

TWO GIRALDA

MADISON, NJ



146,000 SF FULL-BUILDING
HEADQUARTERS OPPORTUNITY

Ushering in a new era for the workplace

Set within the bucolic location and lush landscape that makes Giralda Farms a cherished destination, **2 Giralda's** future design sets it apart as a modern, market-leading workplace.

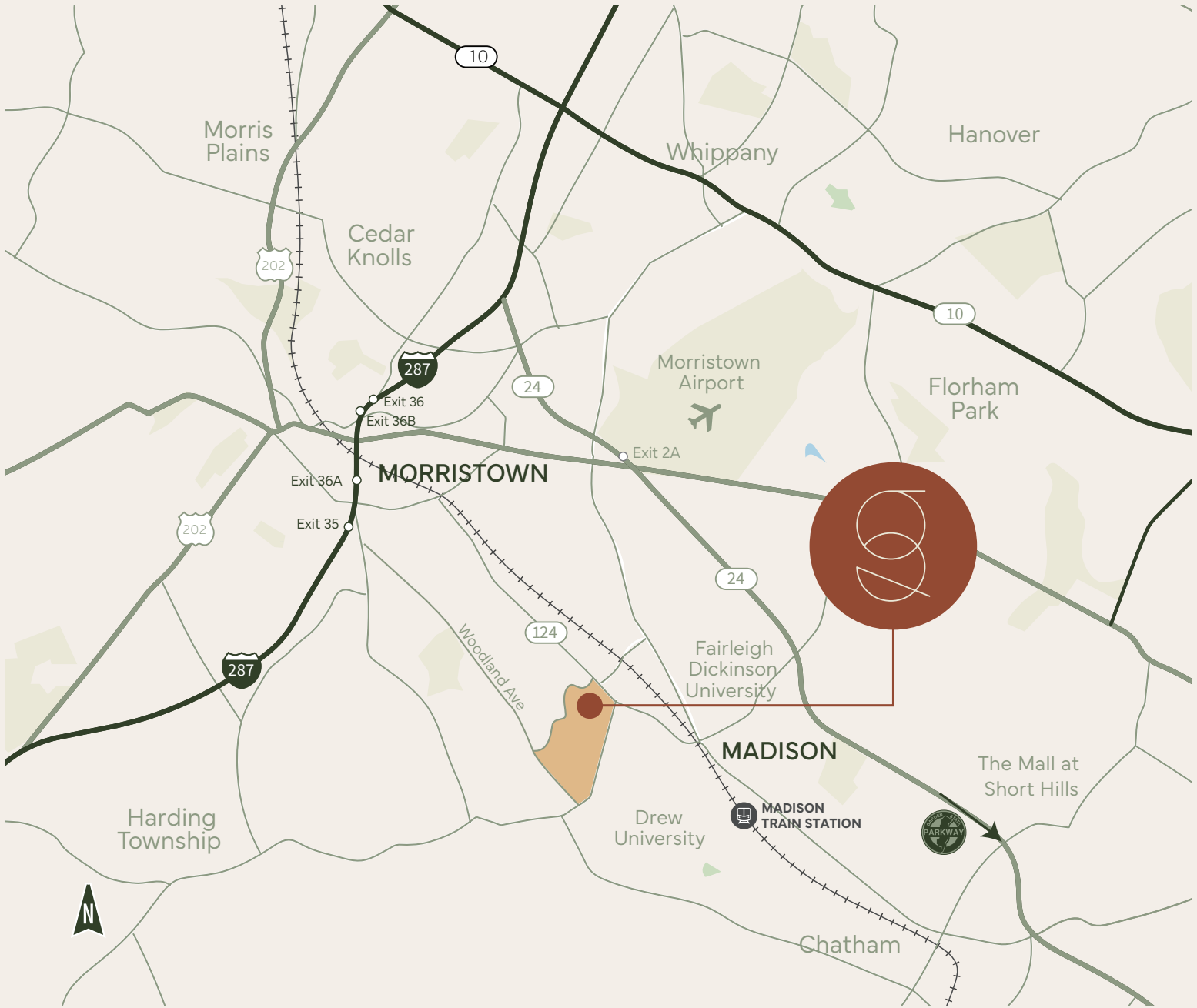


IDEAL SINGLE-TENANT HQ OPPORTUNITY:

