

10

SYLVAN WAY

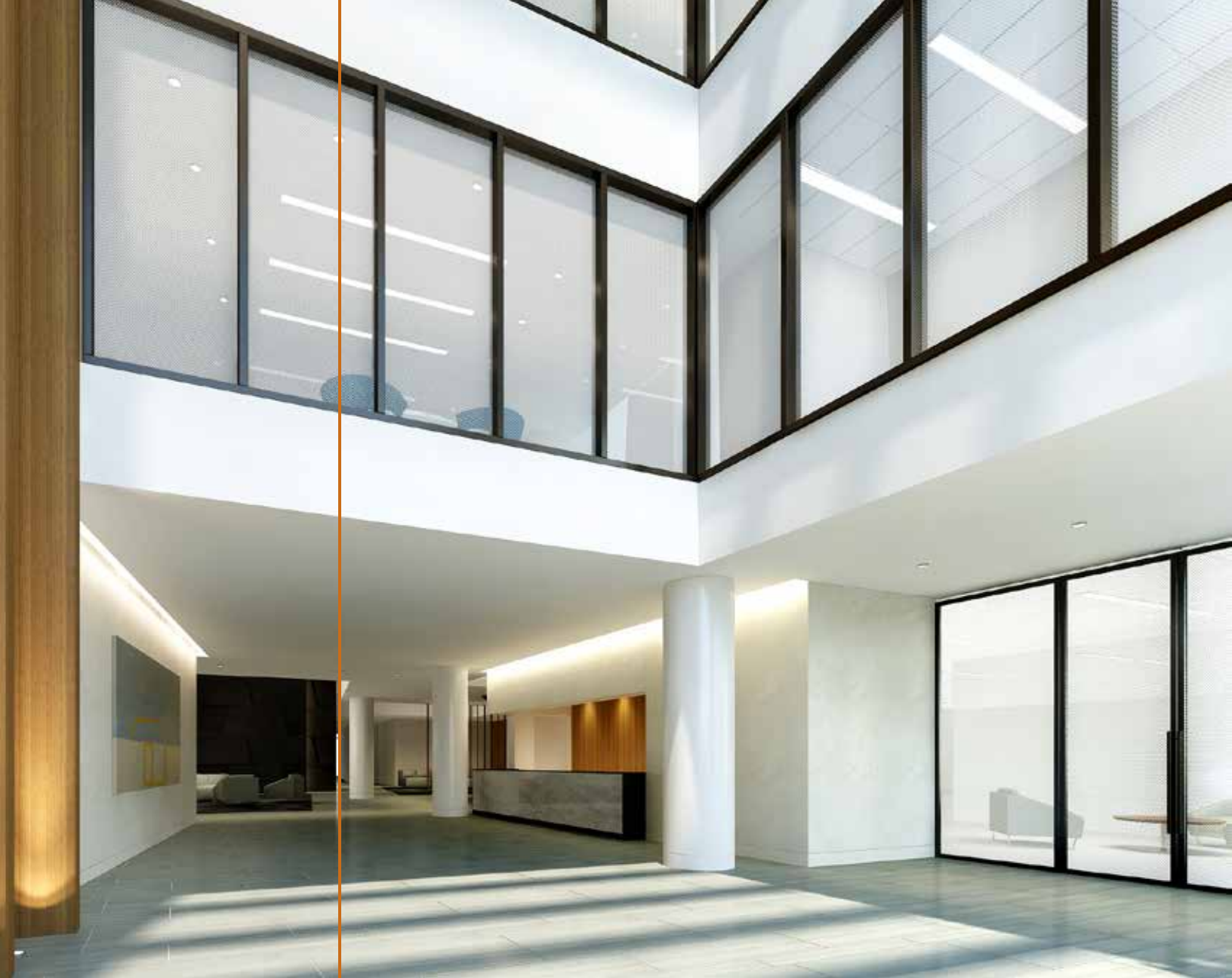




# 10 SYLVAN WAY WILL BE A THREE-STORY 125,445 SQUARE FOOT CLASS A OFFICE HEADQUARTERS

## **INTRODUCTION**

10 Sylvan Way will be a Class A building situated in one of the most prestigious office locations in New Jersey. The newly redesigned 125,445 square foot office space offers a unique opportunity to house a corporate headquarters in the Parsippany submarket at compelling economic terms. The building now has full site plan approvals, complete construction drawings, permits, and can be ready for occupancy within 15 months from the execution of a letter of intent.



