

179,000 SF

BUILT-TO-SUIT OFFICE SPACE
AVAILABLE FOR LEASE



**ROEBLING
CENTER**



DEVELOPERS:

HHG

CONNECTING YOU

TO THE CENTER OF NEW JERSEY'S MOST DYNAMIC ECONOMY

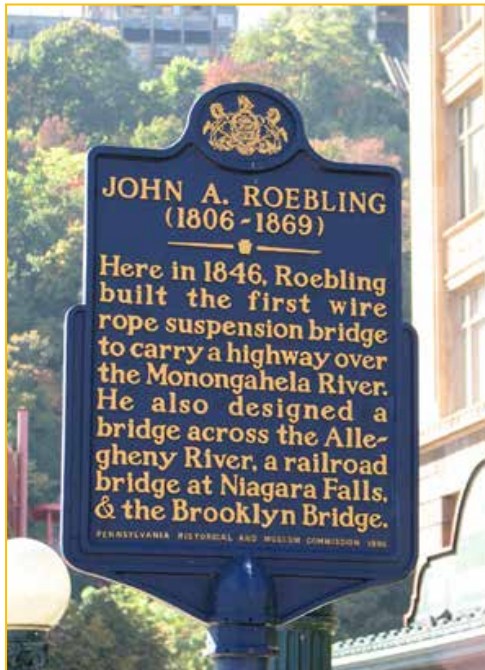
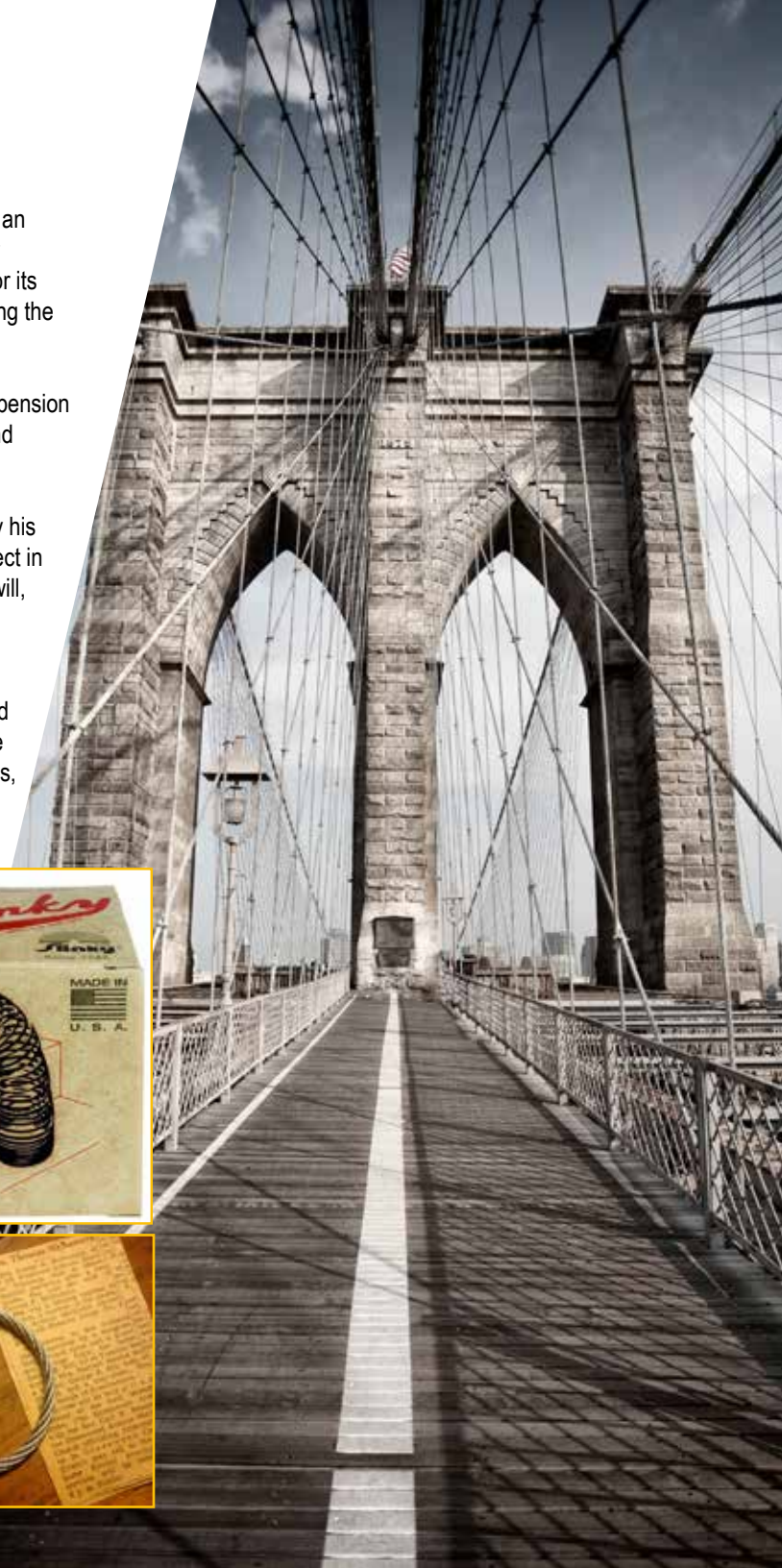
HISTORY