- Class A office space
- Significant upgrades planned throughout
- Opportunity to customize floor plans and design direction
- Flexible layouts available for dedicated workstations, offices, focus areas and collaboration spaces
- Covered, below-grade parking garage
- Key location between Morris County's most vibrant downtowns and residential neighborhoods

PLANNED IN-BUILDING AMENITIES:

- State-of-the-art fitness center
- Café with indoor/outdoor seating
- Exterior patio overlooking Giralda Farms' iconic greenspaces
- Grand reception and lobby
- Casual common areas, plus dedicated conference space
- Full-service cafeteria and private dining rooms
- Conference Center with an auditorium, Board room, and training



Just minutes to downtown Madison and Morristown



Commuter-friendly access to I-78, I-80 I-287, Routes 24 and 124



Under 30 minutes to Newark Liberty International Airport



Convenient to Morris County's highly skilled and educated residents



Direct service to NY Penn Station; short walk to NJ Transit and Madison Station



Nearby talent pools of Drew University and Fairleigh Dickinson University



Within the pristine 181-acre parkland of Giralda Farms; adjacent to the 883-acre Loantaka Brook Reservation



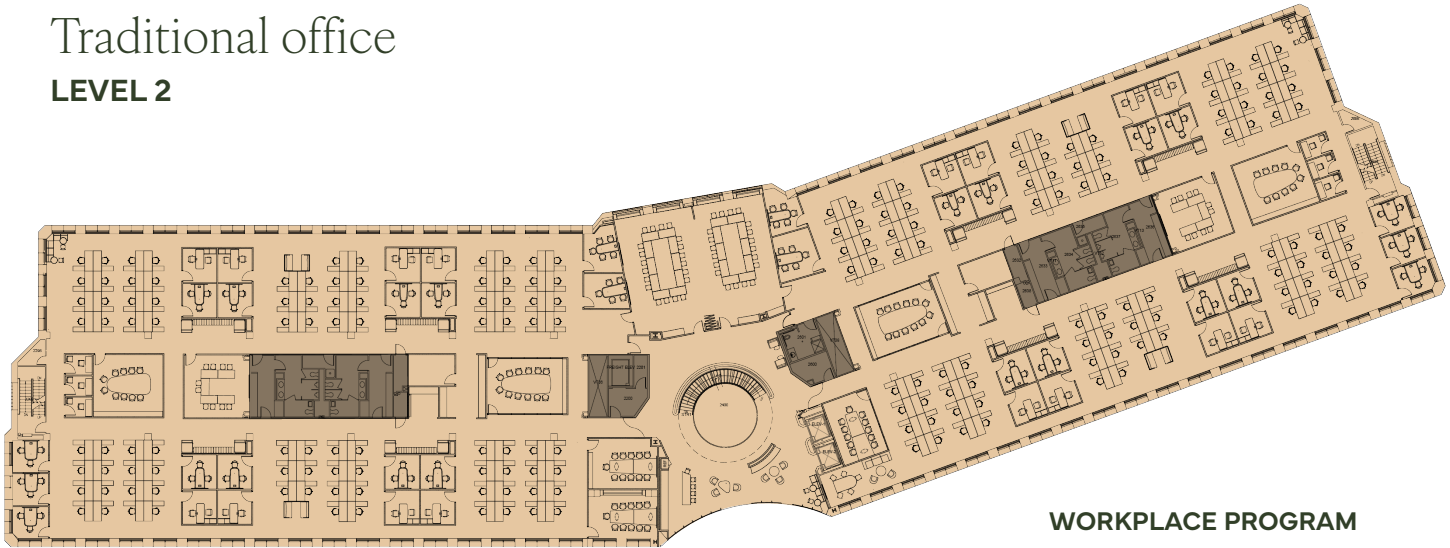
Floor plans

2 Giralda offers room for customization of amenities and flexibility to accommodate a range of floor plan options that fit unique work preferences. With options for private offices, open collaboration spaces, dedicated workstations, focus areas, and lounges, the future of 2 Giralda is in the hands of the occupier.

