

190,270 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

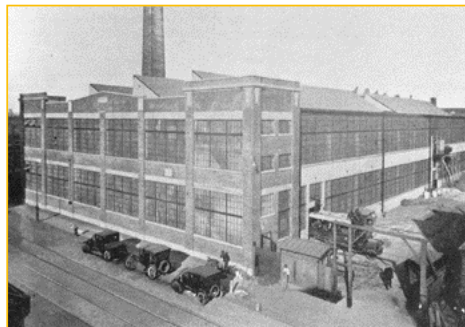
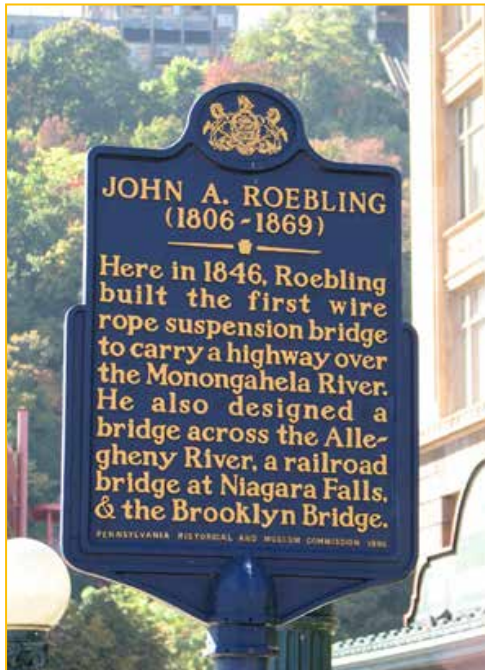
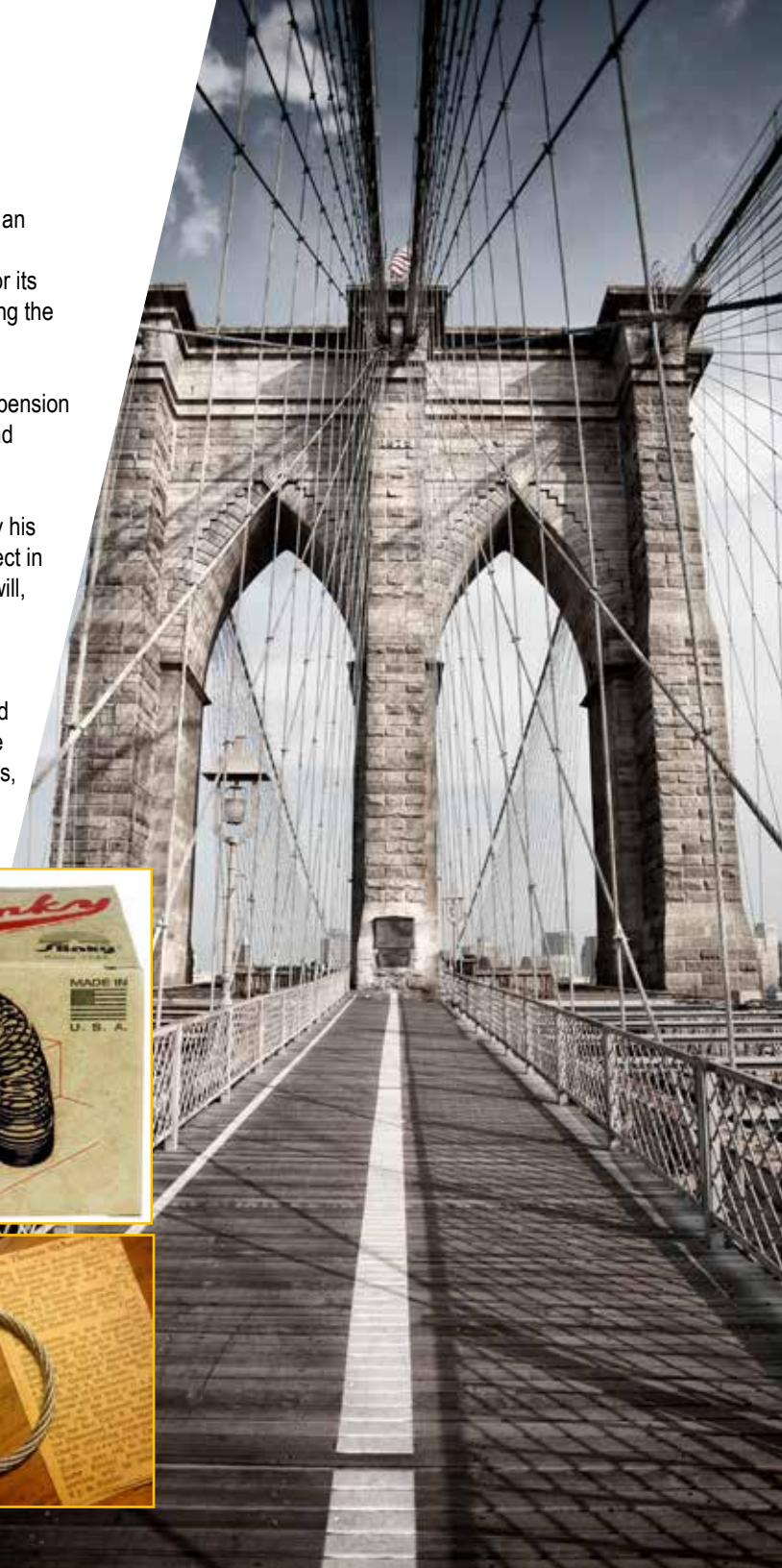
HISTORY

