

111

TOWN SQUARE PLACE

 NEWPORT



A VIBRANT JERSEY CITY WATERFRONT COMMUNITY

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WELCOME TO 111 TOWN SQUARE PLACE

Located along the Hudson River in Jersey City, this approximately 500,000 SF Class-A office building is an exceptional solution to fulfill all of your office-space needs. The building offers impressive turnkey pre-built suites as well as institutional headquarter space. Home to a host of global and Fortune 500 companies - 111 TSP offers the highest level of corporate prestige in a stunning waterfront setting.

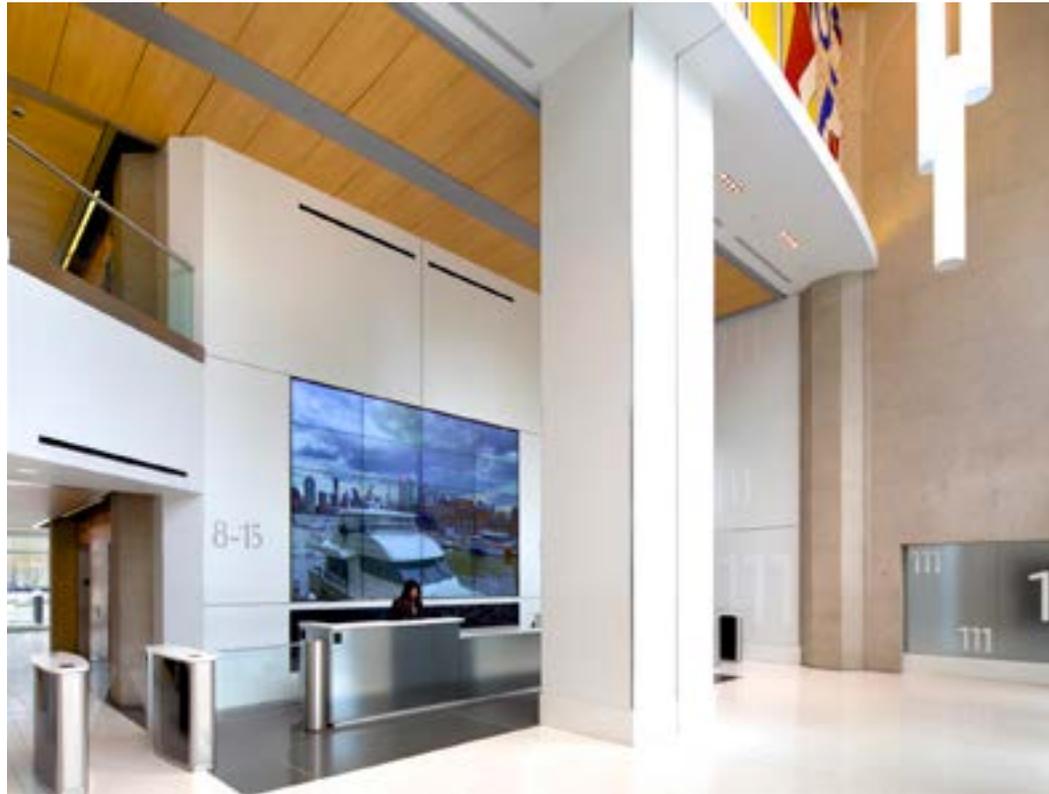
This is the perfect place for businesses looking to elevate their brand in a high performance building in the thriving Newport Jersey City waterfront community.

Features:

- New amenity lounge and conference center.
- Lobby level tenant waterfront lounge and coffee bar.
- 2023-2024 Multi-million dollar building capital improvement program.
- Elevator modernization, new 4,400 ton HVAC Plant, and refreshed lobby with touchless mobile credential turnstiles.
- Robust infrastructure including tenant backup generator power, ample supplemental cooling, redundant telecommunications, and collocation space available.
- World-class telecommunication services with a diverse network of Internet providers.
- Beautiful waterfront park and various outdoor spaces along the Hudson River Esplanade hosted with public Wi-Fi enable employees the flexibility to work in comfort outside the building.



