



ONE
GIRALDA
— F A R M S —

ONE GIRALDA FARMS / MADISON, NJ

WELCOME TO NEW JERSEY'S ICONIC OFFICE CAMPUS

181 ACRES OF AMAZING AWAITS

This 155,000 SF trophy office building sits upon a beautifully landscaped 181 acre campus. Arguably the most magnificent office setting in the Garden State, Giralda Farms is already home to several household name corporate tenants. Enjoy all One Giralda has to offer – including the breathtaking campus and a host of amenities both onsite and nearby.





One Giralda Farms boasts a 4-story skylit atrium, majestic outdoor patio with sweeping views, on-site fitness center, hiking trails, conference center, modern cafeteria and barista, and an immense underground parking structure. Here, discerning tenants enjoy the absolute best of both worlds.



FIRST FLOOR

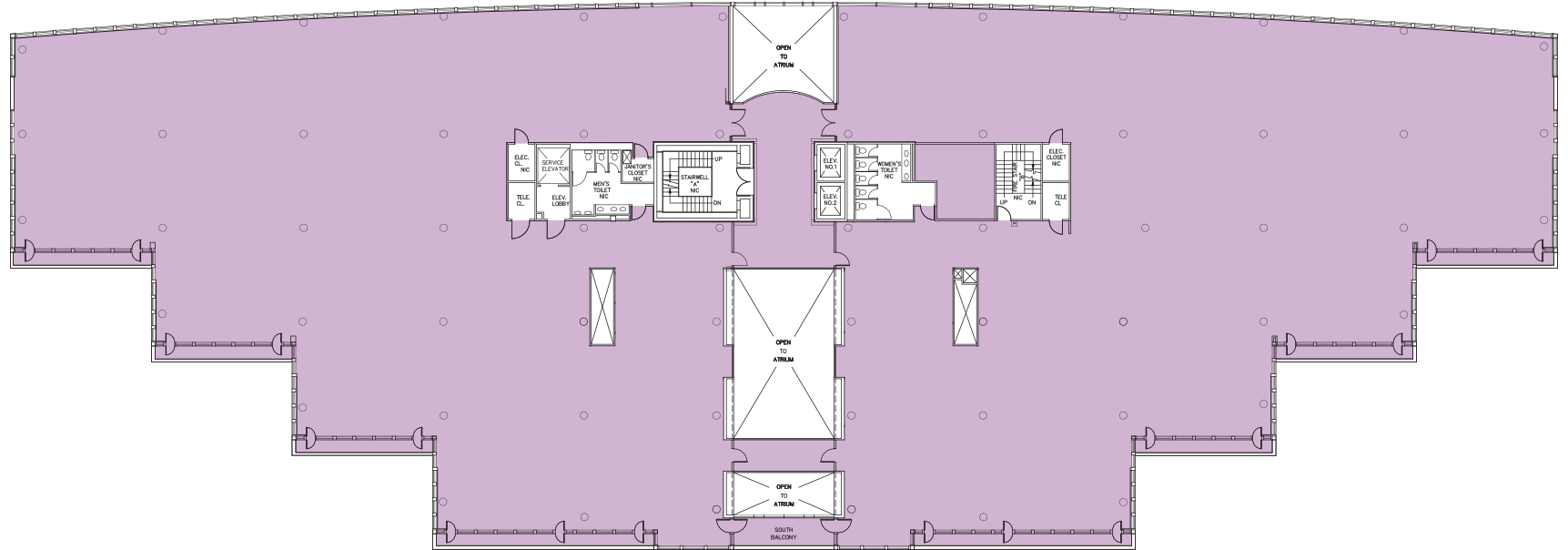
Architectural floor plan of the first floor. The plan shows two large, irregularly shaped rooms, one on the left and one on the right, both filled with a light purple color. These rooms are separated by a central corridor and a small rectangular area. The left room has a central entrance and a large window on the right side. The right room has a central entrance and a large window on the left side. The central corridor contains several rooms, including a 'SERVICE ELEVATOR', 'ELEV. NO. 1', 'ELEV. NO. 2', 'PUBLIC TEL.', 'MEN'S TOILET', 'WOMEN'S TOILET', and a 'STAIRWELL'. The plan also shows various closets, including 'GLASS CLOSET', 'TEL. CLOSET', and 'ELEV. CLOSET'. The overall layout is symmetrical, with the central corridor acting as a hub connecting the two main rooms.

