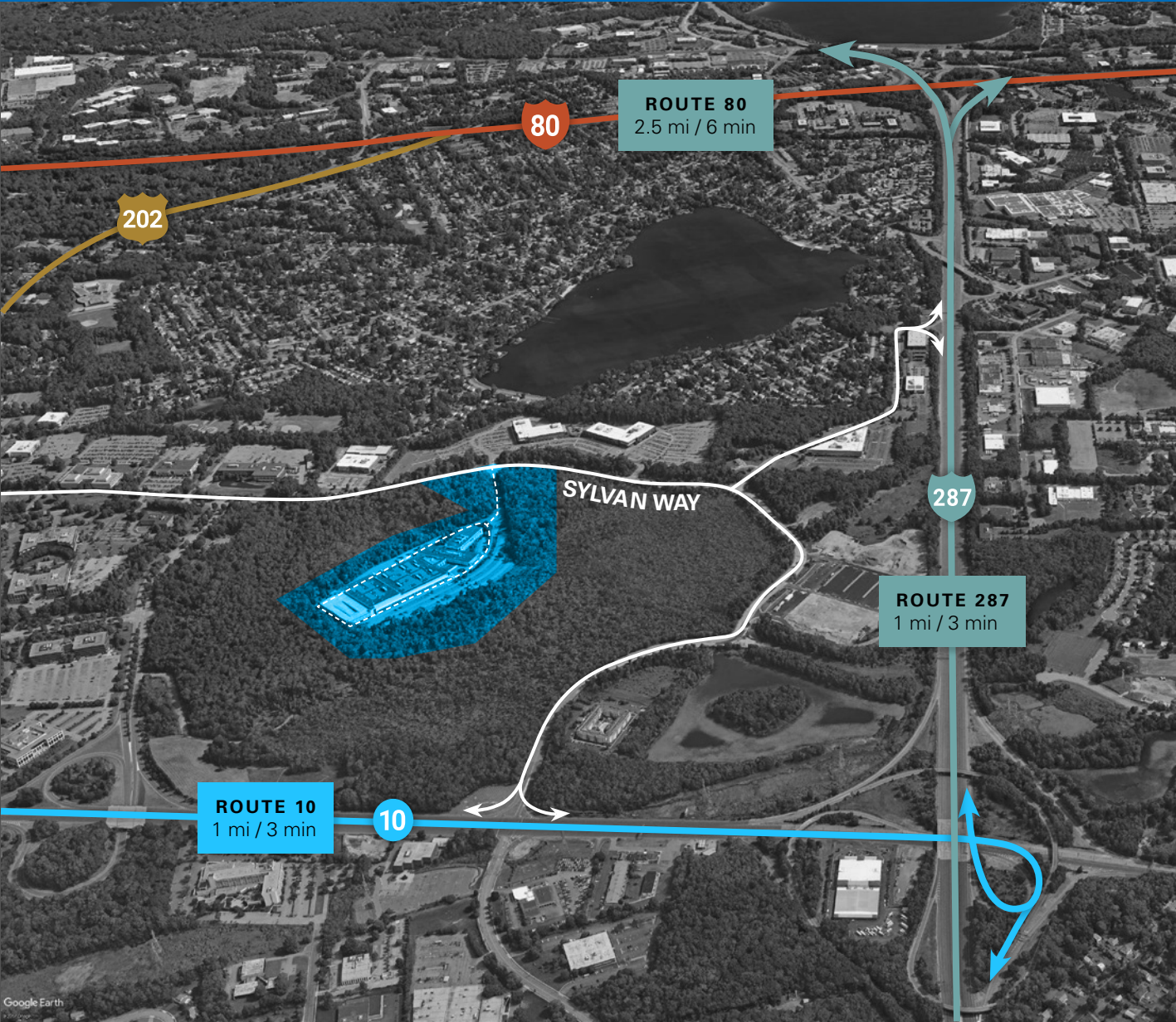
Providing Quick Access to
the Entire Metropolitan Region

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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