MAKE AN ENTRANCE



The recently renovated lobby features a triple height vaulted ceiling, large stone surface floor tiles, and an interactive video wall displaying a live feed of the Hudson River and NYC skyline as a tribute to the building's technology and stunning waterfront location. Frictionless and contactless turnstiles and card readers with mobile credentialing provide both efficient access and security to the building. Planned 2024 lobby level lounge and coffee bar overlooking Hudson River and NYC skyline is in progress.

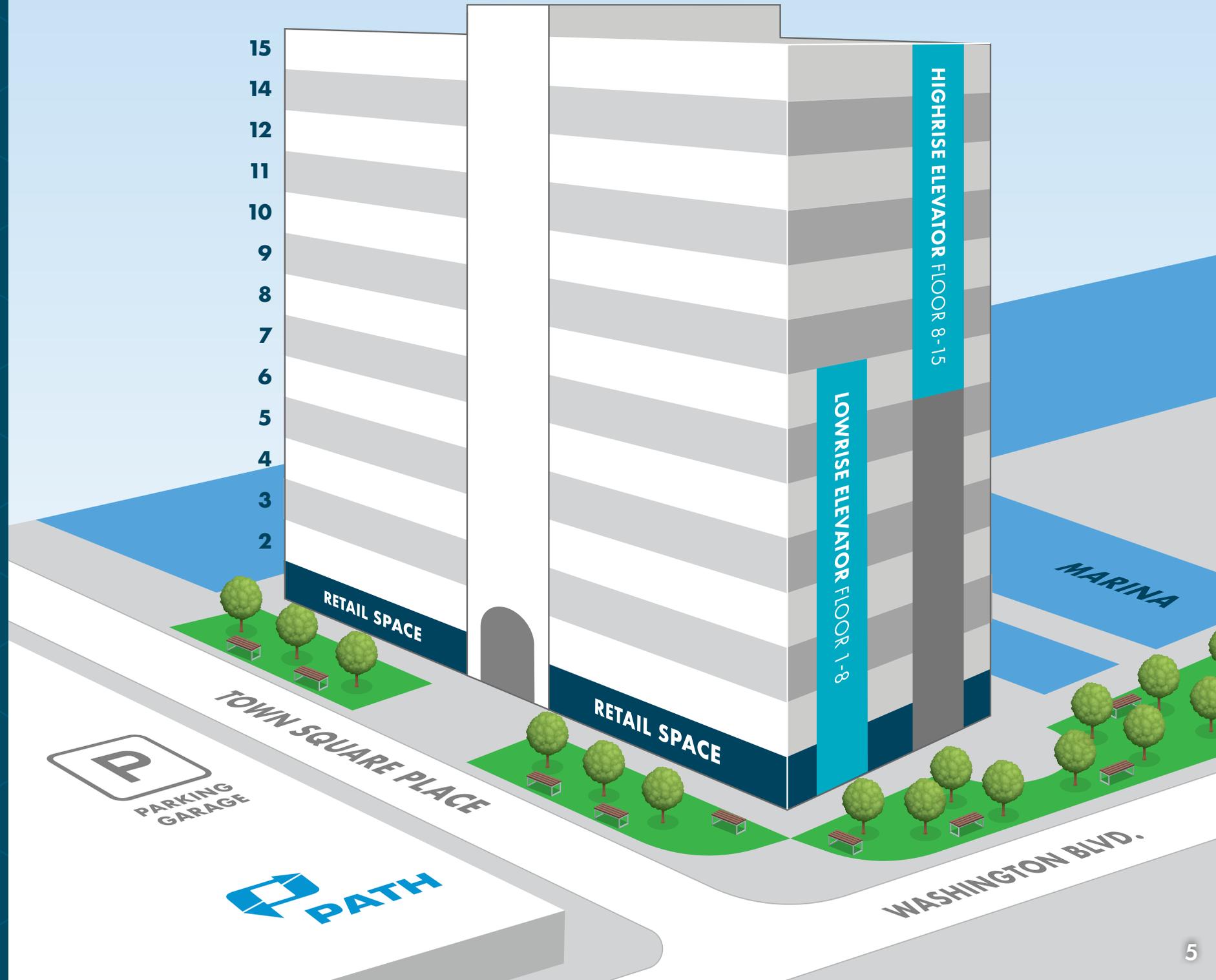
CONVENIENT RETAIL AMENITIES INCLUDE:

