



**STRATEGIC ADDRESS.  
SUPERIOR AMENITIES.  
SOPHISTICATED WORKPLACE.**



**LIMITED AVAILABILITY**

+60,000 RSF remaining in  
Parsippany's premier corporate destination.

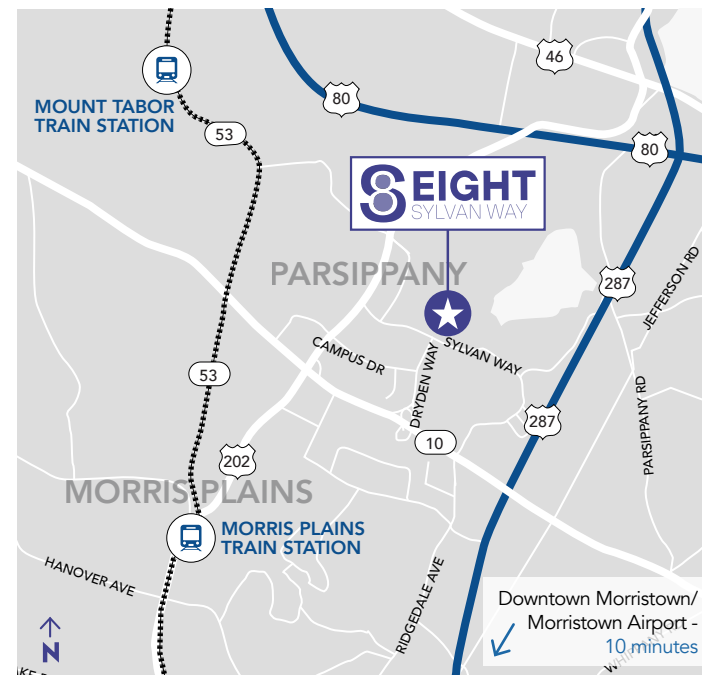




## MODERN EXCELLENCE

Discover one of the area's premier office destinations at 8 Sylvan Way—a building with a legacy of innovation and renewal. Originally rebuilt from the ground up in 2009, the building was expanded to a spacious 175,000-square-foot destination. Today, as a result of Orion Properties recent multi-million dollar renovation, in partnership with acclaimed architect HLW, 8 Sylvan offers an elevated modern work environment designed for today's businesses.

-  Re-designed by renowned architect, HLW
-  Strong institutional ownership
-  Stunning new amenities and elegantly designed common areas
-  Home to prominent tenants Day Pitney and B&G Foods
-  Superior access from major highways I-287 and I-280



## STRATEGIC MULTI-MILLION DOLLAR TRANSFORMATION

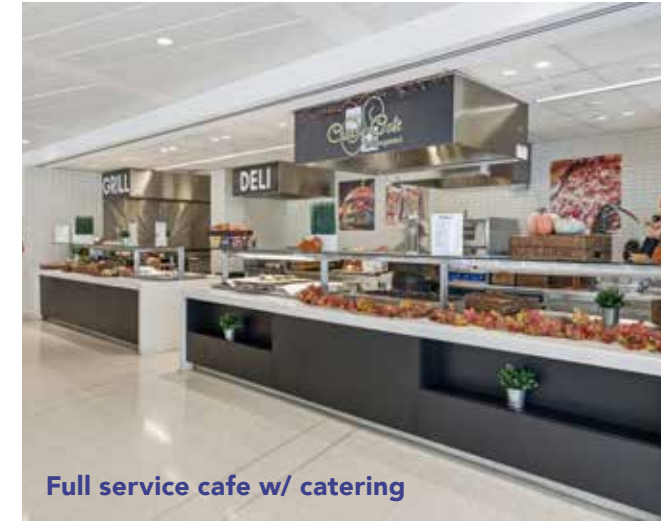
-  Striking three-story, light-filled lobby with programmable video wall.
-  State-of-the-art meeting space features advanced video conferencing technology.
-  Flexible conference spaces include an executive boardroom, divisible rooms opening to the café, accommodating up to 350 for training or town hall events.
-  Upgraded parking with electric vehicle charging stations.
-  Full-service café, offering catering for meetings and events, and large sun-lit dining lounge.
-  Fully equipped wellness center with locker rooms and a dedicated fitness studio.
-  New walking trail launches Spring 2026, featuring enhanced landscaping and thoughtfully designed pathways for an inspiring outdoor experience.
-  Revitalized green spaces and patio featuring outdoor seating for casual lunches or fresh-air pauses.



