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G A T E

H A L L

**2 GATEHALL / PARSIPPANY / NEW JERSEY**

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**NEWMARK**

OWNED & MANAGED BY  
SILVERMAN REALTY GROUP, INC.



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**2GATEHALL.COM**

EXPAND BEYOND  
YOUR LIMITS

OVER 86,000 SF OF INLINE SPACE  
ONE OF THE LARGEST FULL-FLOOR BLOCKS IN THE MARKET  
MORE THAN 170,000 SF OF SPACE AVAILABLE

# TOTALLY RE/ENVISIONED WITH LIFESTYLE FOCUSED AMENITIES

## RENOVATED & READY

On behalf of the ownership, Silverman Realty Group, Inc. has invested into a wide range of capital improvements to make 2 Gatehall the premier office building and most well-positioned leasing opportunity in an area already populated by numerous Fortune 500 companies and corporate headquarters.



## 2 GATEHALL / PARSIPPANY / NEW JERSEY

- 1 RECEPTION**
  - 24/7/365 manned security
  - State-of-the-art security desk and camera systems
- 2 ATRIUM**
  - An open 3-story central common area
  - Upgraded skylight installation fills the space with natural light
  - New finishes, furniture, fireplace, lounge and work space areas
  - Technology in place to host meetings and events
  - Large enough for "Town-Hall" meetings for your entire company
- 3 CAFÉ**
  - Full-service café with catering capabilities
  - Indoor and outdoor seating areas
- 4 COFFEE BAR**
  - Preparing everything from drip to espresso beverages and snacks
- 5 CONFERENCE CENTER**
  - Private meeting area for up to 88 people
  - Connectivity for video and sound
- 6 FITNESS CENTER**
  - Outfitted with state-of-the-art equipment
  - Training options for cardio and free-weight exercise
- 7 YOGA STUDIO**
  - A quiet retreat for yoga or meditation
- 8 LOCKER ROOMS**
  - Everything needed to go from work to workout
  - Secure lockers and shower facilities



# PLAZA LEVEL AMENITIES

# BLURRING THE LINE BETWEEN BUSINESS AND LEISURE

## THE REDESIGNED ATRIUM & RECEPTION

This entire area has been upgraded to turn your arrival into an experience. Just past the new reception area is the Atrium, a central common area and access point to 2 Gatehall's offices and amenities. Washed in natural light from a new skylight installation and outfitted with innovative furniture and finishes. This space is large enough to host "Town-Hall" style meetings for your entire company, comfortable enough to relax and lounge by the fireplace, and smart enough keep you plugged-in to your work.

## ENHANCEMENTS INCLUDE

- Redesigned into a central hub
- Innovative furniture plan offering both collaborative work, huddle and lounge space
- Technology package with video projection and sound for large meetings or special events
- Wifi enabled with numerous plug-in stations to stay connected





## 2 GATEHALL / AMENITIES OVERVIEW

# THE FEATURES YOU NEED TO FUEL, AND ENERGIZE YOUR TEAM



### CAFÉ, CAFFEINE & CARDIO

A full-service café is located on-site with hot and cold stations and serving areas to provide breakfast and lunch. The café offers catering options to fit tenant needs and provide service for meetings and events. The main dining area for the café is located off the central atrium with additional outdoor seating options in the courtyard where people can enjoy their meals al fresco. There is also an espresso bar serving hot drinks and grab-and-go food options.

2 Gatehall also features a state-of-the-art fitness center that's outfitted with all new training equipment. There are options for cardio and free weight exercise and even a private yoga studio perfect for stretch exercises or meditation. These are adjacent to all new locker facilities that are well appointed with everything you'll need to go from workout to work.

### DINING ENHANCEMENTS INCLUDE

- Everything from hot and cold options to coffee and snacks
- Catering capabilities to assist with tenant hosted meetings and events
- Healthy and seasonally inspired menu options
- All new equipment and seating with multiple locations to retreat with your meal

# A SECURE 24/7/365 INFRASTRUCTURE FOR YOUR BUSINESS

## INFRASTRUCTURE BUILT AROUND ACCESSIBILITY

2 Gatehall was originally designed with numerous features to support big data and technology. All floor loads were increased and are designed for convenient wiring and IT infrastructure. There is also an all new 600kw three-phase generator that is available for tenant use at 100amp increments.