Potential amenity layout LEVEL 1

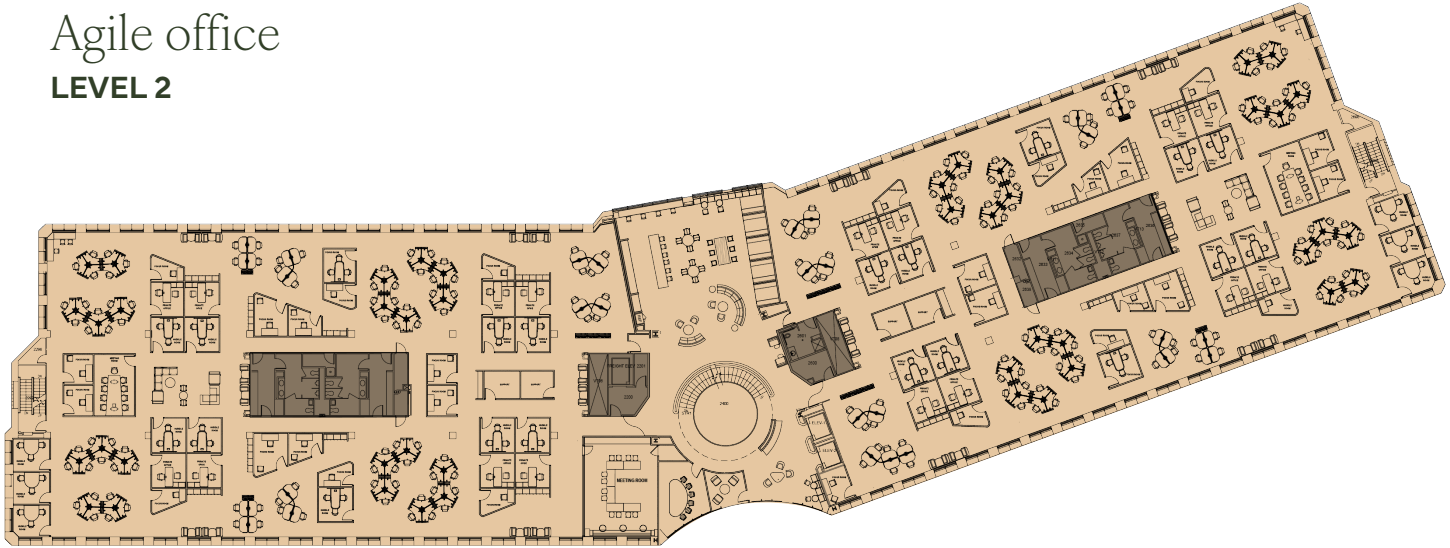


Traditional office LEVEL 2



WORKPLACE PROGRAM	
Offices	16
Workstations	184
Focus	6
Collab seats	247

Agile office LEVEL 2



WORKPLACE PROGRAM	
Offices	16
Workstations	184
Focus	6
Collab seats	247

Building features

TOTAL RENTABLE AREA:
146,366 SF

TYPICAL FLOOR:
43,500 SF

PARKING
375 parking spaces
369 in below-grade parking garage

CEILING HEIGHTS
13'6" slab-to-slab with 9 foot finished ceilings

STORIES
Four (4)

COLUMN SPACING
30' x 30'

ELEVATORS
1 freight, 2 passenger



HVAC
Water-cooled chilled water system with 6 central air handling units and a dual fuel fed boiler plant with a 10,000-gallon above-ground storage tank for heat. Air is distributed through VAVs and FPTUs with a modern Ainsworth building management system. The Air handling units have MERV8 and MERV15 filters.

ELECTRICAL
Single 12.5kV feed from JCP&L providing 12.5 watts/SF. There is a 550 kVA back-up diesel-fueled generator connected to the 10,000 gallon storage tank.

About the owner

Global Net Lease, Inc. (NYSE: GNL) is a publicly traded real estate investment trust (REIT) based in New York City, New York, which focuses on the acquisition and managing of a portfolio of income producing net-leased assets across the United States, Western and Northern Europe. Global Net Lease's portfolio includes a variety of commercial property types, such as office buildings, industrial facilities, and retail properties. As of March 31, 2024, the company has nearly 67 million square feet of assets under management (AUM), valued at \$7.9 billion.

Of these 1,277 total assets, 218 are industrial & distribution, 109 are multi-tenant retail, 861 are single-tenant retail and 89 are single-tenant office. 58% of their total straight-line rent (SLR) is derived from investment grade tenants, and the company reports a 93% occupancy rate among their properties. Global Net Lease's largest tenants include Imperial reliance, FedEx, McLaren, Fressenius, and Whirlpool.



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