

Building Name: Two Gateway Center

SF: 798,186 RBA

Floors: 19

Available SF:

Price:

Owner: Garrison Investment Group / ONYX / Prudential

Agent: JLL

Parking: 2,000 Surface Spaces; ratio 2.40/1,000 SF

Covered parking:

Improvements:

Amenities: Banking, Commuter Rail, Conferencing Facility, Courtyard, Energy Star Labeled, Fitness Center, Food Service, Property Manager on Site

Notes: M to M – month to month

VACANT

LEASED

19	Vacant			Roof Prudential 12/31/2025		Roof Above Net 12/31/2020	
18	52,351 SF						
17	Broadridge Securities Process 13,611 SF 9/30/2032	Minno & Wasko 3,534 SF 2/10/2025	Parsons Transportation 13,074 SF 5/16/2025		Parsons Transportation 6,152 SF 2/16/20251	GSA – EEOC 10,258 SF 2/15/2025	
16	Broadridge Securities Process 47,614 SF 9/30/2032						
15	Broadridge Securities Process 47,885 SF 9/30/2032						
14	Broadridge Securities Process 47,614 SF 9/30/2032						
13	Standard Charter Bank 45,000 SF 4/20/2029						
12	Standard Charter Bank 27,319 SF 4/20/2029			7,909 Sf		HNTB Corporation 11,387 SF 4/30/2021	
11	Prudential Insurance Co of America 45,000 SF 12/31/2025						
10	17,073 SF			PB Americas 22,646 SF 6/30/2024		GSA Small Business 6,645 SF 4/09/2033	
9	State of NJ, Board of Public Utilities 44,985 SF 4/30/2020						
8	Vacant						
7	Prudential Insurance Co 45,000 SF 12/31/2025						
6	Prudential Insurance Co 45,000 SF 12/31/2025						
5	50,623 S F						
4	50,623 SF						
3	50,494 SF				Prudential Insurance Co 5,908 SF 12/31/25		
2	CM & Associates 4,464 SF 12/31/2021	C & K 1,159 SF 5/31/2025		The Gateway Project 11,844 SF 3/30/2025	Equalspace 900 SF M to M	Public Media NJ 10,645 SF 2/14/2020	21 SF
1	Guardian 500 SF 4/30/2019		The Gateway Project 4,646 SF 3/30/2025		Broadridge Securities Process 671 SF 9/30/2032		1,890 SF
-1	PB Americas 1,837 SF M to M	3,056 SF		Prudential Insurance Co 2,887 SF 12/31/2025	Broadridge Securities Process 4,423 SF 9/30/2032	Standard Chartered Bank 1,093 SF M to M	The Gateway Project 8,902 SF 3/30/2025