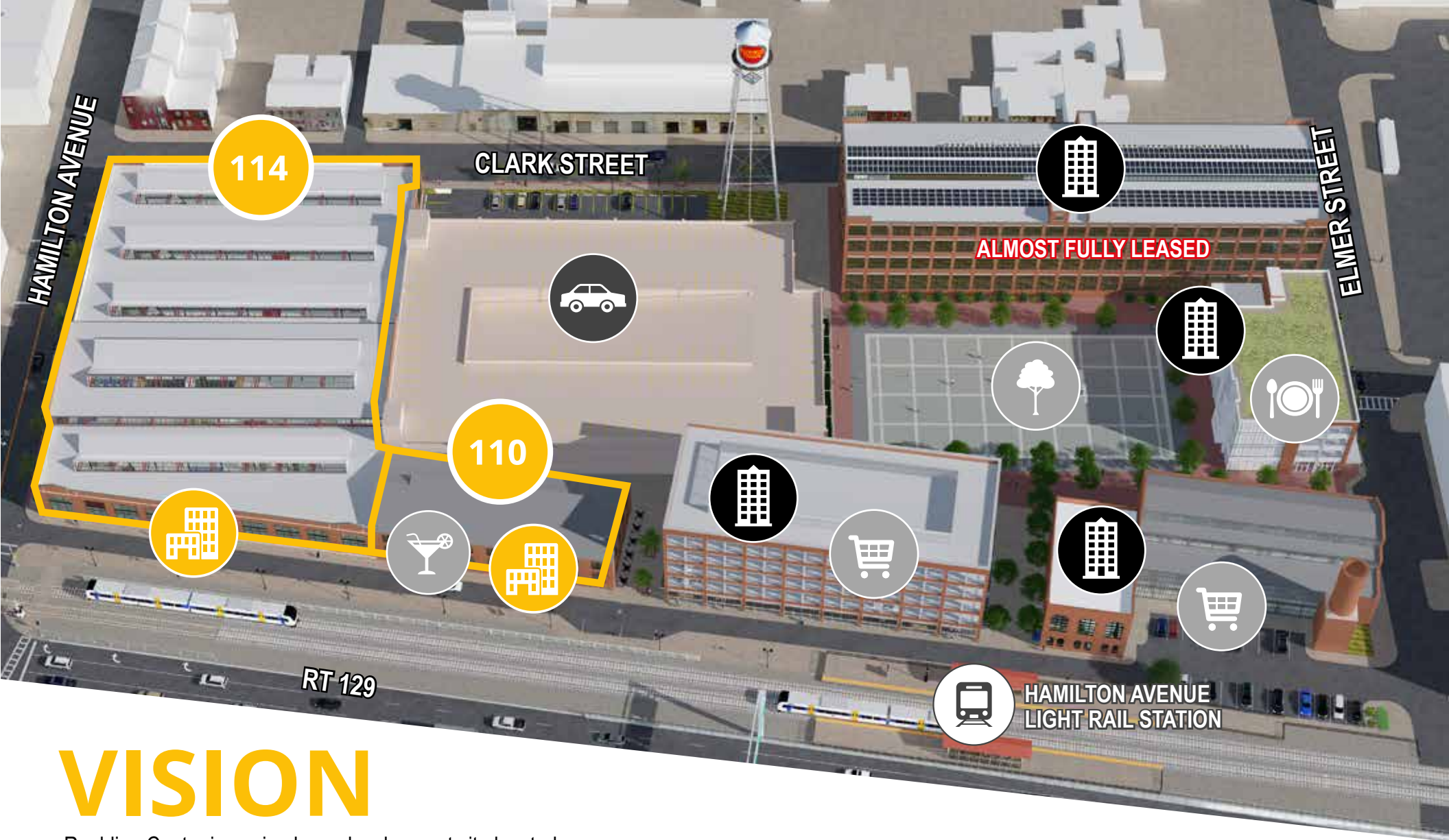
The Roebling's history on the site dates to 1848, when John A. Roebling purchased 25 acres of land in Chambersburg (then an independent borough just SE of Trenton). Roebling's business was starting to boom, owing to a series of contract awards for suspension bridges. He needed a new factory with higher 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