- Newport Centre Mall
- Starbucks
- Ruth's Chris Steakhouse
- Bank of America
- UPS Store
- Komegashi Japanese Restaurant
- In Lobby Newsstand

AVAILABILITIES NEW PRE-BUILT SUITES

RANGING FROM 2,000 - 16,000 RSF

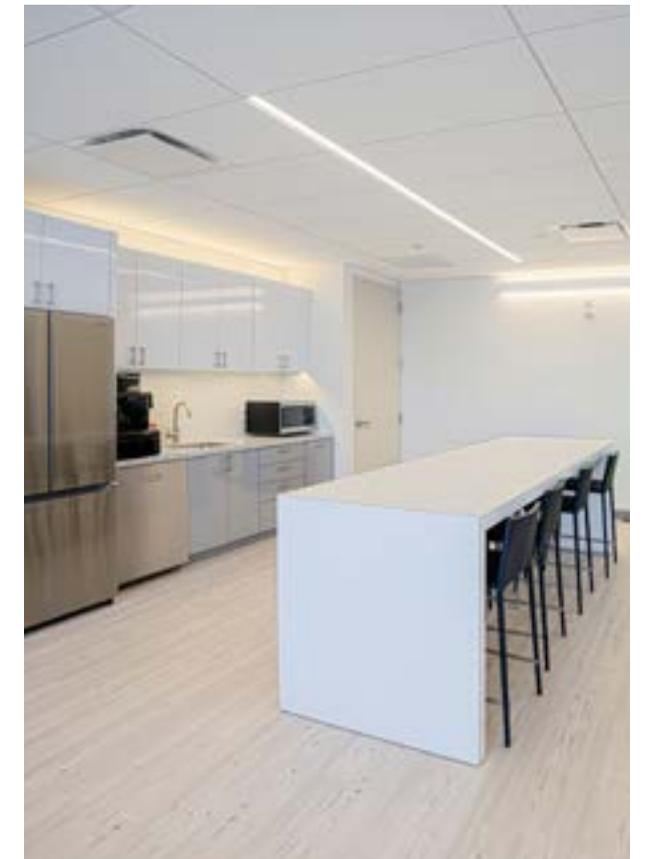
FLOOR	SUITE	RSF	AVAILABILITY
15TH	1515	1,551	IMMEDIATE
12TH	1210-1220	1,700-16,000 (DIVISIBLE)	IMMEDIATE
7TH	730	6,201	IMMEDIATE
7TH	735	5,364	IMMEDIATE
7TH	725	2,990	IMMEDIATE
6TH	620	5,900	IMMEDIATE
6TH	615	1,870	IMMEDIATE
4TH	407	3,005	IMMEDIATE
3RD	300	8,361	IMMEDIATE
3RD	310	2,725	IMMEDIATE



