



SEYMOUR REDEVELOPMENT

MONTCLAIR, NEW JERSEY



A DEVELOPMENT PARTNERED

Brookfield
IRONSTATE

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OVERVIEW

Montclair is a vibrant downtown market chock full of boutiques, national retailers and eateries. Strategically located just 14 miles West of New York City and within walking distance of a 40 minute train ride to New York-Penn Station. Montclair State University, less than 4.5 miles from the project, sprawls over 250 acres and has a population of over 20,000 students. Montclair is a family centered town, with a population of approximately 38,000, offering classic charm architecture mixed with over 100 years of history in arts and culture.

HIGHLIGHTS

- Vibrant downtown development opportunity in the heart of Montclair
- 31,000 square feet of retail adjacent to The Wellmont Theater
- The Wellmont Theater is a Live Nation theater/concert venue with over 100 shows per year and 110,000 patrons
- The town boasts 200+ restaurants and eateries
- Retailers include Whole Foods, Anthropologie, Blue Mercury, Lululemon,

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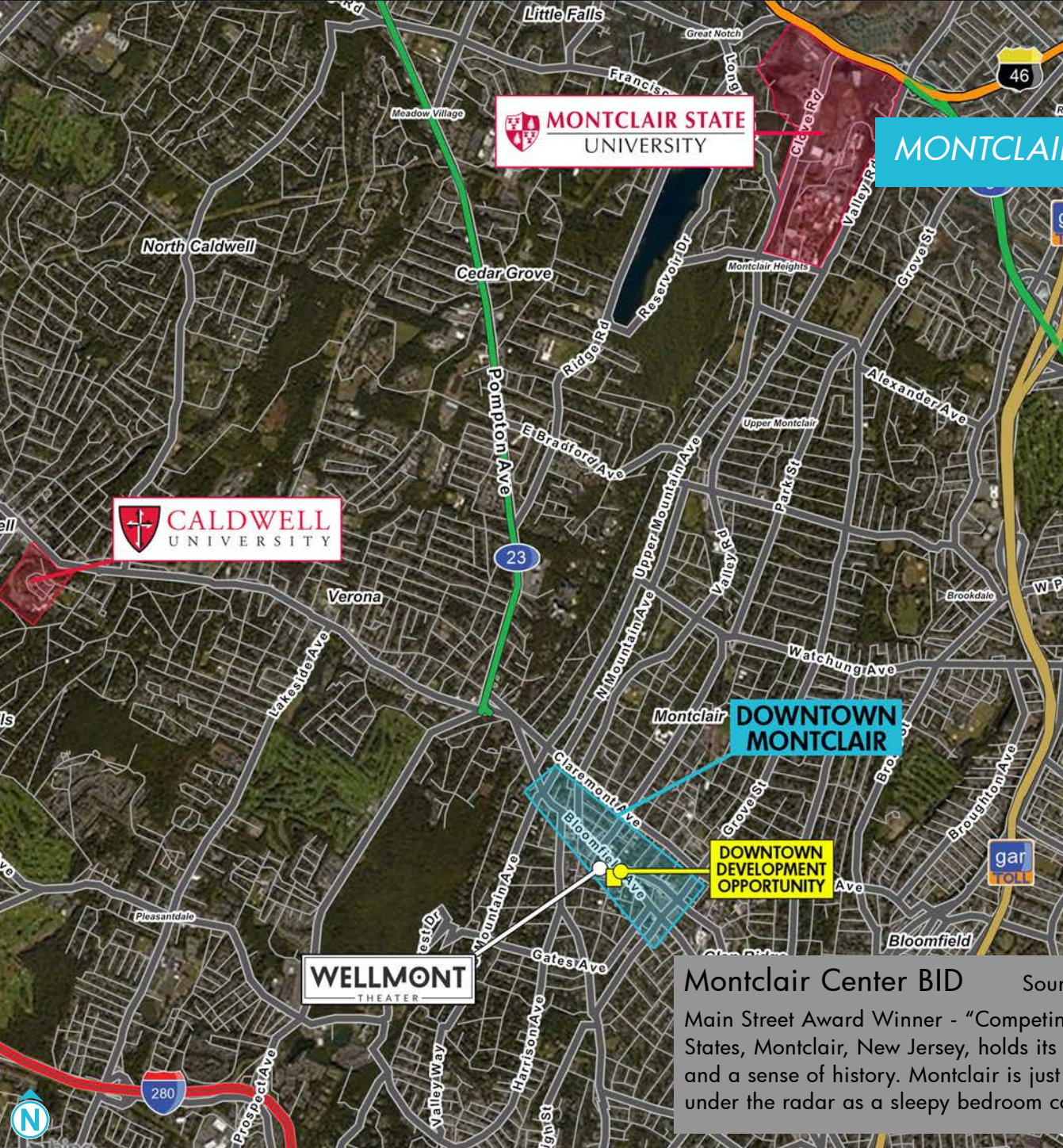
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MONTCLAIR | WHERE THE SUBURB MEETS THE CITY

February 2018
Comparing Suburbs: Montclair in New Jersey vs. Dobbs Ferry in New York
Source: nytimes.com