2 Gatehall also features the latest in security equipment and a 24/7/365 manned desk. Multiple cameras, keycard access at various entryways and a centralized control panel keep you and your employees safe while providing access anytime.

## ENHANCEMENTS INCLUDE

- 600kw three-phase backup generator, supplied by a 1,500 gallon diesel fuel cell separately available
- All new state-of-the-art security desk supported by numerous cameras positioned throughout the property
- 24/7/365 manned security to ensure you and your staff's safety



**2 GATEHALL / LOCATION OVERVIEW**

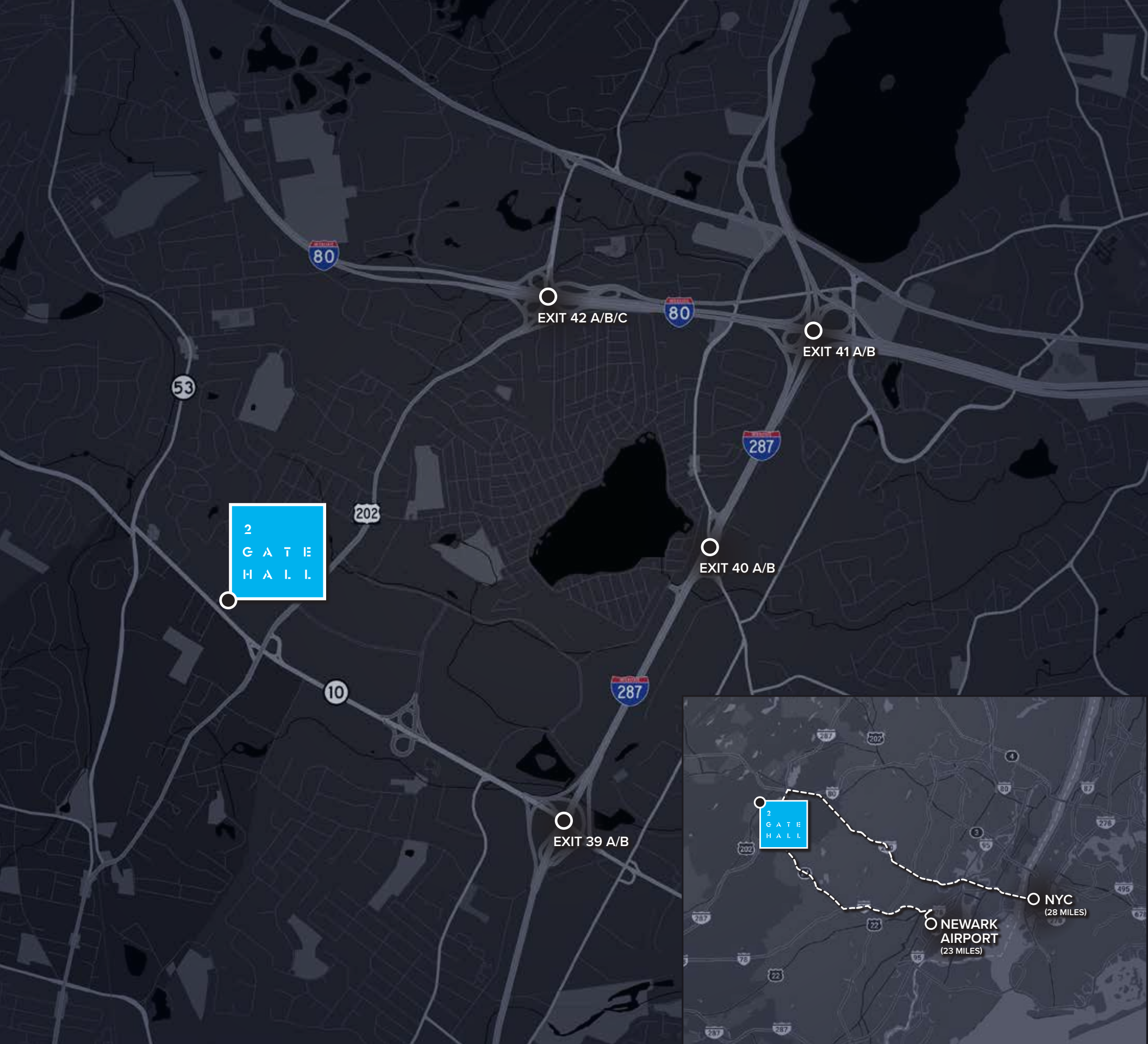
# POSITIONED FOR CONVENIENT COMMUTER ACCESS