BRIGHT AND AIRY PRE-BUILTS & CORPORATE OFFICE SPACE

RANGING FROM 2,000 - 16,000 RSF

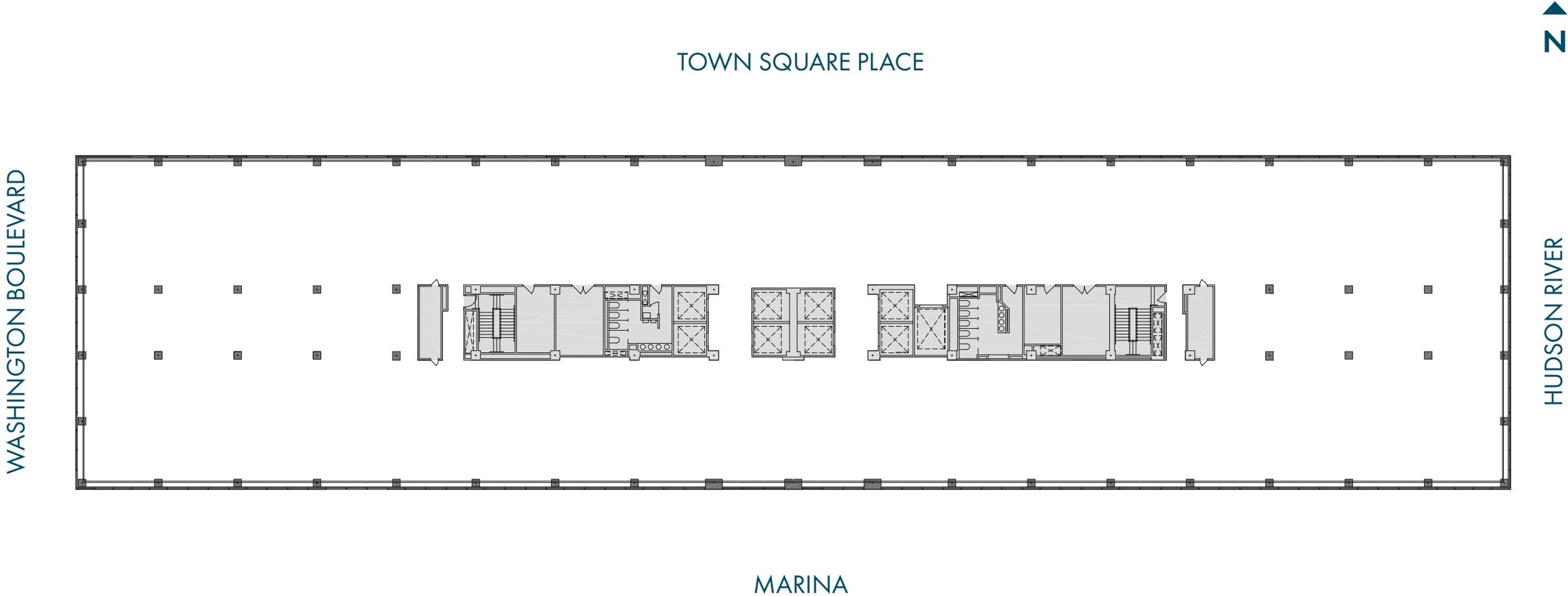
Constructed with the highest standards in mind, office suites at Town Square Place offer sweeping views of the Manhattan Skyline and Hudson River as well as plenty of space for your employees to work in comfort.



CORE + SHELL PLAN

APPX. 40,000 RSF

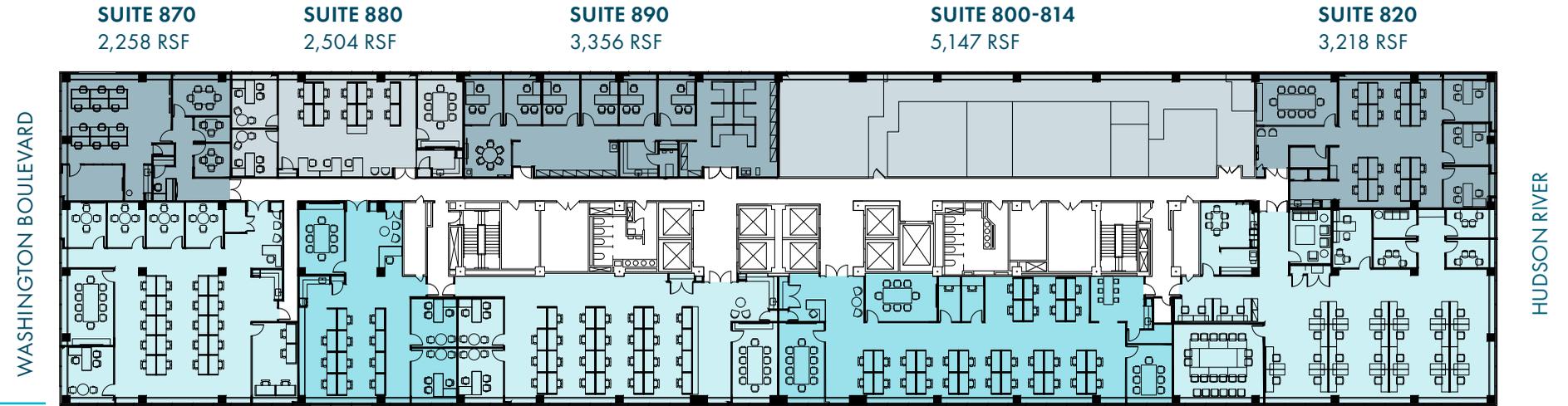
- Highly efficient
- Virtually column-free
- Appx. 14' slab-to-slab height
- Stunning Hudson River and NYC views