# RENEWED SOPHISTICATION



2-story atrium lobby with TV wall



Full service cafe w/ catering



Cafe dining



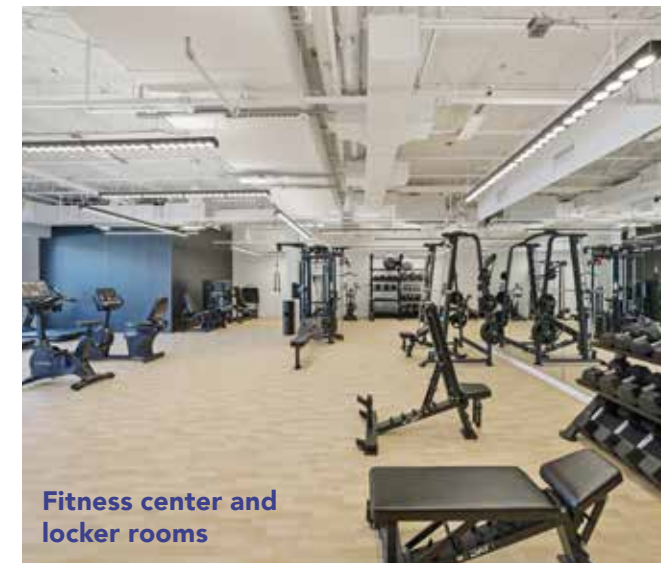
Boardroom with prefunction area and pantry