**PARSIPPANY, NEW JERSEY**

Located in the heart of Morris County's business corridor, 2 Gatehall is situated at the intersection of Routes 10 and 202, just minutes away from I-287 and I-80. The property has numerous access points and is surrounded by a large number of alternative street options that take you off highly trafficked routes to provide congestion-free access. Added to this, 2 Gatehall is also positioned near a variety of retail shopping centers, hotels, banks and more, adding to the overall convenience. This prime location makes 2 Gatehall easily accessible to commuters from all directions and also offers a number of public transportation options.

**FEATURES INCLUDE**

- Nearby train service to and from Penn Station
- Bus service to and from Newark and Manhattan's Port Authority Bus Terminal
- Adjacent to a Residence Inn and surrounded by numerous restaurants, shopping and convenience oriented retailers





PARSIPPANY, NEW JERSEY / BUSINESS MARKET

# SURROUND YOURSELF WITH BUSINESS LEADERS

## A HAVEN FOR BUSINESS, TECH, RESEARCH & PHARMA

Parsippany, a town consistently ranked among Money Magazine's "Best Places to Live in the United States," is already home to a number of leading businesses, including:

- Deutsche Bank
- Deloitte
- Honeywell
- GlaxoSmithKline
- Avis Budget Group
- T-Mobile
- Ferring Pharmaceuticals
- Towers Watson
- GAF Materials Corp
- ADP
- Pacira Pharmaceuticals
- Bankers Life
- Wyndham Worldwide
- Reckitt Benckiser
- Teva Pharmaceuticals
- Zoetis
- PBF Energy
- Tiffany & Co.
- Dovetail
- NJ Manufacturers insurance



## 2 GATEHALL / PROPERTY SPECIFICATIONS

RBA	389,000 Square Feet
Number of Floors	Three (3) floors with a plaza level partially below grade with courtyard walk-out
Parking	1,063 spaces / more than half are shaded by overhead solar panel system
Construction	Structural steel framing with a façade of tinted thermopane insulated glass and aluminum Alucabond panels
Column Spacing	30' on center
Elevators	Three (3) separate banks of passenger elevators containing (7) 3,000lb. capacity Dover elevators, plus an additional 6,500lb. capacity Dover freight elevator
Restrooms	Three (3) sets of bathrooms per floor on the first, second and third floors. Two (2) sets of bathrooms on the Plaza level. Eleven (11) sets total.
Telecommunications	The facility currently has multiple suppliers of fiber optic cables with redundant pulls to the fiber loop. Current providers are Verizon, Light Path and AT&T
Raised Floor System	Upper floors were designed with raised flooring for ease and flexibility with power and communication cabling systems. There is a 6" of rise on the 1st and 2nd floor and 18" on the 3rd
Electrical Service / House	House power is 12.5kv. This capacity is designed to support the following equipment: - Base building HVAC, lighting and local low voltage power distribution - Computer equipment - HVAC support for the data center/IT environment
Electrical Service / Tenant	At present one tenant has a separate utility feed of 12.5kv (metered separately)
Emergency Power	Available for tenant use at 100amp increments is a 600kw, 750kva 277/480 volt, three-phase generator.
Fire/Life Safety	Siemens System 3 panel with localized zones. The building is rated Class 2A (fully sprinklered)
Loading Areas	The building features a 7,700 square foot loading area that includes (4) bays to accommodate tractor trailers and a smaller truck bay for vans and box trucks.
Heating	Two (2) 80hp Cleaver Brooks fire tube boilers provide hot water for perimeter baseboard heating (hydronic). One (1) boiler is in operation and one is in standby mode. The hot water is delivered via three (3) 15hp circulation pumps with (2) active and (1) standby.
HVAC	Seven (7) McQuay split system rooftop air handler units provide conditioning for environmental comfort. Each air handler is tied to two (2) 92 ton DX condensing units providing a total of 1,288 tons of mechanical cooling.