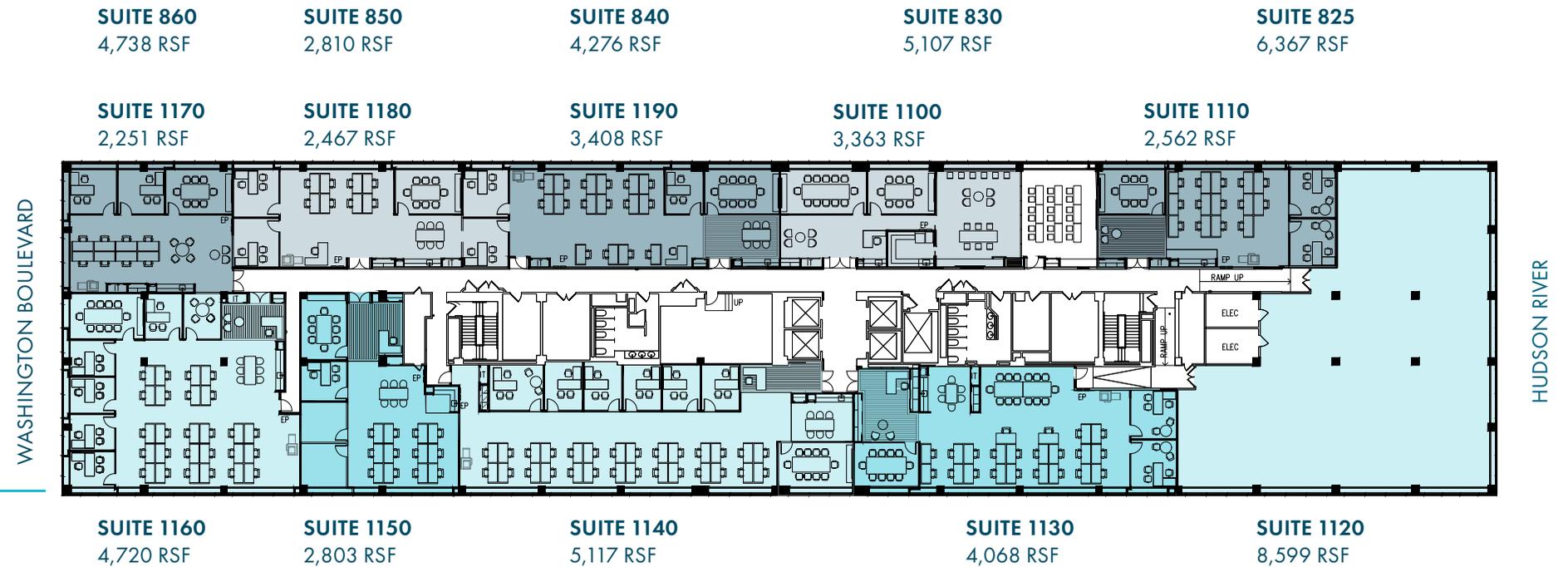
PRE-BUILT FLOOR PLANS

- Polished concrete floors
- Appx. 14' open ceilings
- Renovated common areas and bathrooms
- Seamless glass front offices and conference rooms
- Modern linear LED lighting fixtures
- Elevated pantries with high-end finishes