The Roebling's history on the site dates to 1848, when John A. Roebling purchased 25 acres of land in Chambersburg (then an independent borough just SE of Trenton). Roebling's business was starting to boom, owing to a series of contract awards for suspension bridges. He needed a new factory with higher capacity, capable of making longer cables. He selected Trenton for its close proximity to major Eastern markets, and easy access to Atlantic ports via the Delaware & Raritan Canal, which ran along the current Rt. 129 right-of-way.

Best known today as the "father of the Brooklyn Bridge", Roebling's Trenton-made cables ended up in most of the major suspension bridges built in United States through the first half of the 20th century, including New York City's Williamsburg, Manhattan, and George Washington Bridges, as well as the Golden Gate Bridge in San Francisco.

John A. Roebling died in 1869, shortly after construction of the Brooklyn Bridge began. The bridge was completed in 1883 by his son Washington Roebling (with a major contribution from Washington's wife, Emily Warren Roebling, who managed the project in his name while he recovered from a severe case of the "Bends"). The "Son's Company" was created by John A. Roebling's will, and operated on the site until it was sold to the Colorado Fuel & Iron Corporation (CF&I) in 1952.

Bridges, however, were only one use of Roebling products. The Company pioneered many more applications for wire and wire rope: it was an early investor in and supplier to the Otis Elevator Company, inventors of the modern, electrically-powered elevator. Both the Wright Brothers Flyer (the world's first airplane) and Lindbergh's Spirit of St. Louis contained Roebling wire braces and control cables. Additional applications included steel cables for anti-submarine nets and tethering of marine mines, wire fencing and screens, ski lifts and cable cars, structural supports for buildings, as well as the original Slinky toy.





VISION

Roebing Center is a mixed-use development site located on 7.1 acres of the historic Roebing factory.



179,000 SF
OFFICE SPACE



190
LOFT
APARTMENTS



886
CAR PARKING
GARAGE



4
RESTAURANTS



1
BASEMENT
PUB



38,000 SF
RESTAURANT /
RETAIL STORES



1 ACRE
RAILYARD

AMENITIES

SPACE

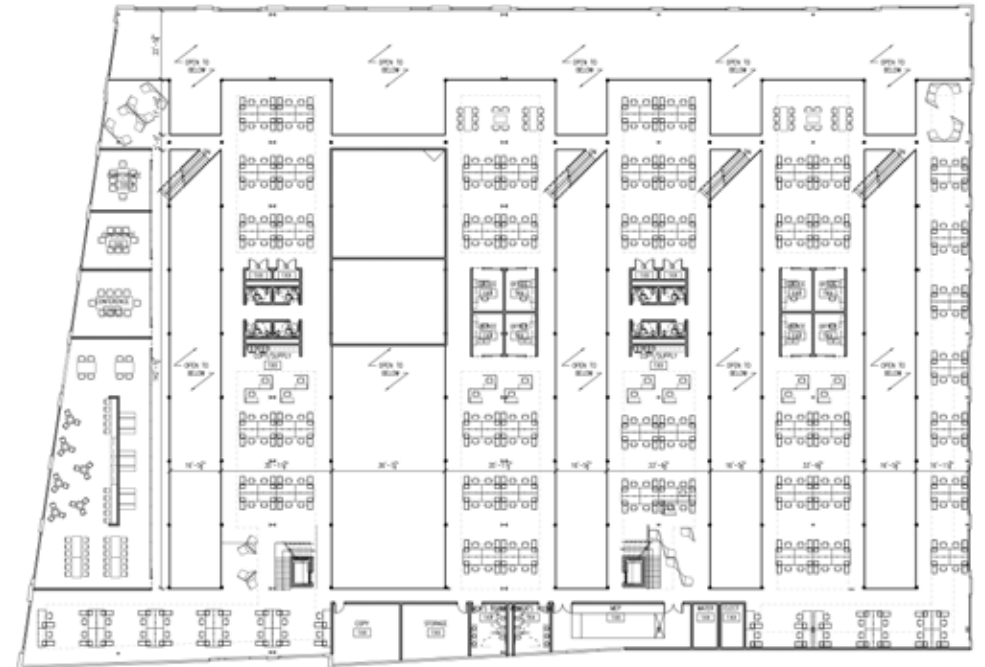
BUILDING 114

- 100,000 SF available
- Targeting LEED Gold with option for Platinum
- 18' to 24' ceiling height
- Natural light via windows and skylights
- Exterior signage available

1ST FLOOR



MEZZANINE



3D RENDERING OF
BUILDING 114 INTERIOR





HOISING CENTER



886 CAR
PARKING GARAGE

ROEBLING LOFTS WILL OFFER 138
DRAMATIC 1 AND 2-BEDROOM
LOFTS, RANGING FROM 759 SF
TO 1,553 SF. ALL PROVIDE
EXTRAORDINARY SPACE,
LIGHT, DESIGN, AND
SUSTAINABILITY.



