

Height:	15 Stories						
Floor Sizes:	40,014 RSF per floor typical						
Building Size:	480,000 RSF						
Year Built:	1988						
Construction:	Concrete and steel frame construction. High window-to-floor ratio. Column free upper floors.						
Ceiling Heights:	13'6" to 14'3" typical ceiling heights slab to slab.						
Lobby Finishes:	Gray granite and green marble paneling, light wood accents.						
Floor Loading:	300 lbs/square foot live load on 1 st through 6 th floors; 125 lbs/square foot live load on upper floors						
Building Access:	24 hours/7 days a week. Full time uniformed concierge and on-site facilities engineers 24/7.						
Security:	<ul style="list-style-type: none"> • 24/7 Secure Site Access • 24/7 Human Concierge Presence • Integrated closed circuit television and card access systems • Card swipe to enter and leave Building 						
Base Building HVAC:	Two (2) 50-Ton Water Cooled Package Units per Floor with Variable Air Volume units and controls in tenant suites. Supplemental HVAC tons available.						
HVAC Hours:	Monday – Friday 7 AM – 6 PM						
Electrical:	8 watts per USF for office spaces; higher power densities achievable for data center, trading, or disaster recovery uses.						
Heating:	Baseboard electric heating is standard.						
Elevators:	<table> <tr> <td>Lobby, 2-8</td> <td>Four Cars</td> </tr> <tr> <td>Lobby, 8-15</td> <td>Four Cars</td> </tr> <tr> <td>Lobby, 2-ROOF</td> <td>One Car</td> </tr> </table>	Lobby, 2-8	Four Cars	Lobby, 8-15	Four Cars	Lobby, 2-ROOF	One Car
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Freight Elevator:	8,000 lb. capacity car, 6'5" W. x 12'0" D. x 10'0" H., adequate for all computer and computer support equipment normally encountered.
Telecom Providers:	3 Diverse Fiber Points of Entry to Building. Master conduit system interconnects all Newport buildings, and current providers currently on-net in Newport include: Zayo (AboveNet), AT&T, Century Link-Qwest, Comcast, Cogent, Fibertech, Level 3, Lighttower, Nuvisions, Optimum Lightpath, Primus, Reliance Globalcom, Sidera (fka RCN), TW Telecom, Verizon Business, Verizon Core, Wave2Wave, Zayo, and XO.
Specialty Uses:	Data Center and Disaster Recovery Space available, supported by Mission Critical Central Infrastructure Plant.
Mission-Critical Central Infrastructure Plant:	<ul style="list-style-type: none"> • Six (6) 2000 KW Caterpillar diesel generators • Two (2) UPS plants • Four (4) 830-ton dedicated cooling towers • 36 hours of fuel coverage at current loads
In-Building Amenities:	On-Site Management, Web-based tenant work order system and visitor processing system. Common waterfront atrium available for tenant use.
Community Amenities:	<ul style="list-style-type: none"> • Over one mile of landscaped waterfront walkway; • Multiple public and private parks and recreation areas, including Newport Green, a 4.25 acre park. • Private primary school, private Pre-K and daycare; • Postsecondary studies at University of Phoenix Jersey City Campus; • Swimming and fitness center; • Over 800 hotel rooms in the immediate vicinity, including the Brand new Westin Jersey City Newport Hotel; • Over 5,000 apartments; • The Newport Centre Mall (a 1M sf regional mall); • The Newport River Market (200K+ sf of community retailers) • More than a dozen first class restaurants; • Skating rink; • Marina with docking facilities
Parking:	Available at 850-car garage across the street and across multiple garages in Newport area.

Transportation:	<ul style="list-style-type: none">• Across street from 24/7 Newport PATH subway station, which uniquely connects to both Midtown and Downtown Manhattan• Direct access to the Holland Tunnel, NJ Turnpike and Routes 1 and 9• 15 minutes to Newark International Airport• Hudson River Waterfront Walkway connects to Hoboken PATH, NJ Transit, and Bus Terminals• Across the street from Hudson/Bergen Light rail system station (1 stop to Hoboken Terminals)• Helipad located at complex• Ferry service available
Business Incentives:	<ul style="list-style-type: none">• Generous incentives available from state and municipal sources:• Business Employment Incentive Program ("BEIP")• Business Relocation & Retention Program ("BRRAG")• Commercial Real Estate Tax Abatement Program• Customized Training Grants• Urban Enterprise Zone Program ("UEZ")• Operating expenses 2/3 of comparable costs in Manhattan• Tenant installations 20% less than in NYC• No commercial rent tax (up to 6% in NYC)• Power costs 67% of NYC

For any questions pertaining to specifications or leasing, contact:

Marylou Berk
Senior Vice President
Head of Commercial Real Estate
LeFrak Commercial
40 West 57th Street
New York, NY 10019
T +1 212 708 6650
MBerk@LeFrak.com