



22 SYLVAN WAY

Parsippany, New Jersey

Divisible Full Floor in Owner-Occupied Trophy Building

WELCOME TO 22 SYLVAN WAY

Designed to suit the needs of one of the world's most respected hospitality brands, 22 Sylvan Way is a distinguished trophy property in the heart of Morris County, New Jersey.

22 Sylvan Way was designed and constructed to serve as the global headquarters for Wyndham Hotels & Resorts, Inc., a global leader in hospitality. The Building is operated with a strong focus on the tenant experience with exceptional amenities to support an unparalleled work-life balance. The Building is WELL Certified and LEED Gold Certified, underscoring its commitment to both employee wellness and sustainability. Wyndham Hotels & Resorts, Inc. offers its future tenant(s) a commitment to continue operating the Building in a first-class manner, with the stability and assurance of being owner-occupied. At 22 Sylvan Way, you're not just leasing office space, you're moving to an environment that elevates your brand, employee experience, and business operations.



KEY FEATURES

100,951 Total available SF
2009 Year built
23.2 Acres

OWNER-OCCUPIED



Well Certified

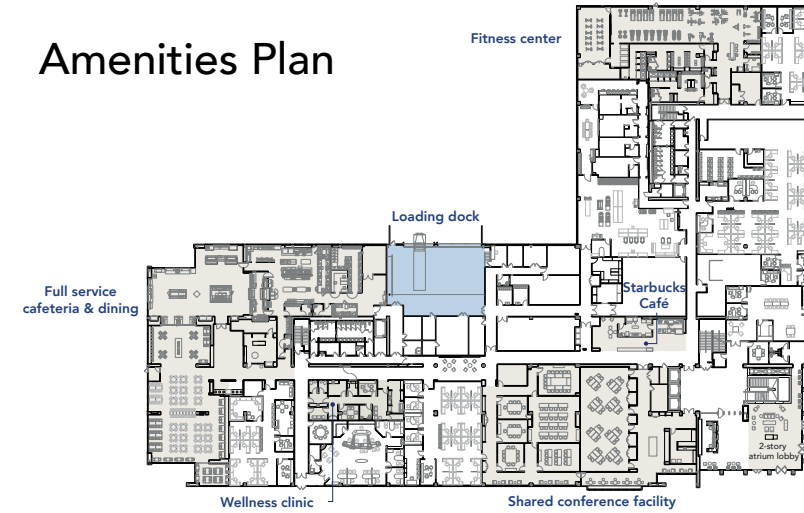


LEED Gold Certified

- LEED Certified for Commercial Interiors
- LEED Certified for Operations and Maintenance
- WELL Health and Safety Rating
- 3 Stories
- 93 Energy Star rating
- Parking Ratio – 4/1000
- Elevators – 5 (4 passenger, 1 service car)
- Furniture – Kimball workstations, Knoll Case Goods
- 1,800 SF indoor service/loading area with two large drive-in bays
- Comprehensive security system with manned security desk
- Backup Power – 1000 Kw generator for life safety and data closets
- Column Spacing: 30' x 30' throughout
- Floor-to-floor ceiling height is approximately 13'-6" – 9"
- New paint and carpet throughout



Amenities Plan



Explore On-site Amenities

Team building and wellness-oriented amenities and common spaces at 22 Sylvan include:

- Double height lobby with floor-to-ceiling windows and recycled materials throughout
- Full-service cafeteria that allows for many dining options and offers seating for over 300 people
- Starbucks Café
- Manicured oversized courtyard with tables and Wi-Fi accessibility
- 6,500 s.f. fitness center staffed by personal trainers, with abundant locker rooms and 24-7 employee access
- Employee wellness clinic spanning over 1,500 s.f., staffed by Atlantic Health System offering services as well as private mother's rooms
- State-of-the-art conference rooms throughout, all video conferencing enabled
- 2 full-service kitchenettes on floor 2
- Full-service printing/copy center and mail room
- Well-maintained walking trails throughout the property
- EV charging stations
- Working bee hive with on-site honey production
- Community garden