8TH FLOOR

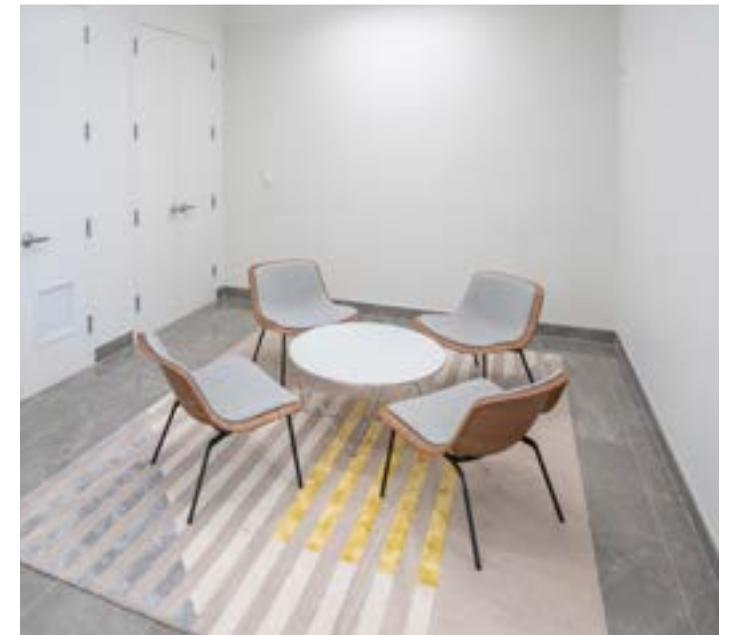


11TH FLOOR



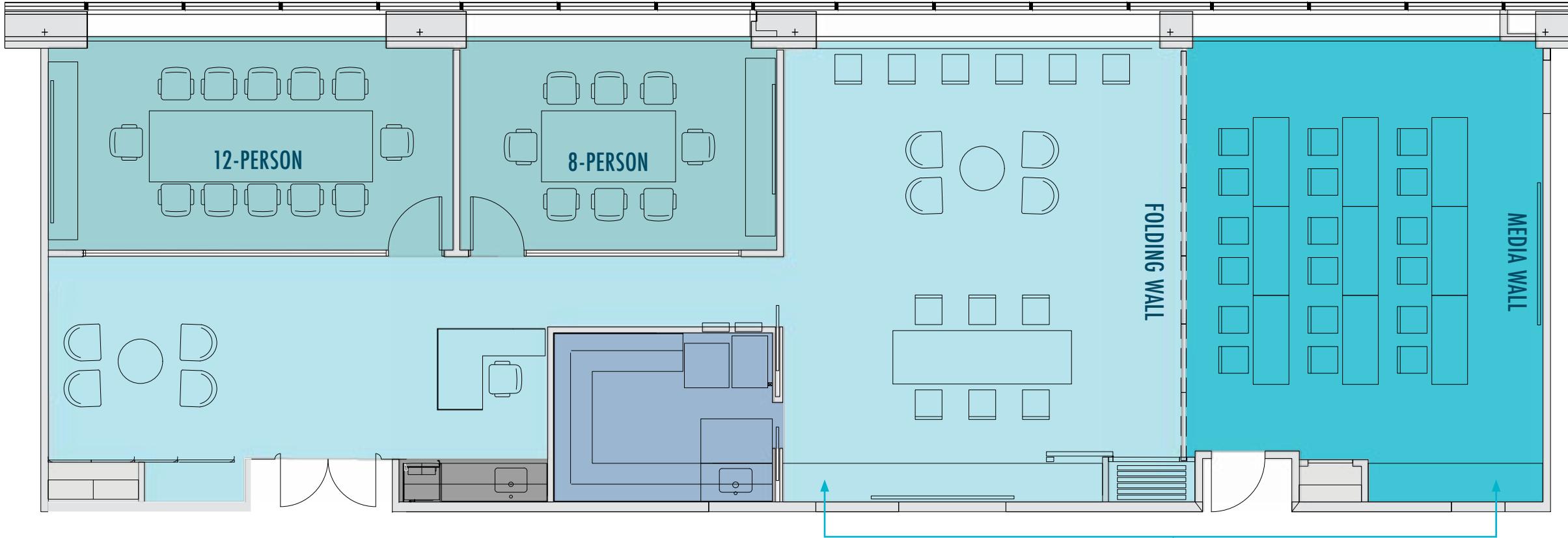
CONFERENCE AND AMENITY SPACE

The 11th floor includes a shared building conferencing and amenity center with soft seating areas, break out meeting rooms as well as a coffee bar, a pantry, and a beverage center. The amenity space reduces the need for tenants to have oversized meeting areas within their suites.