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



190,270 SF
OFFICE SPACE



228
LOFT
APARTMENTS



561
CAR PARKING
SPACES



4
RESTAURANTS



1
BASEMENT
PUB

AMENITIES



45,261 SF
RETAIL STORES



1 ACRE
RAILYARD

SPACE

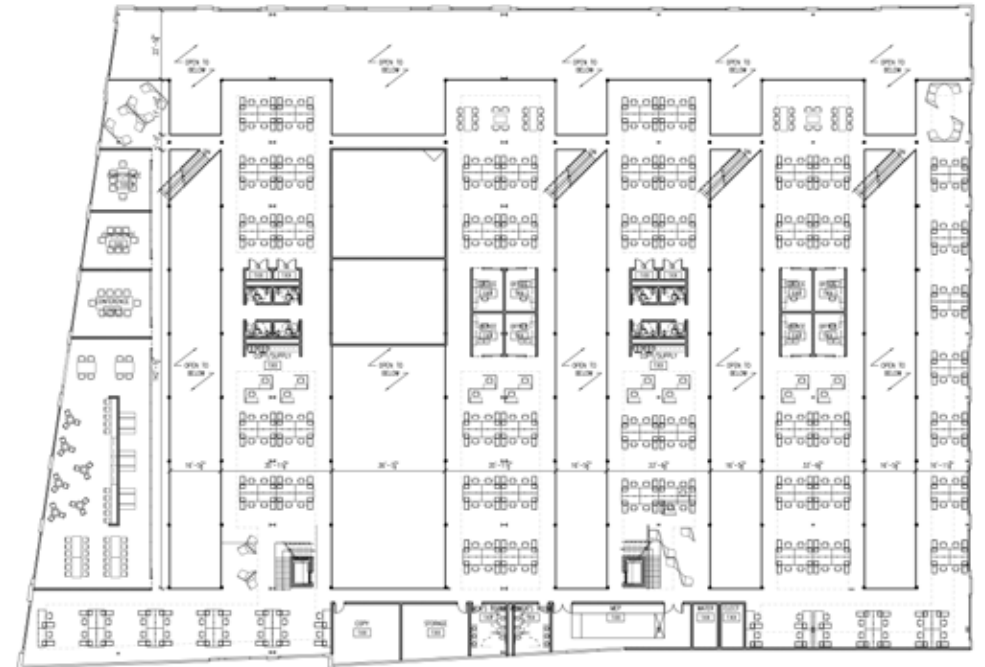
BUILDING 114

- 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





561 CAR
PARKING SPACES

ROEBLING LOFTS CURRENTLY OFFERS 138 DRAMATIC 1 AND 2 BEDROOM LOFTS, RANGING FROM 759 TO 1,553 SF. THIS WILL EXPAND TO 228 LOFTS WITH THE COMPLETION OF 3 ADDITIONAL LOFT BUILDINGS ON SITE.