WITH ITS NEWLY  
TRANSFORMED WORK  
ENVIRONMENT AND  
CUSTOMIZABLE SPACE;  
IT'S FIT TO CATER TO  
THE WORKFORCE  
OF THE FUTURE

Timeline for Completion

# 15 MONTHS

Building Size

# 125,445 SF

Distance to Manhattan

# 35 MILES

## 10 SYLVAN WAY DELIVERY SCHEDULE

| Month  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|--|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|
| All Site Plan Approvals and Building Permits in Hand | █ |   |   |   |   |   |   |   |   |    |    |    |    |    |    |
| Sign Letter of Intent                                |   | █ |   |   |   |   |   |   |   |    |    |    |    |    |    |
| Sign Lease   |   |   | █ |   |   |   |   |   |   |    |    |    |    |    |    |
| Base Building Construction                           |   |   |   | █ | █ | █ | █ | █ | █ | █  | █  | █  | █  | █  | █  |
| Tenant Installation                                  |   |   |   |   |   |   |   |   |   | █  | █  | █  | █  | █  | █  |
| Final Inspections and Certificate of Occupancy       |   |   |   |   |   |   |   |   |   |    |    |    |    |    | █  |
| Move and Occupy                                      |   |   |   |   |   |   |   |   |   |    |    |    |    |    | █  |

## OWNERSHIP

### NORMANDY REAL ESTATE PARTNERS

Normandy Real Estate Partners is a vertically integrated real estate private equity fund manager headquartered in Morristown, N.J., with offices in Boston, New York City, and Washington D.C. Normandy currently manages a series of discretionary real estate funds totaling approximately \$1 billion of equity commitments. Normandy's existing portfolio includes 14 million square feet of commercial assets, four hotels and numerous land development sites. Normandy targets value added real estate investments primarily in the Northeast and Mid-Atlantic markets of Boston, Metro New York City, and Washington, D.C. where opportunities exist to enhance value through creative repositioning, financial restructuring, intensive management, and capital improvements. For more information visit [www.normandyrealty.com](http://www.normandyrealty.com).

### MRY ASSOCIATES, LLC

Mark Yeager is founder and principal of MRY Associates, LLC, a private equity real estate organization seeking value added commercial and multi-family investment and development opportunities in the Northern New Jersey marketplace. With 26 years of experience in commercial real estate, Yeager previously served as president of The Gale Company, where he oversaw the investment of more than \$3 billion of institutional funds and the acquisition or development of more than 15 million square feet of commercial space throughout the greater New Jersey marketplace. He also previously served as executive vice president of Mack-Cali following the company's acquisition of Gale.

# BRAND NEW STATE-OF-THE-ART HEADQUARTERS



## Rentable Area

125,445 sf, (3) story Class A office building

## Lobby and Common Areas

New lobby and bathrooms, including creating a dramatic three story atrium

## Land Area

- 9.218 acres
- Improved drainage, curbed islands and parking lot circulation
- All paving to be milled with new asphalt and striping
- New LED site lighting

## Building Structure

Steel structure with 30' x 25' column spacing

## Parking

- 418 vehicles

## Landscape and Signage

- New landscaping
- Signage placeholders: 64 sf for monument, 150 sf for one building mounted sign

## LEED Certification

Building will receive LEED Certification

## Heating and Cooling

New evaporative cooled penthouse roof top unit with 348 tons of capacity, screw compressors with R410A refrigerant, high efficiency VFD controlled motors (with redundancy), and VAV DDC controls with economizer mode.

New DDC control system with new Dell front end server and graphical user interface, 24/7/365 scheduling, remote web based access and monitoring, local and remote alarm notification, history trending, archives and base building lighting control. The system is scalable for future expansion.

## Electric

New 1500kVA utility transformer and new 2500A main switch gear and electrical distribution system.

## Elevators

Building is served by two hydraulic passenger elevators and one freight elevator that will all be upgraded including such improvements as new cab interiors.

## Plumbing

The building is currently served by city water from Parsippany Water Supply. Main service consists of a consumption check/meter located in the central core of the building. Supply risers extend up through the stacked toilet core and at wet column locations in each wing of the building.