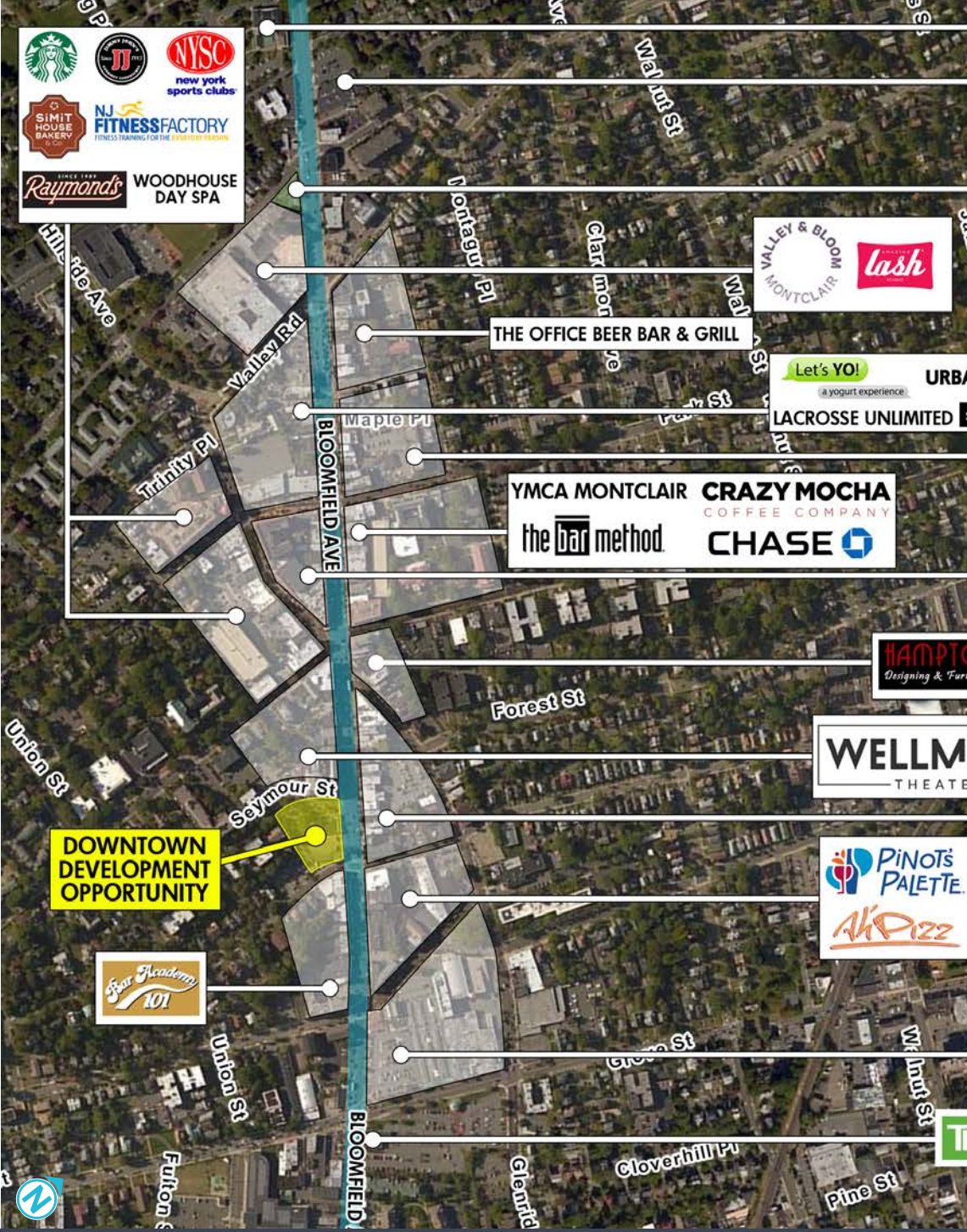
January 2017
'Housewives' star facing new retail reality-
Montclair | NJ
Source: NorthJersey.com

January 2017
Crazy Mocha Adds a New Flavor to
Bloomfield Ave - Montclair | NJ
Source: montclairdispatch.com

February-March 2017
The Wellmont Theater to host stars like
Gin Blossoms, Andrew Dice Clay & Easton
Corbin
Source: wellmonttheater.com

Montclair Center BID Source: mainstreet.org

Main Street Award Winner - "Competing with one of the biggest, most vibrant cities in the United States, Montclair, New Jersey, holds its own as a regional destination for dining, shopping, the arts and a sense of history. Montclair is just 13 miles from New York City, and while it could simply fly under the radar as a sleepy bedroom community, the town has transformed itself into a destination."



MONTCLAIR ART MUSEUM

"The MC" Hotel | Marriott's Autograph Collection
 120,000 square foot hotel with 151 rooms and suites
 Opening Early 2018

THE OFFICE BEER BAR & GRILL

BLUFF CITY BBQ THE MEATLOCKER
 JAIPURE YOGA

WELLMONT
 THEATER

DOWNTOWN DEVELOPMENT OPPORTUNITY

AERIAL | DOWNTOWN MONTCLAIR

SEYMOUR STREET
MONTCLAIR, NEW JERSEY

BLOOMFIELD AVENUE

+276' +274' +272' +270'

±4,858 SF

±3,112 SF

±1,200 SF

±2,420 SF

Arts Plaza
14,000 sq. ft.

WELLMONT
THEATER

SEYMOUR STREET
ARTS PLAZA

RETAIL B.O.H. CORRIDOR

PLAZA LEVEL PROPOSED RETAIL PLAN

+282'

AREA OF
12'-14'
CEILING

±17,206 SF

+284'

AREA OF
+284.4'
10'-12'
CEILING

±10,668 SF

RETAIL B.O.H.
CORRIDOR

LOADING ELEVATOR

+290'

+268'

SOUTH WILLOW STREET

+268'

SOUTH WILLOW STREET

Parking Garage

SITE PLANS | FIRST & PLAZA LEVELS

SEYMOUR STREET
MONTCLAIR, NEW JERSEY

PROPOSED

ARTS PLAZA





SEYMOUR STREET
MONTCLAIR, NEW JERSEY



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MONTCLAIR, NEW JERSEY