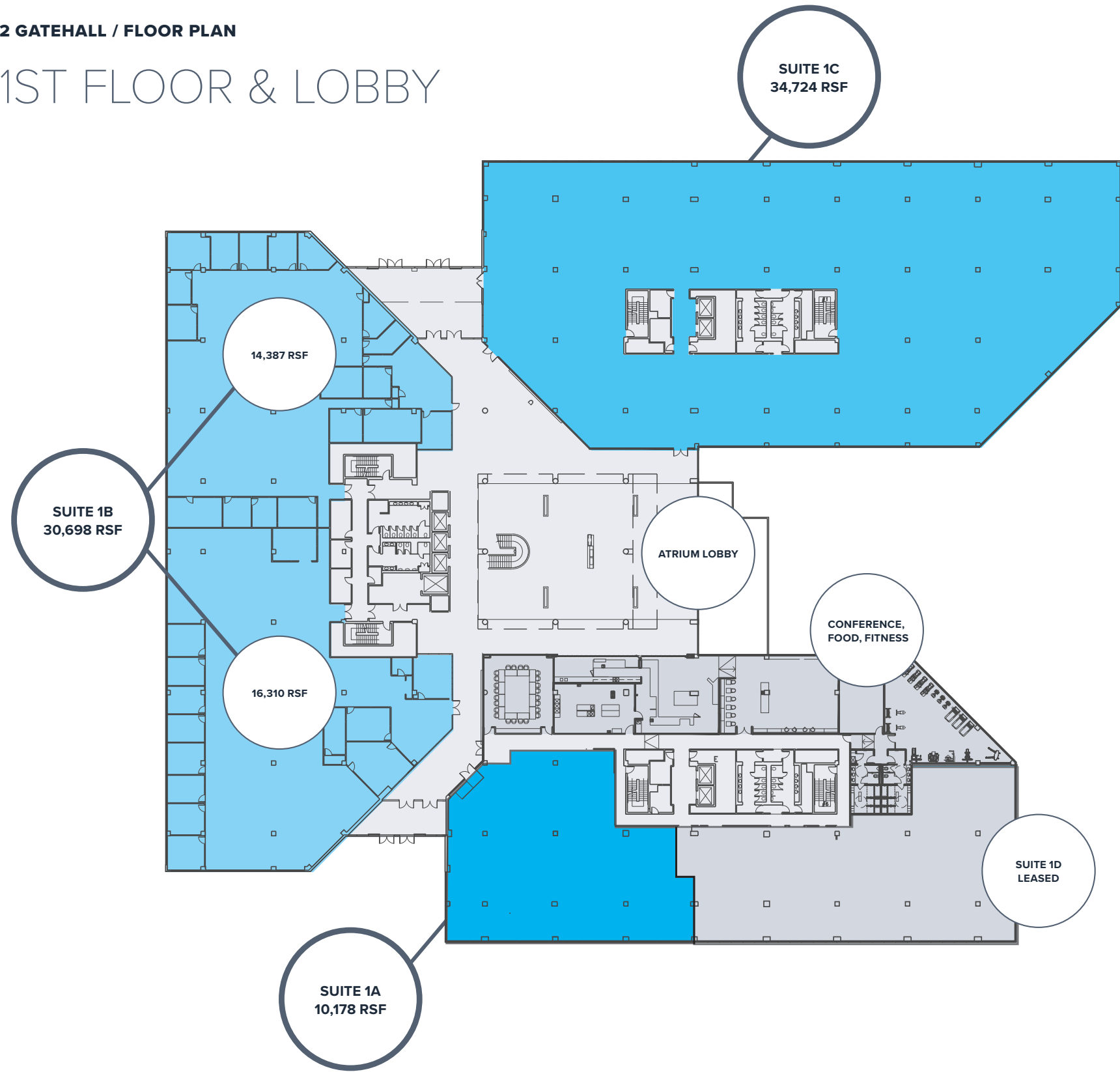
## 2 GATEHALL / FLOOR PLAN

# PLAZA



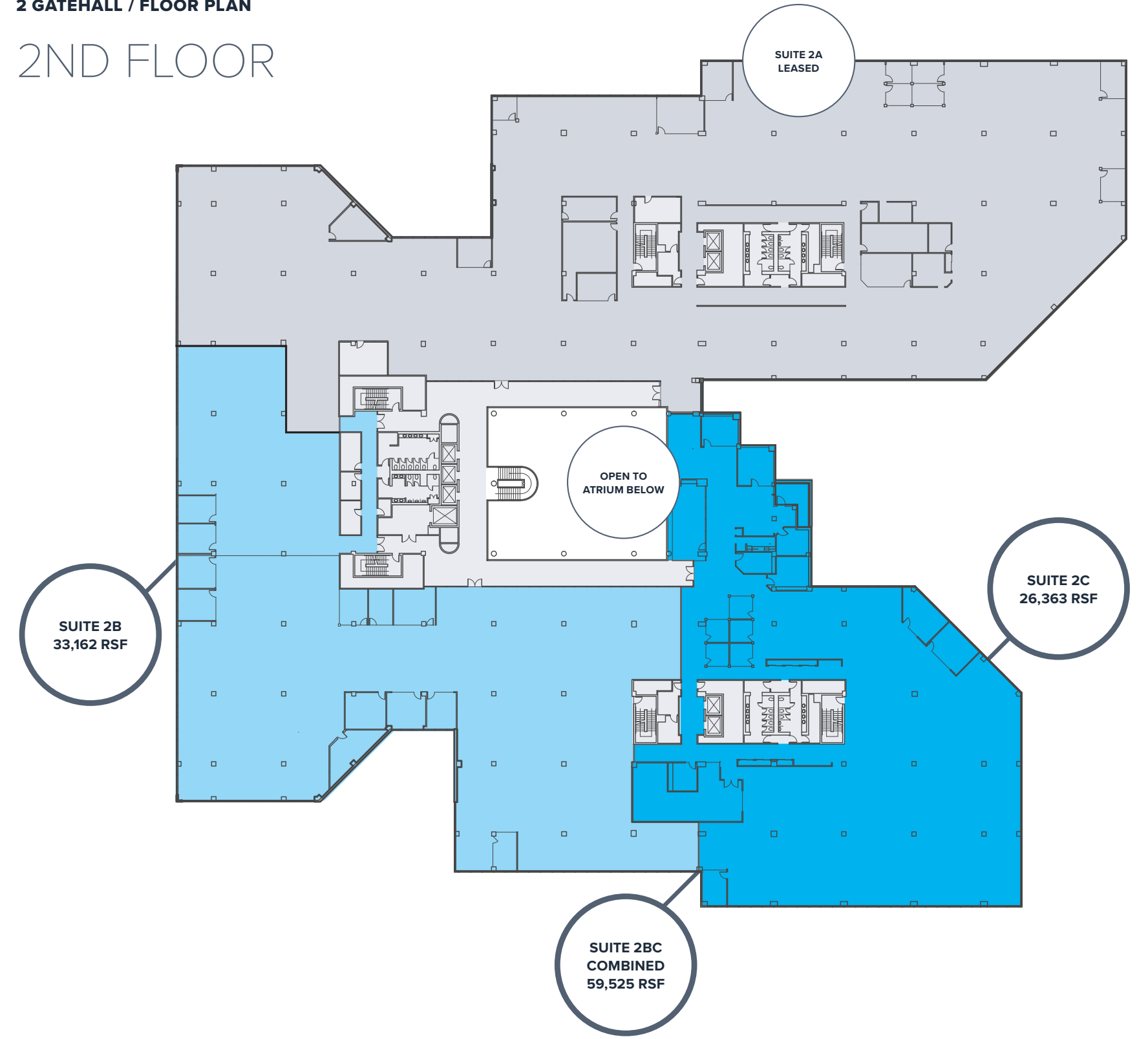
2 GATEHALL / FLOOR PLAN