## Utilities

- Electric – JCP&L
- Gas – NJ Natural Gas
- Water – Parsippany Water Supply
- Sewer – Parsippany Sewer Authority

## Fire & Life Safety

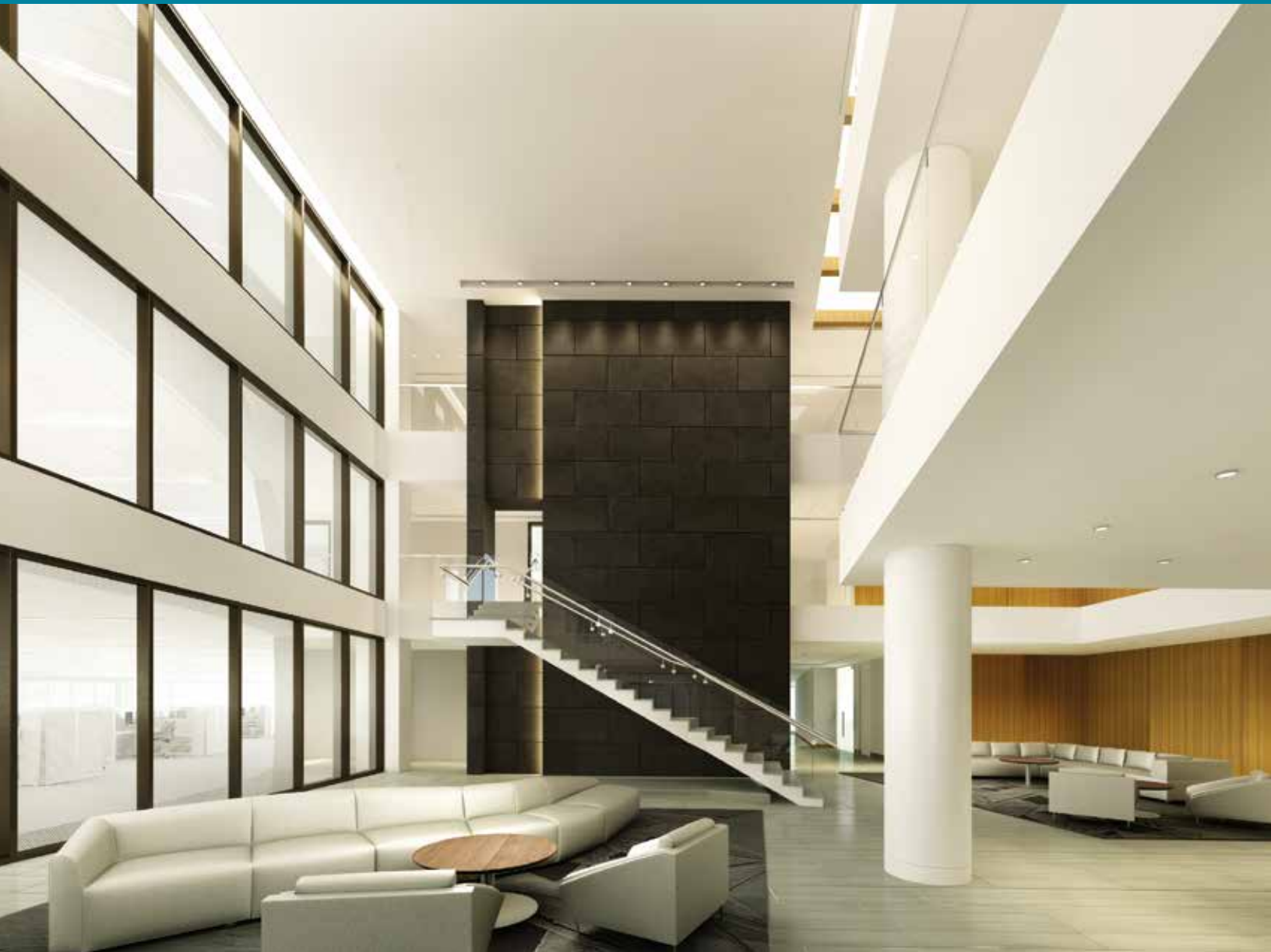
The building is fully sprinklered and will have a code compliant fire alarm system.

## Security

The property will be equipped with a digital camera surveillance system, which will monitor and record building common and parking areas. A card access system will provide tenants with after-hours and weekend access to the building and will also provide access to building amenities.

## Façade & Glazing

New dramatic 3 story entry volume punctuated with 3 story vertical wood blades that diffuse light and create shadows across the entry plaza. A state of the art panel system composed of premium strength composite materials.



