

<b>Height:</b>	15 Stories
<b>Floor Sizes:</b>	40,014 RSF per floor typical
<b>Building Size:</b>	480,000 RSF
<b>Year Built:</b>	1988
<b>Construction:</b>	Concrete and steel frame construction. High window-to-floor ratio. Column free upper floors.
<b>Ceiling Heights:</b>	13'6" to 14'3" typical ceiling heights slab to slab.
<b>Lobby Finishes:</b>	Gray granite and green marble paneling, light wood accents.
<b>Floor Loading:</b>	300 lbs/square foot live load on 1 <sup>st</sup> through 6 <sup>th</sup> floors; 125 lbs/square foot live load on upper floors
<b>Building Access:</b>	24 hours/7 days a week. Full time uniformed concierge and on-site facilities engineers 24/7.
<b>Security:</b>	<ul style="list-style-type: none"> <li>• 24/7 Secure Site Access</li> <li>• 24/7 Human Concierge Presence</li> <li>• Integrated closed circuit television and card access systems</li> <li>• Card swipe to enter and leave Building</li> </ul>
<b>Base Building HVAC:</b>	Two (2) 50-Ton Water Cooled Package Units per Floor with Variable Air Volume units and controls in tenant suites. Supplemental HVAC tons available.
<b>HVAC Hours:</b>	Monday – Friday 7 AM – 6 PM
<b>Electrical:</b>	8 watts per USF for office spaces; higher power densities achievable for data center, trading, or disaster recovery uses.
<b>Heating:</b>	Baseboard electric heating is standard.
<b>Elevators:</b>	<div>Lobby, 2-8                      Four Cars</div> <div>Lobby, 8-15                    Four Cars</div> <div>Lobby, 2-ROOF                One Car</div>

<b>Freight Elevator:</b>	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.
<b>Telecom Providers:</b>	3 Diverse Fiber Points of Entry to Building. Master conduit system interconnects all Newport buildings, and current providers currently on-net in Newport include: AboveNet, AT&T, CenturyLink-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.
<b>Specialty Uses:</b>	Data Center and Disaster Recovery Space available, supported by Mission Critical Central Infrastructure Plant.
<b>Mission-Critical Central Infrastructure Plant:</b>	<ul style="list-style-type: none"> <li>• Six (6) 2000 KW Caterpillar diesel generators</li> <li>• Two (2) UPS plants</li> <li>• Four (4) 830-ton dedicated cooling towers</li> <li>• 36 hours of fuel coverage at current loads</li> </ul>
<b>In-Building Amenities:</b>	On-Site Management, Web-based tenant work order system and visitor processing system. Common waterfront atrium available for tenant use.
<b>Community Amenities:</b>	<ul style="list-style-type: none"> <li>• Over one mile of landscaped waterfront walkway;</li> <li>• Multiple public and private parks and recreation areas, including Newport Green, a 4.25 acre park.</li> <li>• Private primary school, private Pre-K and daycare;</li> <li>• Postsecondary studies at University of Phoenix Jersey City Campus;</li> <li>• Swimming and fitness center;</li> <li>• Over 800 hotel rooms in the immediate vicinity, including the Brand new Westin Jersey City Newport Hotel;</li> <li>• Over 5,000 apartments;</li> <li>• The Newport Centre Mall (a 1M sf regional mall);</li> <li>• The Newport River Market (200K+ sf of community retailers)</li> <li>• More than a dozen first class restaurants;</li> <li>• Skating rink;</li> <li>• Marina with docking facilities</li> </ul>
<b>Parking:</b>	Available at 850-car garage across the street and across multiple garages in Newport area.

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

**For any questions pertaining to specifications or leasing, contact:**

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