FIRST FLOOR

FLOOR PLANS

SECOND FLOOR

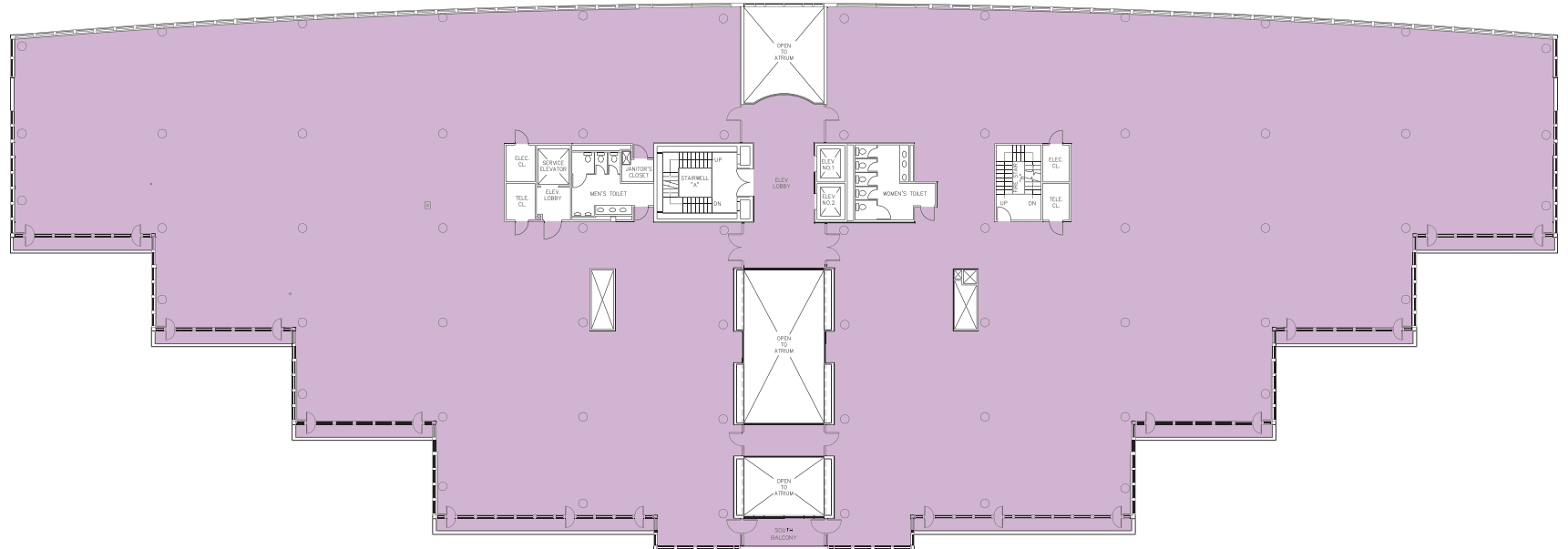
39,055 SF
AVAILABLE



FLOOR PLANS

THIRD FLOOR

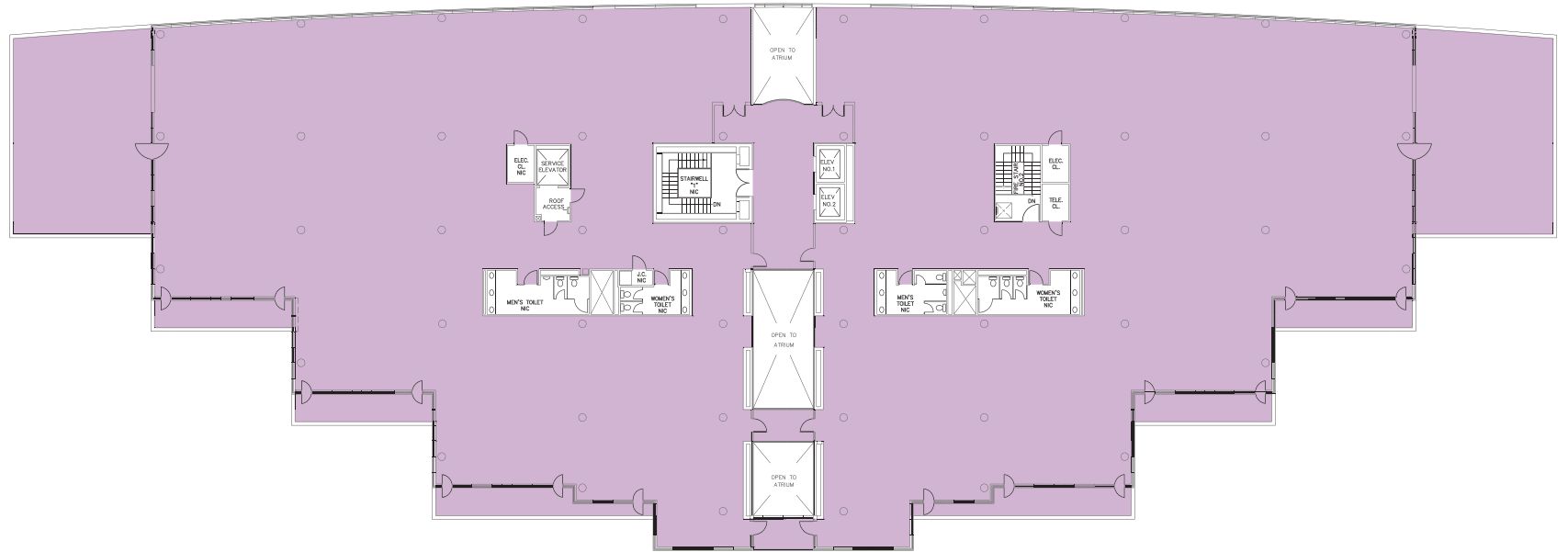
38,201 SF
AVAILABLE



FLOOR PLANS

FOURTH FLOOR

37,188 SF
AVAILABLE



UNMATCHED. UNRIVALED. UNSURPASSED OPPORTUNITY.

4

FLOORS

155,000 SF

TROPHY OFFICE BUILDING

617

PARKING SPACES AVAILABLE



LARGE, FLEXIBLE OFFICE SPACE OPPORTUNITIES

The floor plates here are large and generous — making them ideal for a variety of tenant sizes. Additionally, the intelligent building design lends itself to a variety of space and design configurations.



AVAILABLE SPACE

2nd Floor: 39,055 SF

3rd Floor: 38,201 SF

4th Floor: 37,188 SF

617 Space Underground Parking Garage,
Plus On-Grade Visitor Parking



BUILDING SPECS

BUILT 1982 / MAJOR UPGRADES 2006

HVAC: (1) COOLING TOWER, (2) 450 TON CHILLERS, (1) 250 TON CHILLER

CEILING HEIGHT: 13' SLAB-TO-SLAB, 9' FINISHED CEILING

COLUMN SPACING: 21' x 31'6"

FLOOR LOADS: 80 LBS PSF

ELECTRICAL: 277 / 480 VOLT, 3 PHASE

ELEVATORS: 2 PASSENGER (3000 LB CAPACITY), 1 FREIGHT (4000 LB CAPACITY)