# NEW OFFICE SPACE BUILT TO SUIT

## FLOOR PLANS

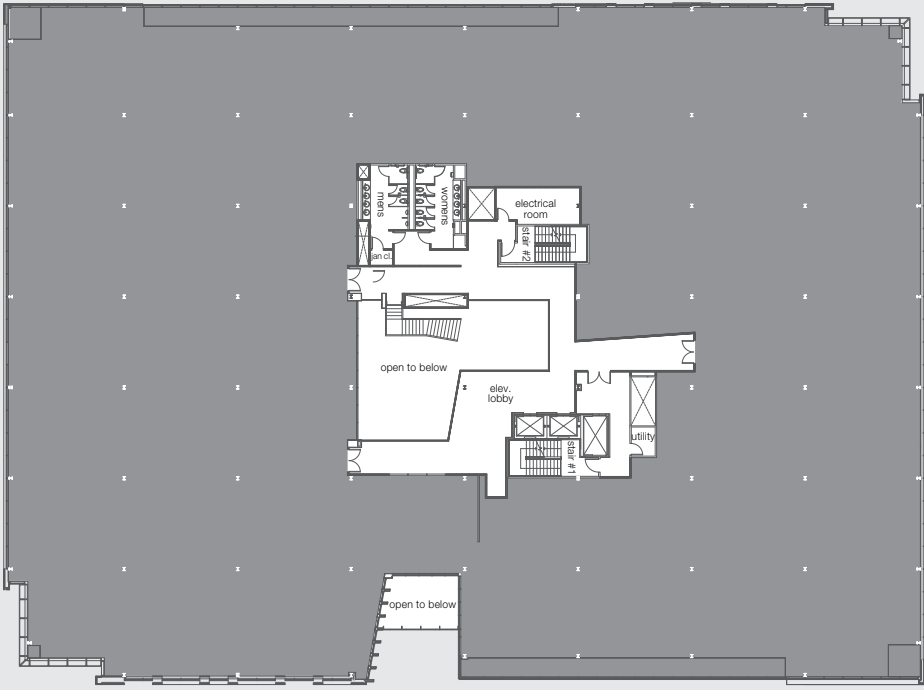
1st Floor

**42,261 SF**



2nd Floor

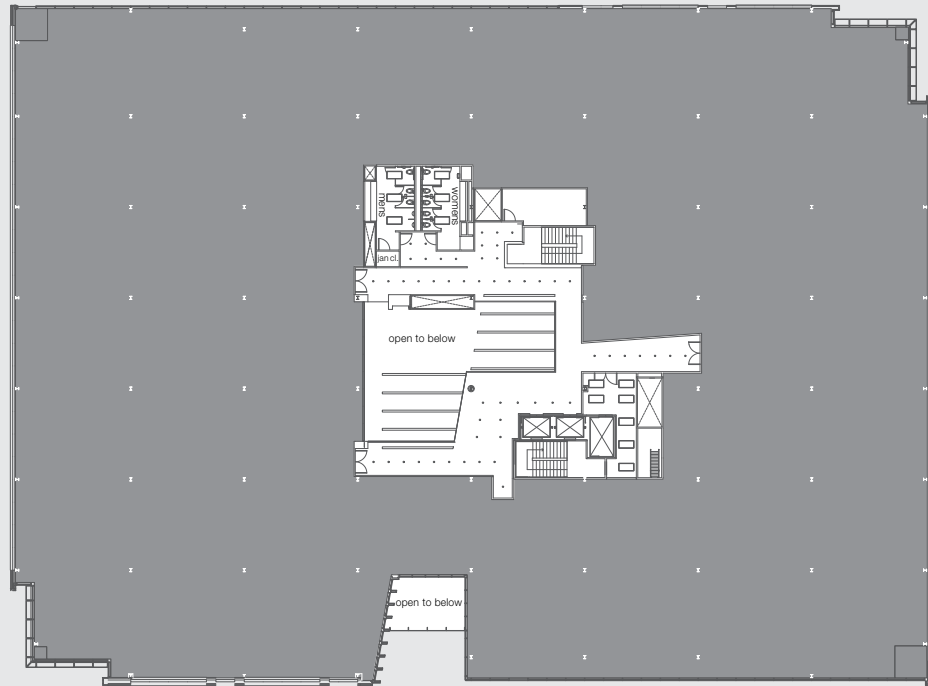
**41,592 SF**



# EFFICIENT OPEN FLOOR PLATES WHICH ARE FLEXIBLE AND CUSTOMIZABLE TO FIT YOUR WANTS AND NEEDS

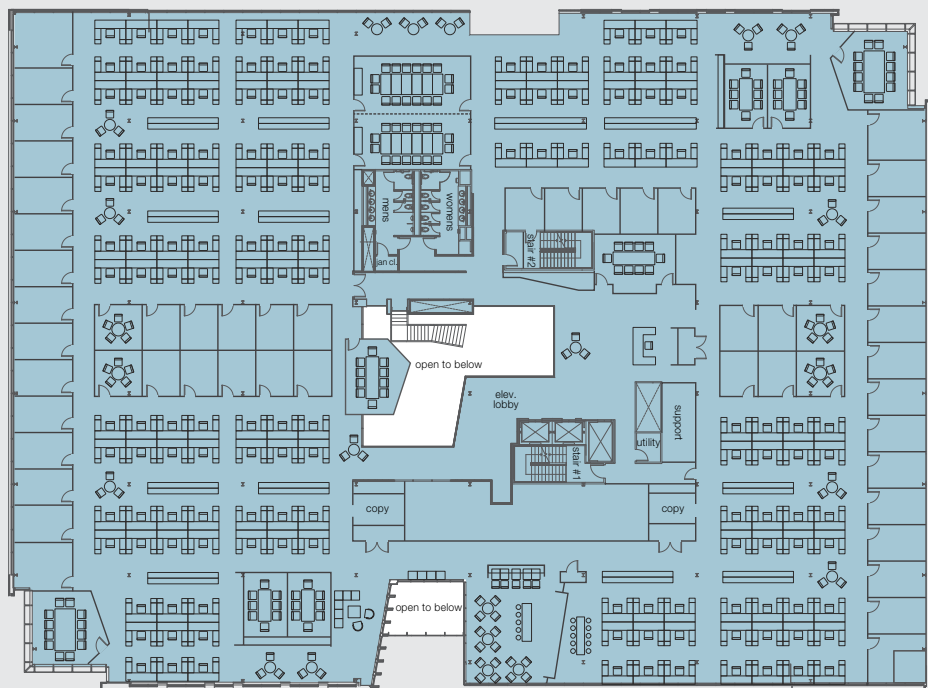
3rd Floor

**41,592 SF**

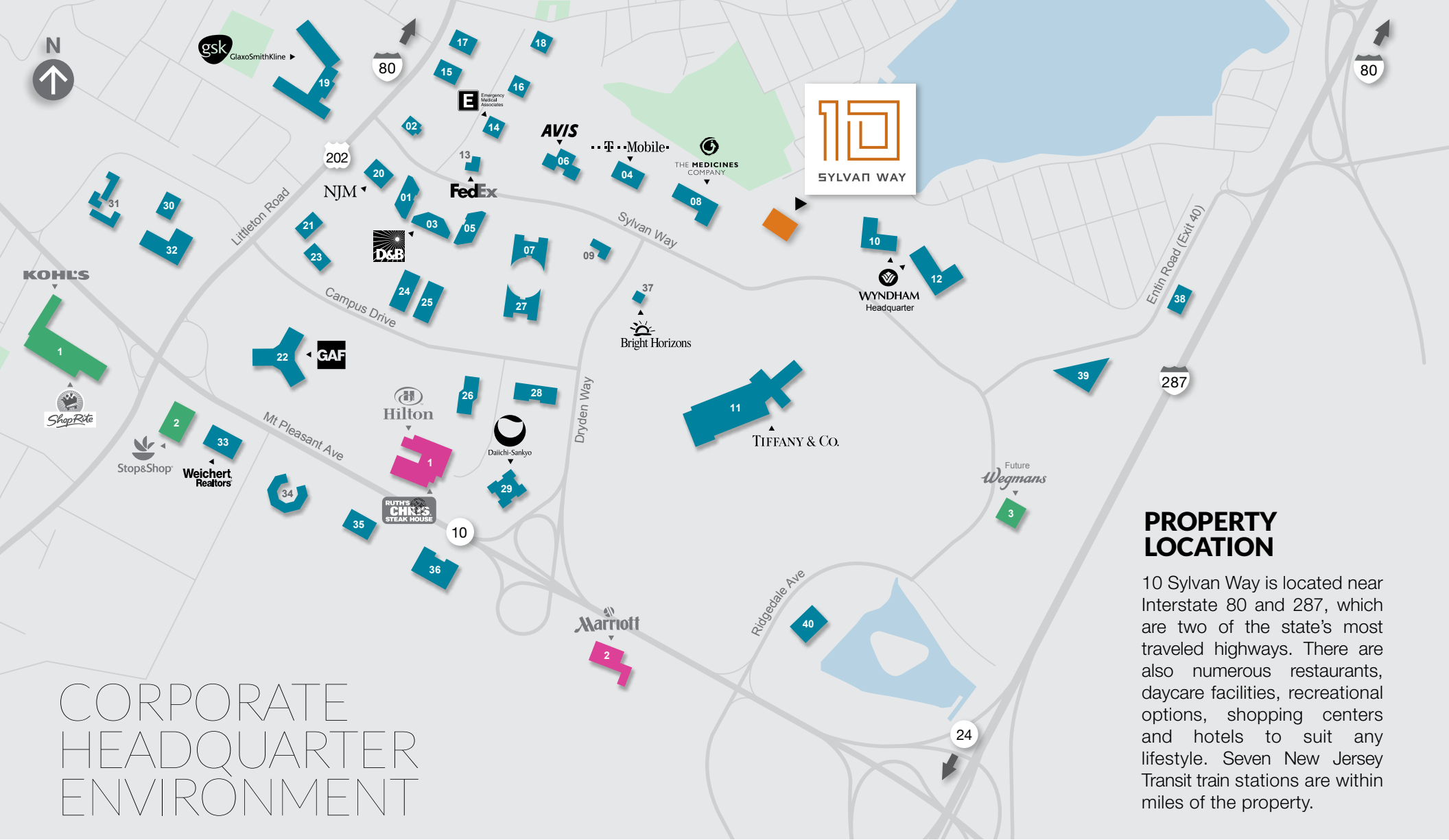


## TEST FIT

|                   |     |
|-------------------|-----|
| Offices:          | 47  |
| Conference Rooms: | 14  |
| Workstations:     | 160 |







# CORPORATE HEADQUARTER ENVIRONMENT

## PROPERTY LOCATION

10 Sylvan Way is located near Interstate 80 and 287, which are two of the state's most traveled highways. There are also numerous restaurants, daycare facilities, recreational options, shopping centers and hotels to suit any lifestyle. Seven New Jersey Transit train stations are within miles of the property.

### OFFICE

- |                                       |   |  |  |