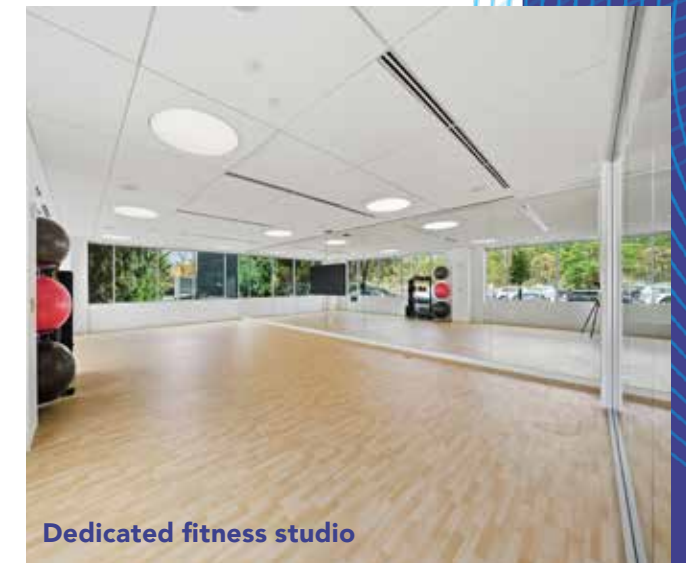
Spacious dining lounge



350-person town hall conferencing



Fitness center and locker rooms



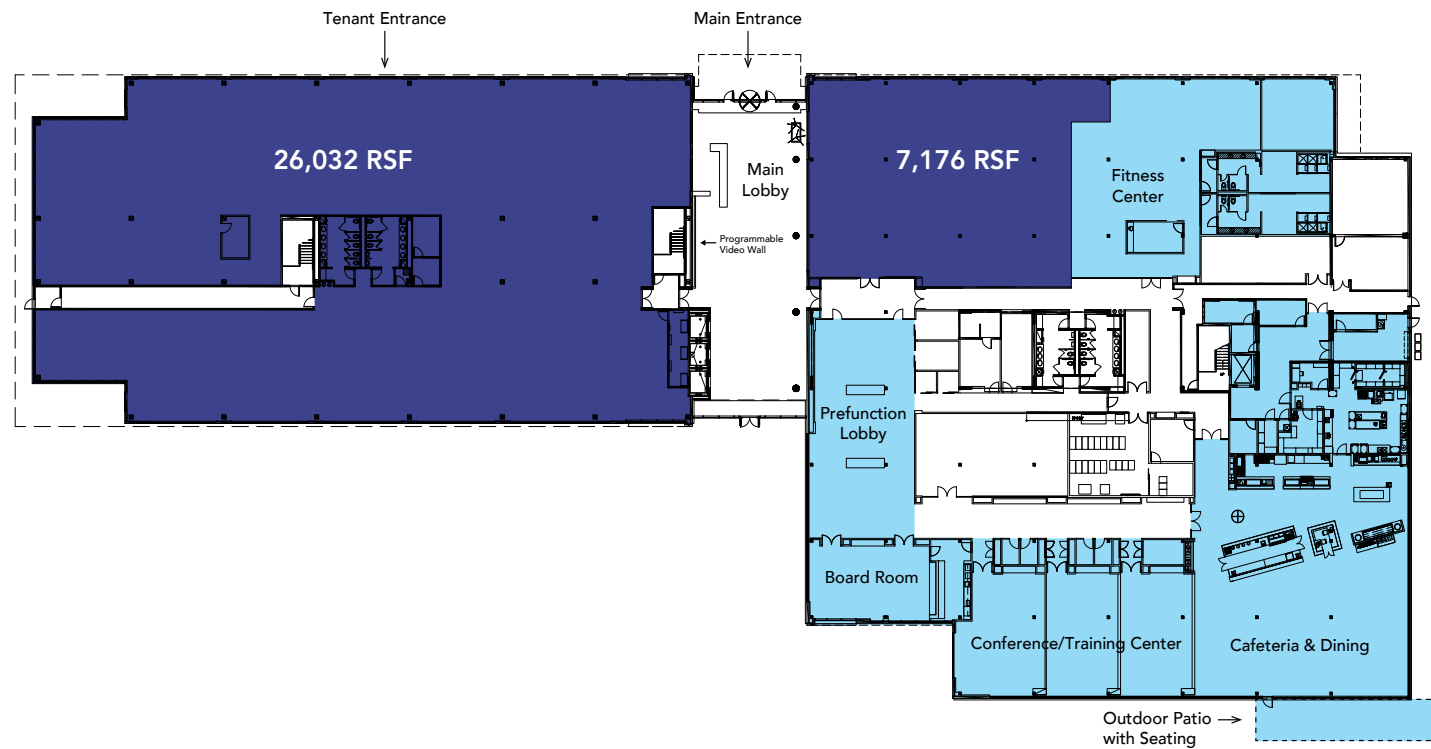
Dedicated fitness studio

# LIMITED LEASING OPPORTUNITIES

SUITES AVAILABLE FROM 7,176 RSF TO 26,456 RSF

## 1ST FLOOR

AVAILABLE: 7,176 RSF AND 26,032 RSF



Sylvan Way



## BUILDING SPECIFICATIONS

**Total size:** 176,062 SF

**Built:** 2009, complete reconstruction (fully modernized from ground up)

**Renovated:** 2025

**Acres:** Fifteen (15)

**Floors:** Three (3)

**Floor size:** 57,716 SF

**Exterior:** Granite panels with insulated glass

**Elevators:** Four (4) hydraulic elevators including three (3) passenger elevators 3,500 lb. capacity, and one (1) freight elevator 4,500 lb. capacity