**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 DINING 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

561 parking spaces are available in the parking garage located on-site

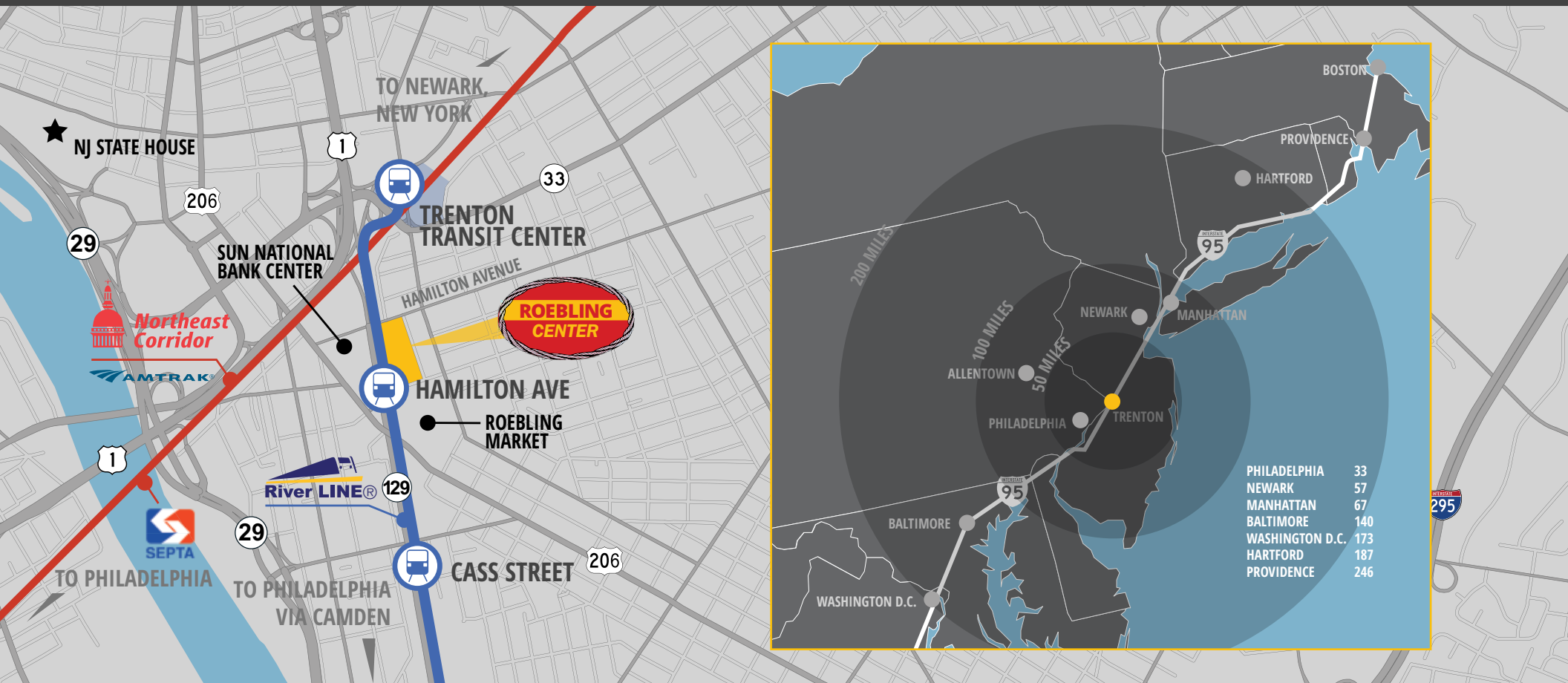


AMENITIES

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 \$65 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 107,900 SF of Class A office space, Roebing Center can accommodate nearly 600 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".



**HAMILTON AVENUE
LIGHT RAIL STATION**



FOR MORE INFORMATION,
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