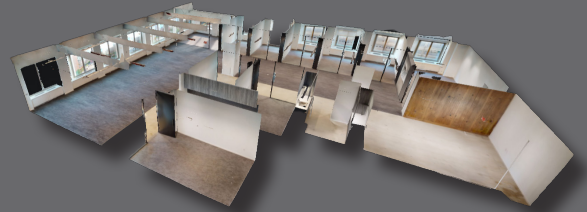


OFFICE SPACE FOR LEASE IN JERSEY CITY



Tour the New Lobby & Elevator

EXPERIENCE NOW



CLICK ICONS TO VIEW VIRTUAL TOURS & FLOOR PLANS

PREBUILT OFFICE SUITES AVAILABLE IN THE HEART OF JERSEY CITY'S WATERFRONT



- 1,862 SF to 40,000 SF of contiguous available blocks
- Magnificent views of the Manhattan skyline
- Tenant conference center
- On-site management office
- 24/7 on-site security
- Secure on-site parking
- New street-level retail tenants including CAVA, bgood, FedEx and &pizza
- Bike & Citibike accessible

FLOOR	SF AVAILABLE	PLAN	TOUR
P 13th Floor	2,165 & 5,040	13TH FL	1330
E 10th Floor	17,250 - 22,043	10TH FL	
P 9th Floor	3,704	9TH FL	
P 8th Floor	4,053 - 19,004	8TH FL	
P 6th Floor	1,620		
P 5th Floor	5,000 - 12,285	5TH FL	
P 4th Floor	3,763 - 22,043 Prebuilts	4TH FL	400 410 420 430
P 3rd Floor	4,495 Prebuilt	3RD FL	300
P 2nd Floor	2,981	2ND FL	210
P Mezzanine	11,553	MEZZ	

CONTACT FOR ALL AVAILABILITIES

\$30 MILLION RENOVATION PROGRAM

UPGRADES

- New cooling/heating plant and switch gear
- New windows throughout building and refinished facade
- New double height main lobby with glass walls & new windows
- New tenant corridors and bathrooms
- New retail units
- Multiple zones of HVAC per floor via new digital building management system
- 1600 amp/480 volt generator for tenant use



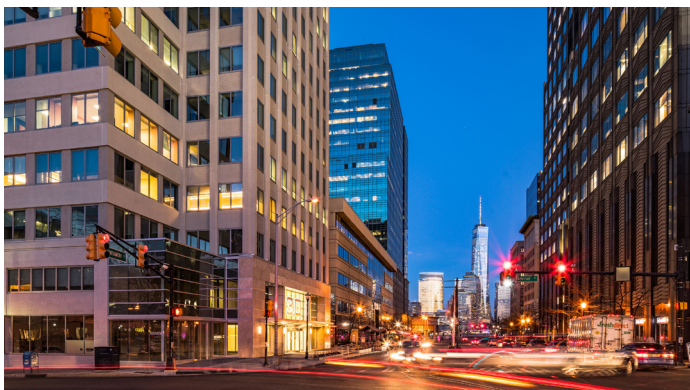
Tour Building Conference Room



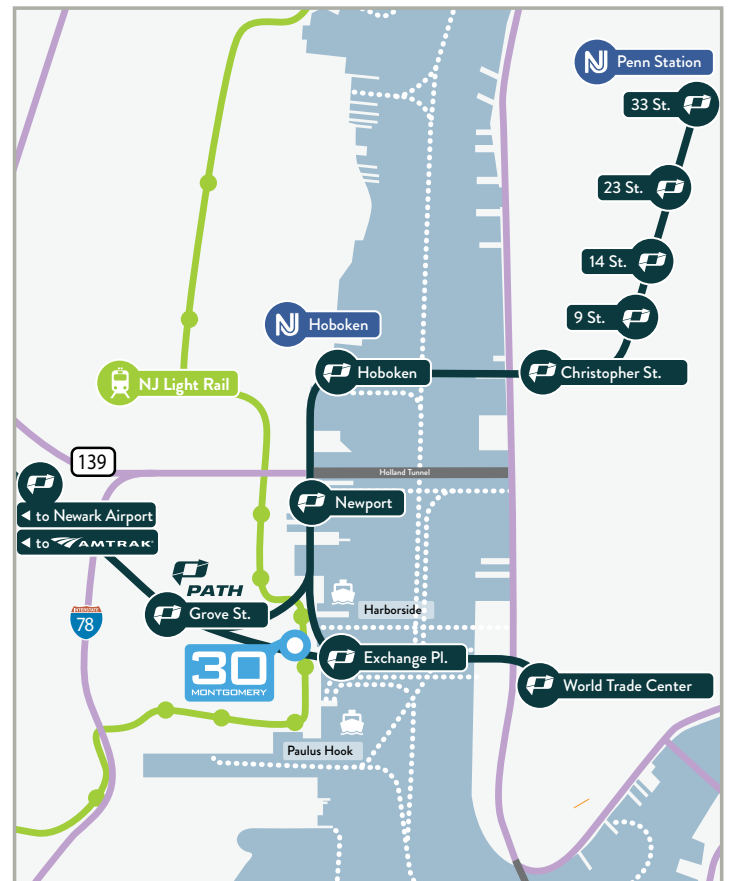
Tour Building Training Center

LOCAL AMENITIES

- Direct access to transportation: 5 minute walk to Exchange Place PATH & Light Rail
- Minutes from Newark International Airport
- Local restaurants, retail, banks and fitness centers



ACCESSIBLE & CONVENIENT



CONTACT EXCLUSIVE AGENT



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