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GIRALDA FARMS

MADISON, NEW JERSEY



Three-story office  
building totaling  
237,000 SF



# \$3.6M CAPITAL IMPROVEMENT PROGRAM

Renovations include upgrades to all common areas. New amenities will include an executive lounge, collaboration and entertainment areas, a conference and training center, coworking offices, outdoor seating, and recreational facilities.

## // PROPERTY FEATURES



Two-story atrium entrance with granite and wood accent finishes



Flexible floor plates to accommodate users from 4-5,000 sq. ft. to a full floor of 80,000 sq. ft.



36 seat shared conference center



On-site building management



On-site food service with terrace patio seating



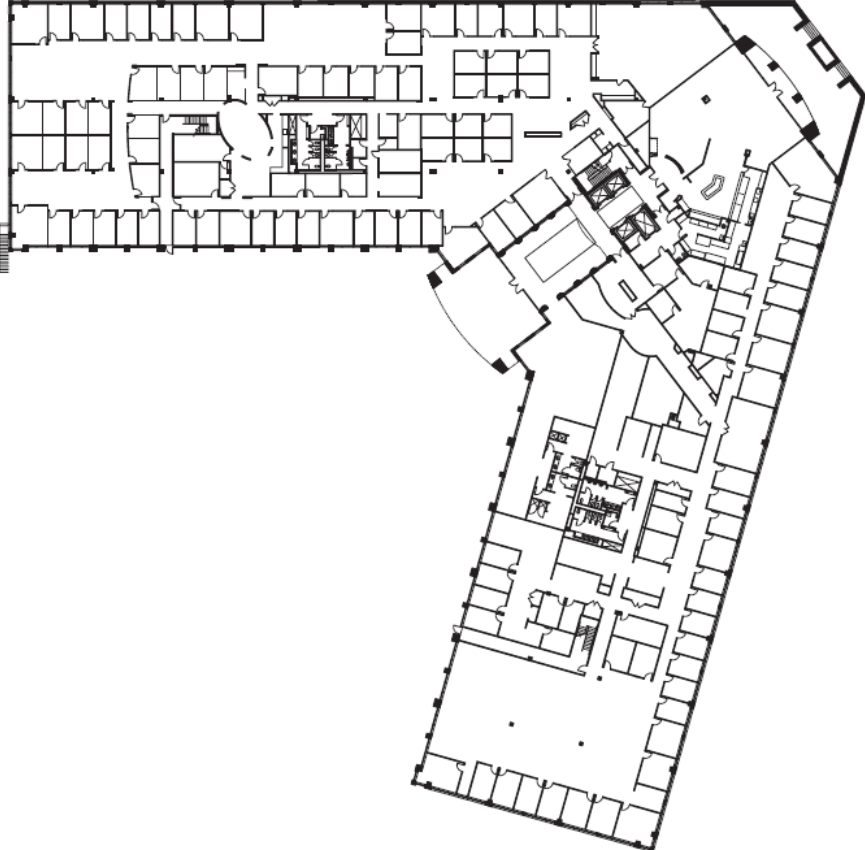
On-site fitness center with locker rooms



Bike share program

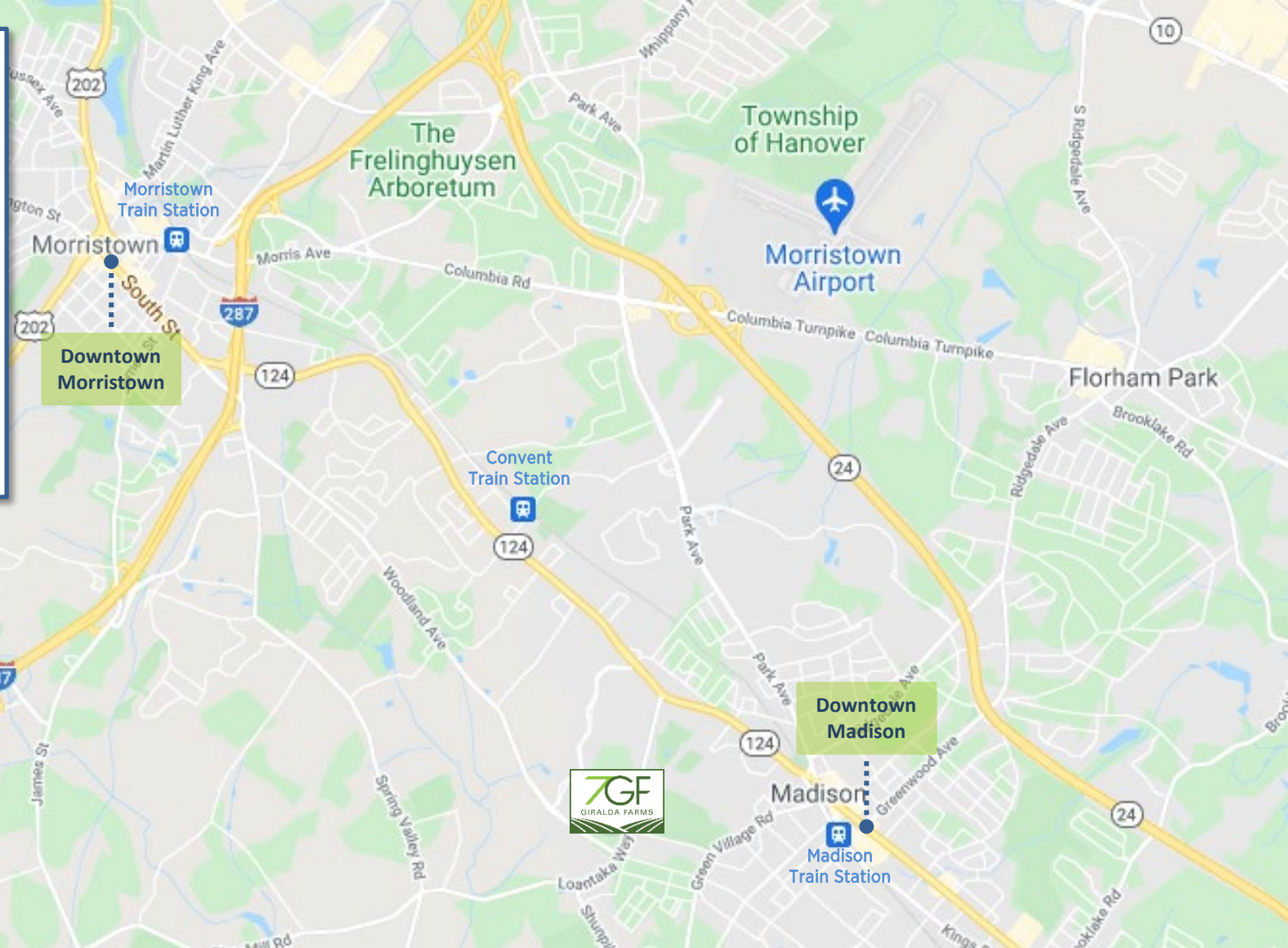


# TYPICAL FLOOR PLAN



## Location Features

- Situated approximately 1.5 miles from downtown Madison and 3 miles from downtown Morristown
- Easily accessible from Routes 10, 24 (Exit 2), I-78, I-80 and I-287
- Easy access to two train stations, Madison and Convent Station
- Close proximity to restaurants, stores, banks, hotels



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