1ST FLOOR & LOBBY



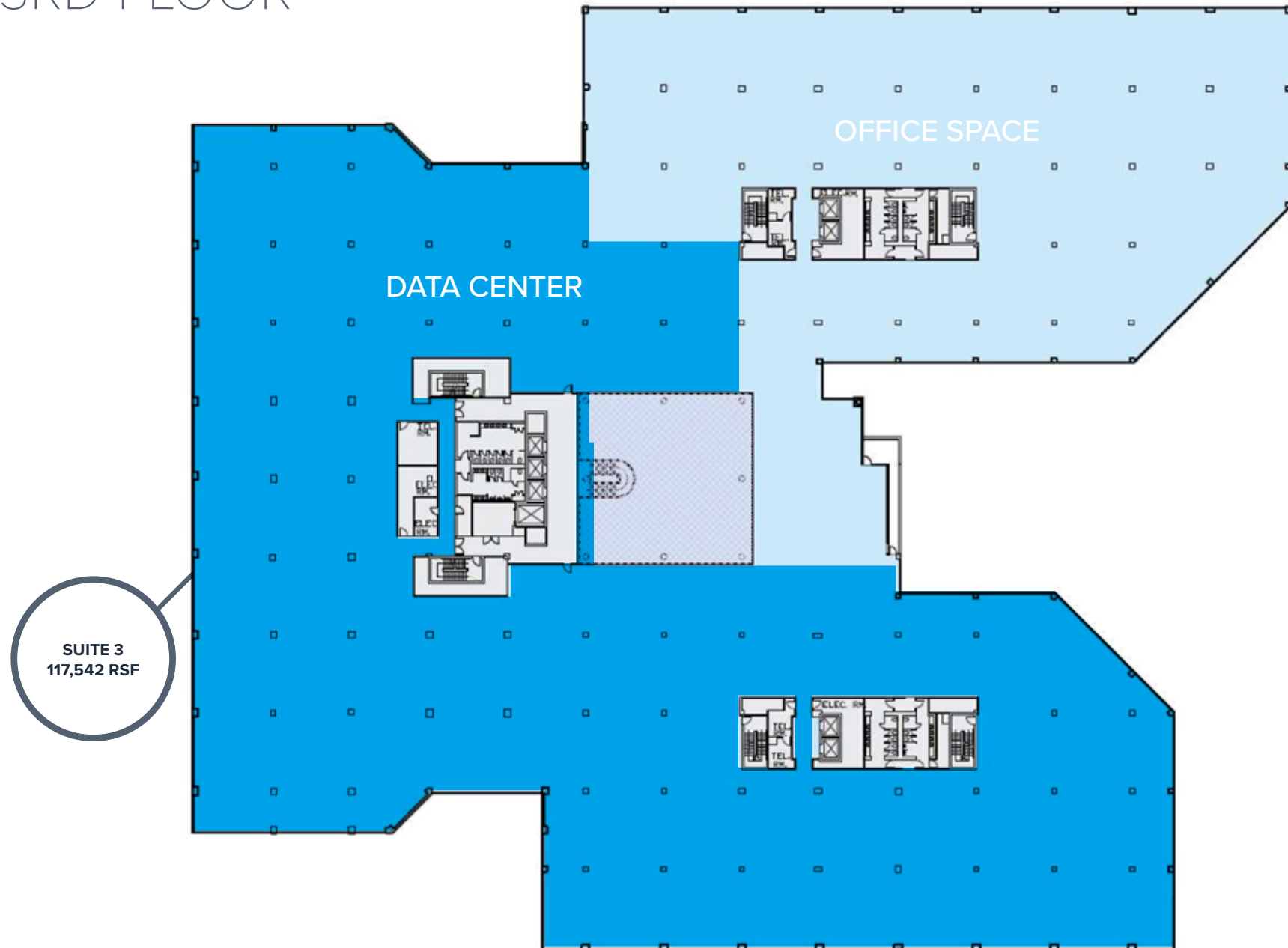
2 GATEHALL / FLOOR PLAN

2ND FLOOR



**2 GATEHALL / FLOOR PLAN**

3RD FLOOR



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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice and to any special conditions imposed by our principals.