**Telecom:** Existing providers include AT&T, Verizon Fiber & Copper, Lightpath Fiber, Cablevision Fiber (TV & Internet)

**HVAC:** New 295 Ton Mammoth RTU installed in 2025

**Electric:** Capacity for 12 Watts per SF

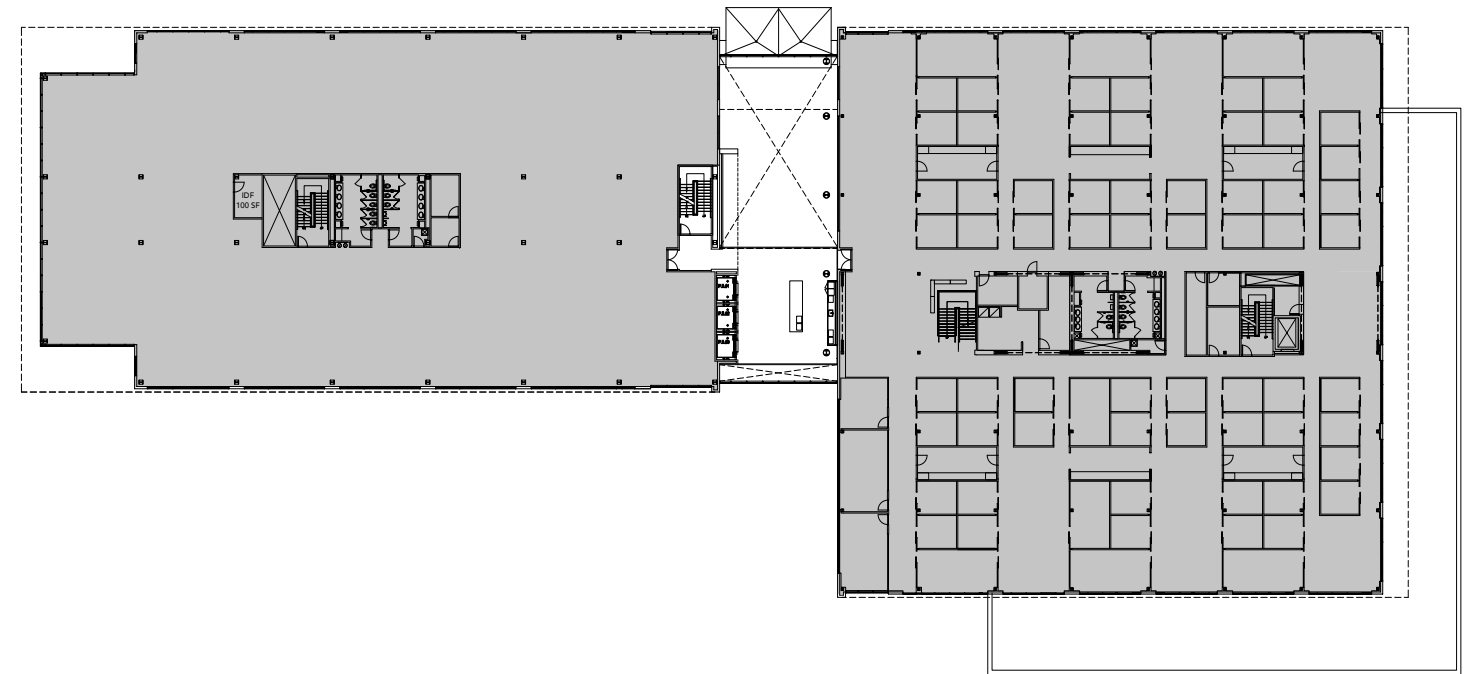
**Generators:** Two (2) generators: One (1) tenant specific and one (1) for life safety

**Access/Security:** 24/7 Card Access Readers (C-Cure ID Badge System) installed throughout

**Amenities:** Full-service cafe with catering available, state-of-the-art conferencing facilities, fully-equipped fitness center with locker rooms, outdoor patio with seating, walking trail (coming soon)

