The Parsippany Class A office submarket is one of the largest Class A submarkets in northern New Jersey representing 13,297,803 square feet. It has been a soft market where availability and rental rates have not changed significantly over the last ten years, but is now showing signs of life with increased leasing activity.

Presently, Parsippany reflects a total Class A vacancy rate of 23.9%. Much of this vacancy can be attributed to the fact that most of these buildings were constructed in the 1980’s and 1990’s and do not have the amenities or infrastructure to meet today’s corporate office requirements; LEED certification, increased parking (due to higher density occupancy), public transportation or proximity to a downtown.

For corporations looking for large blocks of space, Parsippany remains a top choice. Recent leases signed include 185,000 square feet leased by MetLife, Zoetis having taken 125,445 square feet, Securitas signed on for 81,000 square feet and Langan Engineering leased 71,000 square feet.

Parsippany and the surrounding submarkets in Morris County have a substantial corporate base with many of these companies poised for growth. Parsippany can also boast direct access to Interstates 287, 80 and 280, as well as Routes 24, 10 and 202.

The forecast predicts that the office market will gain some traction over the next couple of years. Landlords that are making capital improvements (updating lobbies, common areas, café and elevators) are on the right track. Updated, amenity-rich office assets will go far in attracting corporations, both large and small.

**Trends for Fall’15**

- **Net Absorption**
- **Vacancy Rate**
- **Leasing**
- **Asking Rates**

Numbers are compared to the previous 2 quarters.
Significant Lease Transactions:

10 Sylvan Way
125,445 sf leased (Zoetis)

1 Sylvan Way
52,694 sf renewed (PBF Logistics)

5 Wood Hollow Road
32,000 sf leased (Group SEB)

Significant Sale Transactions:

14 Sylvan Way
203,506 sf sold for $81,400,000

2001 Route 46
130,535 sf sold for $13,500,000

90 E Halsey Road
100,000 sf sold for $4,900,000

Available Properties for Lease:

7 Sylvan Way
Up to 150,000 sf

35 Waterview Boulevard
1,819-4,180 sf

1639 State Route 10
6,000-14,530 sf

Please feel free to contact us if you would like any or all of the following:

• Additional information on the current office leasing environment
• Additional information on the properties featured here or any available property in the Northern NJ area
• To meet with us to determine how we can renegotiate your current lease for you for potential cost savings

Arthur Hixson
973 463 1011 x113
ahixson@naihanson.com

Barry Mayer
973 463 1011 x173
bmayer@naihanson.com

Judy A. Troiano, CCIM, CIPS
973 463 1011 x154
jtroiano@naihanson.com