|---------------------------------------|---|--|--|
| 01   1 Sylvan Way (LEO Pharma)        | 11   15 Sylvan Way (Tiffany & Co.)          | 21   1633 Littleton Rd                 | 31   2 Gatehall Dr                     |
| 02   2 Sylvan Way                     | 12   22 Sylvan Way (Wyndham HQ)             | 22   1 Campus Drive (GAF)              | 32   4 Gatehall Dr                     |
| 03   3 Sylvan Way (Dun & Bradstreet)  | 13   1 Century Drive (FedEx)                | 23   2 Campus Drive (Securitas)        | 33   1625 Route 10 (Weichert Realtors) |
| 04   4 Sylvan Way (T Mobile)          | 14   3 Century Drive (EMA)                  | 24   4 Campus Drive (Summit Financial) | 34   1719 Route 10                     |
| 05   5 Sylvan Way                     | 15   4 Century Drive                        | 25   6 Campus Drive                    | 35   1631 Route 10                     |
| 06   6 Sylvan Way (AVIS)              | 16   5 Century Drive                        | 26   7 Campus Drive (RBA Group)        | 36   1745 Route 10                     |
| 07   7 Sylvan Way                     | 17   6 Century Drive                        | 27   8 Campus Drive (Dartcor)          | 37   2 Dryden Way (Bright Horizons)    |
| 08   8 Sylvan Way (The Medicines Co.) | 18   7 Century Drive                        | 28   9 Campus Drive                    | 38   7 Entin Rd                        |
| 09   9 Sylvan Way                     | 19   1500 Littleton Drive (GlaxoSmithKline) | 29   2 Hilton Court (Daiichi-Sankyo)   | 39   9 Entin Rd                        |
| 10   14 Sylvan Way (Wyndham HQ)       | 20   1599 Littleton Drive (NJM)             | 30   1 Gatehall Dr                     | 40   1 Ridgedale Avenue                |

### HOTEL

- 01 | 1 Hilton Court (Hilton)
- 02 | 1401 Route 10 (Marriott)

### RETAIL

- 01 | 1717 Route 10 (Kohl's, ShopRite)
- 02 | 245 Littleton Rd (Stop & Shop)
- 03 | Future Wegmans

**EXCLUSIVE AGENT:**

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