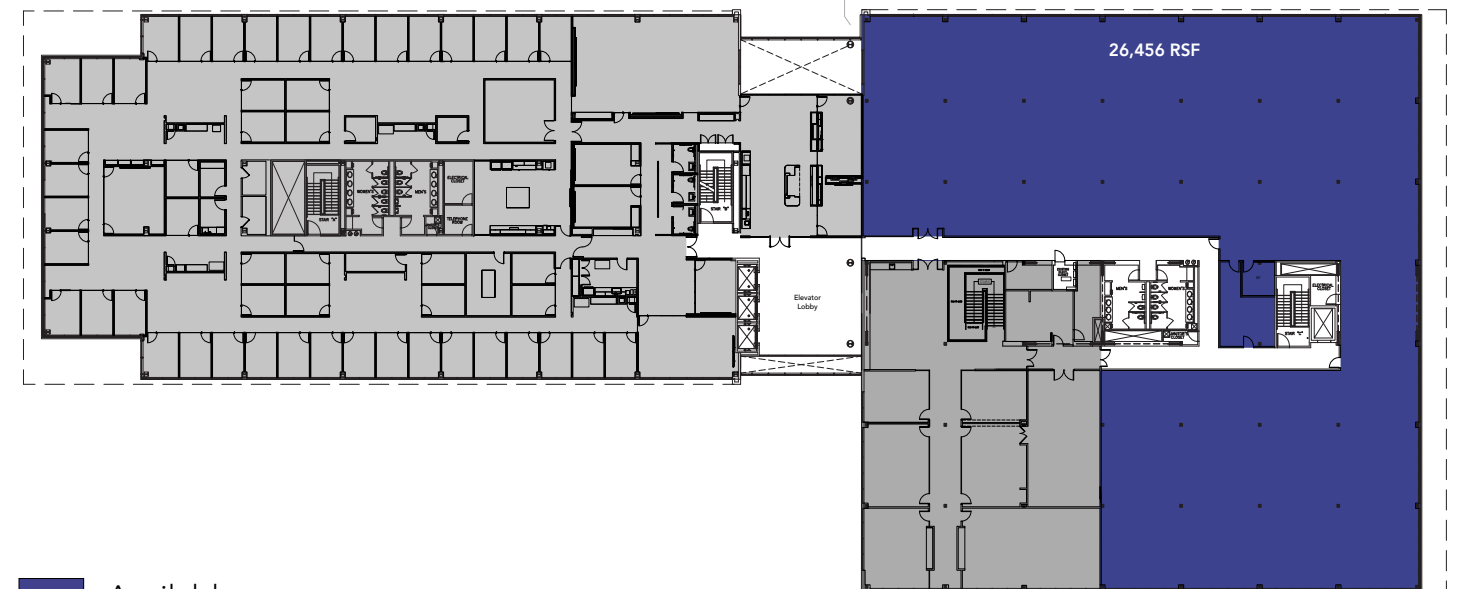
## 2ND FLOOR

FULLY LEASED



## 3RD FLOOR

AVAILABLE: 26,456 RSF



- Available
- Leased
- Building Amenities
- Common Area



# NEIGHBORHOOD PERKS

8 Sylvan is surrounded by a dynamic mix of dining, shopping and residential, is minutes from Downtown Morristown's lively cultural and dining scene.

With everything you need right outside your door, tenants benefit from a seamless mix of business and leisure amenities, creating an ideal work-life balance.

## RESTAURANTS

- 01. Ruth's Chris
- 02. Grato
- 03. Tabor Road Tavern
- 04. Lemongrass
- 05. Nikko Japanese Restaurant
- 06. Arthur's Tavern
- 07. Il Capriccio
- 08. Auld Shabeen
- 09. Seasons 52
- 10. The Capital Grille

## CONVENIENCE/ FAST FOOD

- 11. Starbucks
- 12. Wegman's
- 13. Tabor Road Pizza
- 14. Burger King
- 15. Chipotle Mexican Grill
- 16. Smashburger
- 17. Five Guys
- 18. Panera Bread
- 19. Odooba
- 20. Chick-fil-A
- 21. First Watch