PARKING: 534 COVERED, 72 SURFACE

LOADING: 1 TAILGATE DOOR, 2 DRIVE-INS

TELECOM: VERIZON FIOS, CABLEVISION, AT&T

LIFE SAFETY: FULLY SPRINKLERED, 24/7 SECURITY, ADDRESSABLE FIRE ALARM SYSTEM, WATER FLOW DETECTORS, LED EXIT LIGHTS AND EMERGENCY BACK-UP LIGHTS, 215 KW GENERATOR

MANAGEMENT: FULL-TIME, ON-SITE



TAKE ADVANTAGE OF THE FLEXIBLE FLOORS

Former home of Pfizer Consumer Health's headquarters, One Giralda Farms is currently built out to meet the requirements of the most demanding corporate tenants. The flexible floor plates make for a productive work environment.



SITE PLAN

ONE
GIRALDA
— F A R M S —

DODGE DRIVE

MADISON AVENUE



TRANSIT

BY CAR/UBER

Manhattan: 45 minutes

Morristown: 10 minutes

Jersey City/Hoboken: 40 minutes

Newark Penn Station: 30 minutes

Newark Airport: 25 minutes

Philadelphia: 90 minutes

BY TRAIN

Manhattan: 1 hour

Morristown: 8 minutes

Jersey City/Hoboken: 50 minutes

NJ Transit's Midtown Direct train service to Manhattan is easily accessible at nearby Convent and Madison Stations.



REGIONAL AMENITIES

HOTELS

The Madison Hotel: 4 minutes
Sonesta Hamilton Park Hotel: 5 minutes
Archer Hotel Florham Park: 5 minutes
The Westin Governor Morris: 10 minutes

CORPORATE NEIGHBORS

PGIM Real Estate Advisors
AbbVie
LEO Pharma
BNY
Atlantic Health System
Merck
Reology
BASF
RBC Wealth Management
Oppenheimer
Maersk
Summit Medical
NJ Jets



MADISON AMENITIES



MORRISTOWN AMENITIES



WELCOME TO MADISON, MORRIS COUNTY.

Reminiscent of a picturesque New England town, Madison offers all the conveniences of modern living, while also providing all the benefits and business advantages that come with its close proximity to the NY metro area.

QUICK FACTS

5000+

STUDENTS IN MAJOR UNIVERSITIES
FAIRLEIGH DICKINSON + DREW UNIVERSITY

67%

COLLEGE GRADS WITH
BACHELOR DEGREE + HIGHER

89/100

SCORE FOR WALKABILITY

60%

EMPLOYEES COMMUTE
SHORTER THAN 24 MIN

#17

SAFEST TOWN IN NJ

\$122K

MEDIAN HOUSEHOLD INCOME

50+

CAFÉS, BARS + RESTAURANTS





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MADISON RANKED
#1 PLACE TO LIVE
BY NJ MONTHLY
MAGAZINE.

DOWNTOWN MADISON

At One Giralda, tenants have access to downtown Madison. Route 124, or Main Street, runs east-west through town and is lined with grocery stores, car dealerships, restaurants, and shops to explore.

To the west of town center is Drew University, situated on a picturesque wooded campus. Further north is Fairleigh Dickinson University's Florham campus, straddling the border with Florham Park.

MADISON, NJ

A STORYBOOK
TOWN WITH A
WALKABLE MAIN
STREET DISTRICT.



REGIONAL ACCESS TO IT ALL

NJ Transit's Midtown Direct train service to Manhattan is easily accessible at nearby Convent and Madison Stations. The train line runs parallel to Route 124, one or two blocks to the south. The historic train station sits just off the town center, nearby the Town Hall and a Presbyterian church with a prominent white spire.

Convent and Madison's Train Stations puts you exactly fifty-five minutes from Manhattan, fifty minutes from Jersey City and Hoboken, and eight minutes to Morristown. One Giralda Farms is at the forefront of it all.





LEASING OPPORTUNITIES

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OWNED & MANAGED BY ONYX EQUITIES