EXISTING CONDITIONS – 2ND FLOOR

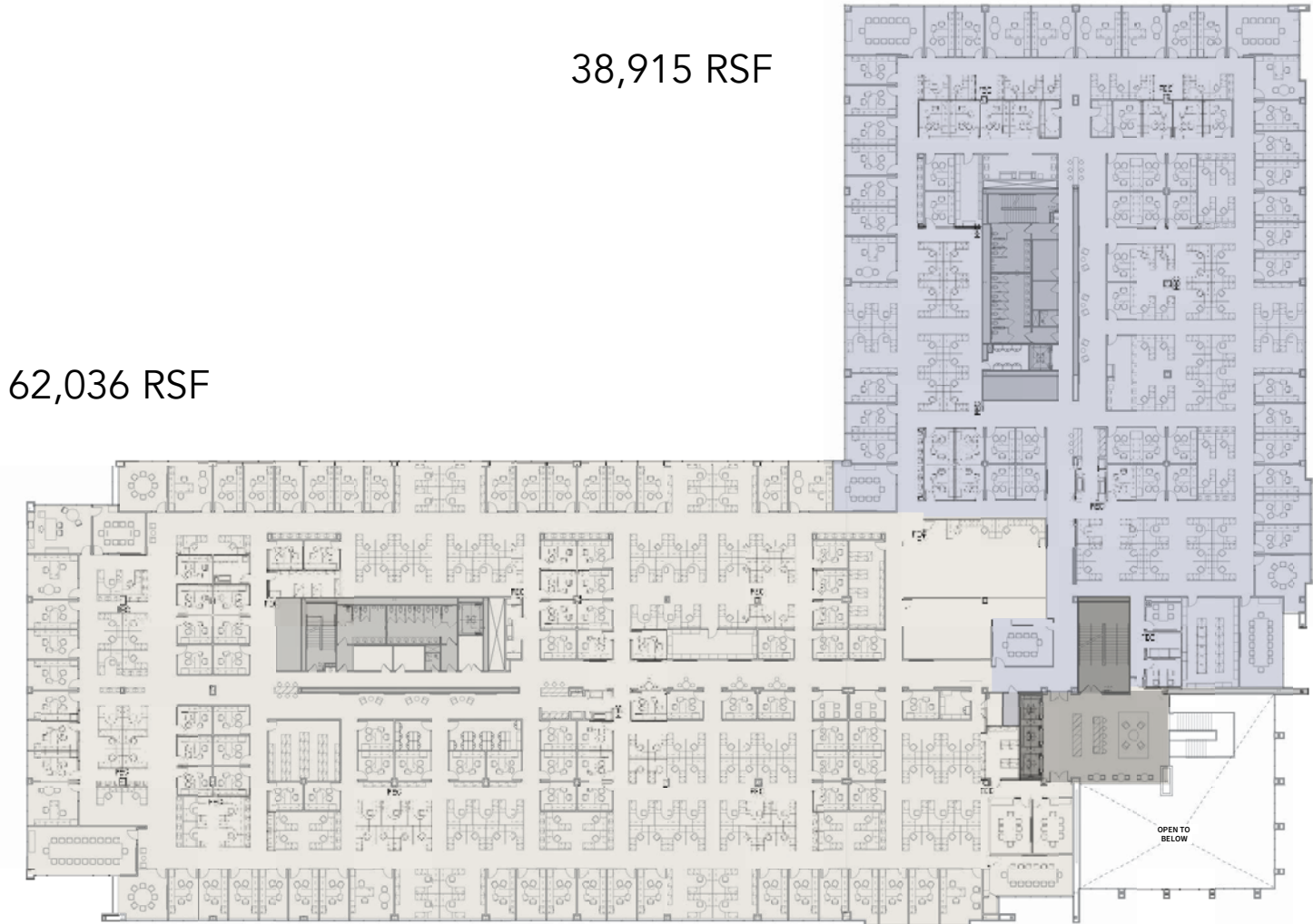
100,951 SF



POTENTIAL DEMISING PLAN – 2ND FLOOR

38,915 RSF

62,036 RSF





IN GOOD COMPANY



22 Sylvan Way's premier location in Parsippany affords the opportunity to be amongst some of the world's most revered companies

- Wyndham Hotels & Resorts
- Tiffany & Co.
- Zoetis
- Ayco
- Ferraro
- JLL
- T-Mobile
- Avis Budget
- Bayer
- Novartis
- GAF Materials
- PwC
- ADP
- Crum & Forster
- Cigna
- Day Pitney
- NJM Insurance Group



EXPLORE PARSIPPANY

Explore a wide range of dining, wellness, and entertainment locales, all within a 10-minute driving distance.

Enjoy easy access to public transportation with Bus 872, which stops right in front of the building on Sylvan Way.



RESTAURANTS

- The Capital Grill
- Seasons 52
- Tommy's Tavern + Tap
- Tabor Road Tavern
- Grato

HOTELS

- Hilton Parsippany
- Hampton Inn Parsippany
- Hanover Marriott
- Hyatt House Parsippany

CASUAL BITES & COFFEE

- Panera Bread
- Wegman's
- Chick-fil-a
- Chipotle Mexican Grill
- Crumbl Cookies
- Wendy's
- Dunkin'
- Starbucks
- Chopt
- Uncle Giuseppe's

WELLNESS

- On-site 6,500 SF fitness center
- LA Fitness

COLLEGES WITHIN 15 MILES

- New Jersey Institute of Technology
- Rutgers University
- The College of Saint Elizabeth
- Fairleigh Dickinson University
- Drew University
- Seton Hall
- William Paterson University





For more information and to reserve a private tour, please contact:

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