



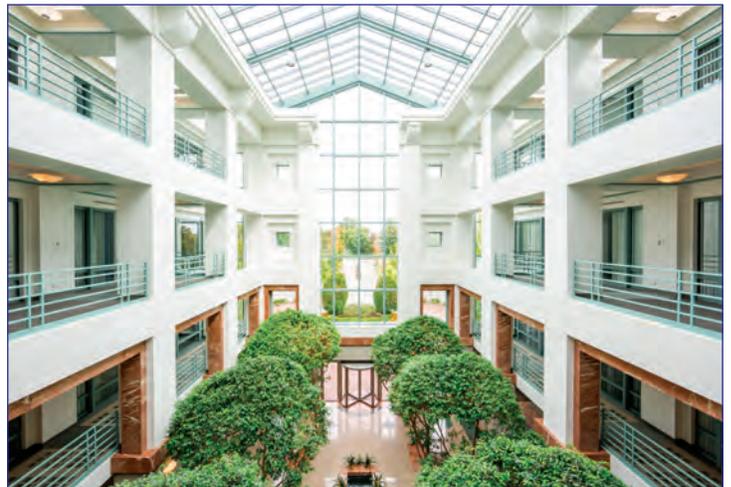
7 SYLVAN WAY

Mack-Cali Business Campus, Parsippany, NJ

7 Sylvan Way is located at Mack-Cali Business Campus—one of New Jersey's most premier business campuses. This elegant, class A, headquarters quality, 145,983-square-foot building features an energy-efficient, state-of-the-art infrastructure, multiple telecom vendors, and fiber optic risers for high-speed voice and data transmission. Situated in a beautiful 600-acre site in Morris County, Mack-Cali Business Campus is home to numerous Fortune 500 companies and offers a wide range of buildings to accommodate your future growth. Tenants can take advantage of a host of on-campus amenities including conference facilities, free Wi-Fi service, hotels, restaurants, and a child care center, as well as nearby shopping, restaurants, and business services.

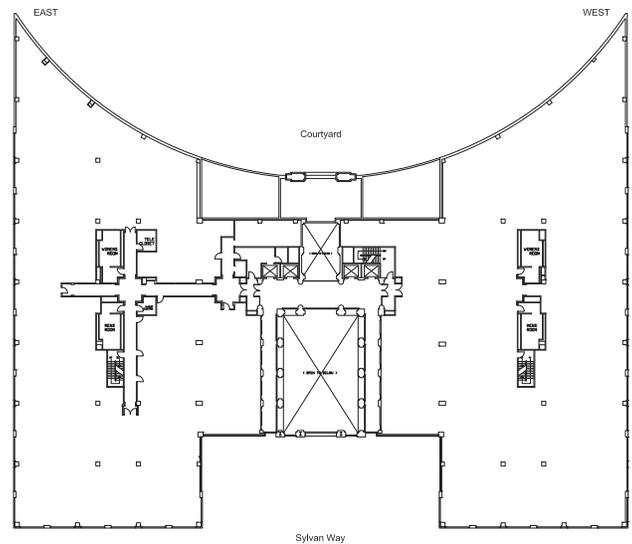
Building features include:

- Blue-green reflective glass façade with a dramatic four-story, granite and marble atrium lobby with indoor landscaping
- Data center connected to a back-up generator and multiple supplemental HVAC units
- Numerous windowed offices offering beautiful park-like views
- Meticulously landscaped grounds featuring ponds, fountains, and outdoor seating
- On-site, full-service café
- Abundant surface parking with covered executive parking available
- Multiple telecommunications vendor access
- Fiber optic risers enabling high-speed voice and data transmission
- 24/7 security card access and CCTV
- Award-winning, on-site property management and ownership



An excellent Morris County location:

- Situated at the intersection of I-287 and routes 10 and 202
- Close proximity to Route 24, I-80, and I-78 leading to the New Jersey Turnpike and Garden State Parkway
- Complimentary shuttle service to the Morris Plains train station
- Convenient to Newark Liberty International and Morristown airports
- Minutes to numerous restaurants, hotels, retail shops, banks, and day care
- 45 minutes to Manhattan
- Highly educated labor force and affluent residential areas nearby



Typical Floor Plan

Mack-Cali offers a seamless, streamlined leasing process, providing a full suite of in-house services covering lease negotiation, design and build-out, space planning, and more. State-of-the-art infrastructures and building systems are first rate and a strong financial position allows exceptional maintenance and investment in building improvements.

For more information, please contact:
Mack-Cali Leasing Department
732.590.1000
leasing@mack-cali.com

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www.mack-cali.com