ROEBLING
LOFTS



PARKING
GARAGE



THE RAILYARD WILL FEATURE A STAGE & LARGE VIDEO SCREEN
FOR YEAR ROUND MOVIES, MUSIC AND EVENTS. RESTAURANTS
LOCATED ALONG THE RAILYARD WILL PROVIDE OUTDOOR DIN-
NING DURING WARMER MONTHS.

CONNECTIVITY



TRAIN

Riverline Stop on-site with one stop connection to Trenton Transit Center Princeton, New Brunswick, Newark Airport & NYC

Septa
Philadelphia & Philadelphia Airport

Amtrak
NE Corridor between Boston & DC



CAR

US-1
I-195
I-295
NJ Turnpike - Exit 7A



PARKING

886 parking spots are available in the parking garage located on-site



AMENITIES

The Rail yard - connecting Roebling Lofts with Roebling Center, the Rail yard will feature a stage & large video screen for events.

Roebling market (across the street) - supermarket, bank, dry cleaners and more shops.

The Chambersburg neighborhood (a short walk from Roebling Center) boasts a range of authentic restaurants



INCENTIVES

Roebing Center is located in the Garden State Growth Zone and qualifies for an extensive set of incentive programs including:

Grow NJ Tax Credits

Historic Tax Credits

New Market Tax Credits

This ideal location and design could earn more than **\$100 million** in total incentives, based on typical densities of employees/SF*.

*Grow NJ subsidy is tied to the number of jobs that your business retains or brings to NJ. Providing up to 178,000 SF of Class A office space, Roebing Center can accommodate nearly 1,000 employees at the typical density of 5.5 employees/1,000 SF. All incentives are subject to evaluation by NJEDA and may be scaled down if not deemed "necessary".





FOR MORE INFORMATION,
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DEVELOPED
EXCLUSIVELY BY:



INCENTIVES

Incentives for Roebing Center vs Priority Area Target Employer moving in from Out of State

| | Roebing Center (Garden State GZ) | Princeton (Priority Area) |
|--|-------------------------------------|------------------------------|
| Base Amount | 5,000 | 3,000 |
| Bonuses: | | |
| Deep Poverty | 1,500 | - |
| Transit Oriented Development | 2,000 | - |
| Bonus for High Wages | 1,000 | 250 |
| Bonus for Targeted Industry | 500 | 500 |
| Bonus for # full time jobs | 500 | 500 |
| LEED Gold or Better* | 250 | |
| Redev Zone & Highways | 1,500 | - |
| Solar Energy on site | 250 | 250 |
| Max Bonus (Annual Tax Credit/Employee) | 12,500 | 4,500 |
| Retained? (100% if no across) | 100% | 100% |
| Net Annual Bonus/projected job | 12,500 | 4,500 |
| Site Tax Credit Award (annual, site-wide) | 3,312,500 | 1,192,500 |
| Annual Value/SF | \$53.43 | \$19.23 |
| Gross Value over 10 years | 33,125,000 | 11,925,000 |
| Reduction/Foot/Year | \$53.43 | \$19.23 |

Key Assumptions

| | |
|-----------------------|--------|
| Jobs | 265 |
| Average Office Salary | 90,000 |
| Target Office Space | 62,000 |
| Jobs/000 SF | 4.27 |

114 ESTIMATED UTILITY SAVINGS

Energy Cost

Climate Zone 2

6

| Typical building | | Cost Per SF |
|-------------------------------|------|-------------|
| Tenant | | 2.25 |
| Core | | 1.50 |
| Total Typical Building | | 3.75 |
| Heating Percentage | 0.19 | 0.71 |
| Lighting Percentage | 0.35 | 1.31 |
| Water Heating | 0.08 | 0.30 |

| Building 114 | | Cost per SF | |
|-----------------------------|------------|-------------|--------------------|
| Leasable Area (SF) | 64672 | | |
| HVAC | | | |
| 30% more efficient Savings | 0.21375 | | 0.21 |
| Lighting | | | |
| | % Lighting | Savings | |
| Daylighting (50%), save 80% | 0.5 | 0.8 | 0.53 Ambient light |
| LED's (50%), save 65% | 0.5 | 0.65 | 0.43 Task lighting |
| Water Heating | | | |
| On demand, tankless | | 0.2 | 0.06 |
| Solar PV | | | |
| kWH Production | 80 | | |
| WH Production | 80000 | | |
| Cost per WH | 0.14 | | |
| Cost Energy Produced | 11200 | | |
| SRECs Earned | 80 | | |
| Price/SREC (2018) | 185 | | |
| Value SREC's | 14800 | | |
| Total Savings | 26000 | | |
| Savings/SF | 0.4020287 | | 0.40 |