## HOTELS

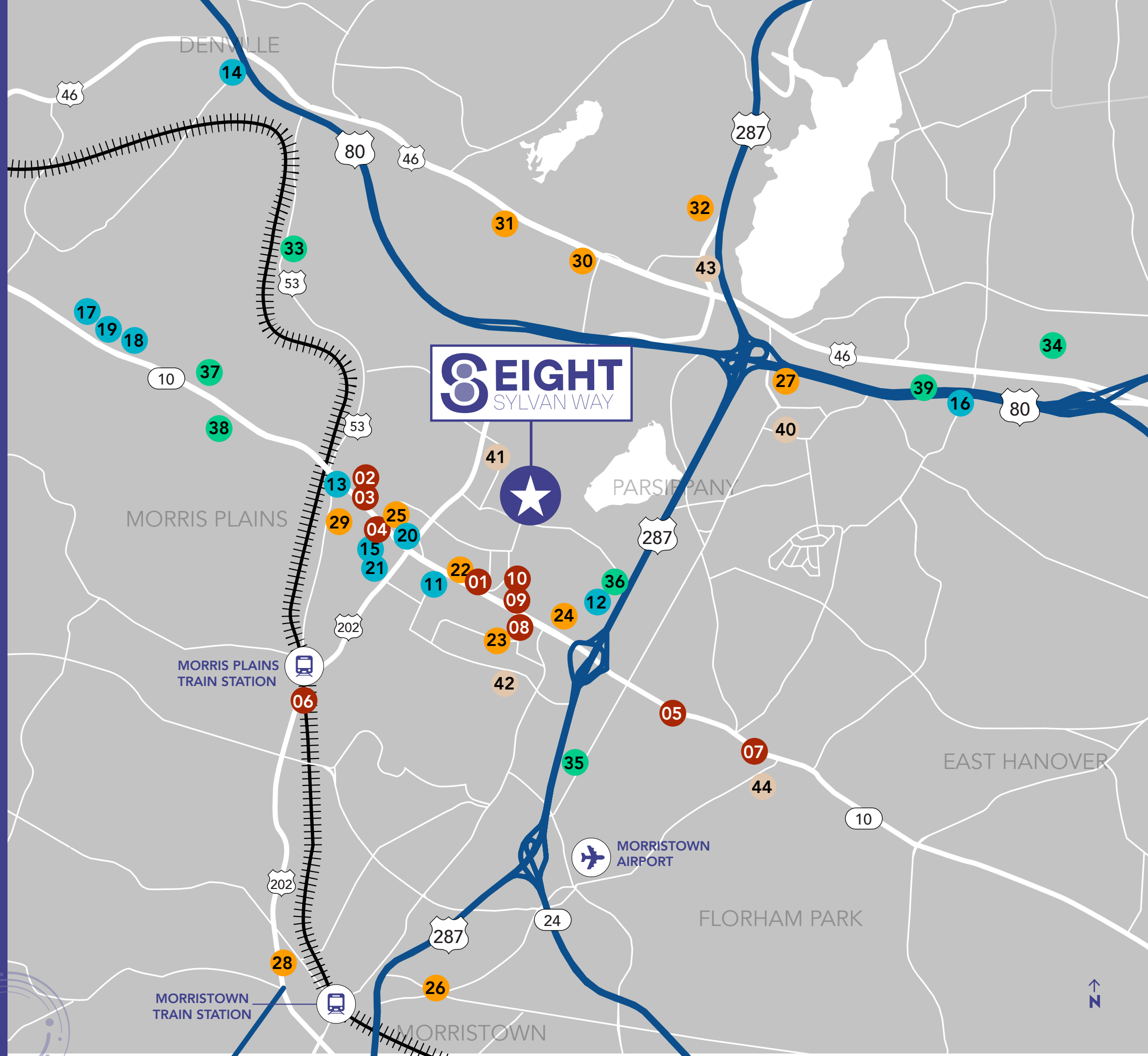
- 22. Hilton Parsippany/Hampton Inn
- 23. Hanover Marriott
- 24. Hyatt House
- 25. Sonesta
- 26. Westin Governor Morris
- 27. Sheraton Parsippany Hotel
- 28. Hyatt Regency Morristown
- 29. Sonesta ES Suites
- 30. Fairfield Inn & Suites by Marriott
- 31. Courtyard by Marriott
- 32. Embassy Suites by Hilton

## FITNESS - LIFESTYLE

- 33. Anytime Fitness
- 34. Crunch
- 35. Retro Fitness of Whippany
- 36. LA Fitness
- 37. Planet Fitness
- 38. Depasquale Spa
- 39. Massage Envy
- Coming Soon: Lifetime Fitness

## DAY CARE

- 40. The Goddard School
- 41. Apple Montessori
- 42. My Special Spot
- 43. The Learning Experience
- 44. Whippany Kindercare





[8sylvanway.com](http://8sylvanway.com)

For more leasing information, contact:

**David Stifelman**  
+1 973 829 4723  
[david.stifelman@jll.com](mailto:david.stifelman@jll.com)

**Tim Greiner**  
+1 973 476 8969  
[tim.greiner@jll.com](mailto:tim.greiner@jll.com)

**Jones Lang LaSalle Brokerage, Inc**  
A licensed real estate broker  
8 Campus Drive, Suite 305  
Parsippany, NJ 07054  
T: +1 973 829 4800



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement.  
©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.