CONFERENCE AND AMENITY SPACE FLOOR PLAN

11TH FLOOR
APPX. 3,300 RSF



- Pantry
- Media Room
- Coffee Bar
- Conference Room
- Closet
- Open Area



SURROUND YOURSELF WITH THE BEST

Offering the highest level of prestige in a stunning waterfront location, Newport is home to a roster of distinguished brands and Fortune 500 companies.



111 TOWN SQUARE PLACE TENANTS



L'ORÉAL



DISTINGUISHED NEWPORT COMPANIES



JPMORGAN CHASE & Co.

Forbes



DTCC



WELCOME TO

NEWPORT

THE LARGEST MIXED-USE WATERFRONT COMMUNITY IN THE UNITED STATES



92%
Bachelor's Degree or Higher Education



74%
Employment in Finance, Real Estate, Insurance & Professional



2 MILLION SF
of Dining, Retail & Hospitality



30.4
Median Age



\$152,828
Mean Income

EXPLORE AND EXPERIENCE

Newport offers everything employees need to **elevate their workday**. A multitude of transit options, acres of green space, hotels, fitness, a seasonal skating rink, exciting dining options, and best in class **retail**, highlighted by the 1.2 million square-foot Newport Centre Mall. All steps from the office. Fresh air and **outdoor space** bring wellness to the workplace, with research showing that **healthy work environments** improve employee cognition, creativity and productivity.



THERE'S NO BETTER PLACE TO CALL HOME

One of the largest master-planned communities in the United States, Newport offers the best of both worlds: the comfort of a vibrant local community and the convenience of a location minutes from New York City. Newport features 6,000 luxuriously designed residences with breathtaking views and top-tier amenities. The carefully designed neighborhood, set in its unique waterfront setting, allows residents to live graciously with ready access to the city without the steep cost of living.

Jersey City leads the state in new residential construction.



37,000

Jersey City Units
Planned for the Future



8,000

Units Completed in Past
3 Years in Jersey City



18.1%

Population Increase in
Jersey City Since 2010



3.5%

Sales Tax in New Jersey
Vs. 8.875% in New York

JERSEY CITY

THE PREMIER PLACE TO LIVE, WORK & THRIVE

An estimated 200,000 people commute from New Jersey daily and need to ride the subway once they get to Manhattan. Jersey City offers the opportunity for one mode of transportation for these professionals to quickly reach a waterfront location.

Source: Center for Economics Division; U.S. Census Bureau.

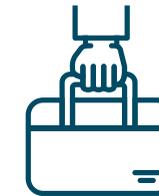
Source: Center for Economics Division; U.S. Census Bureau.



The **MOST DIVERSE CITY** in the U.S. (Forbes)



5th **BEST PUBLIC TRANSPORTATION** in the country (Business Insider)



2nd **HAPPIEST CITY TO WORK** in the U.S. (Forbes)



Top **10 MOST WALKABLE** city in the country (Expedia)



The **FASTEST** median mobile **DOWNLOAD SPEED** among top 100 most populous cities



One of NJ's **TOP SOCIAL & DINING DESTINATIONS** (Various)



5th **BEST CITY FOR MILLENNIALS** (Forbes)



The **MOST LIVABLE CITY** in the U.S. (Smart Asset)



The **MOST PhDs IN THE COUNTRY**, 10% of all PhDs in Life Sciences in the US within proximity

AMENITIES & TENANTS



AMENITIES

- AMC Movie Theater
- Carepoint Health
- Funzy Play
- Morton Williams Supermarket
- Newport Dry Cleaners
- Newport Green Park
- Newport Leasing Office
- Newport Liberty Medical Associates
- Newport Residential Customer Service
- Newport Skates
- Newport Swim And Fitness
- Newport Veterinary Center
- Newport Vision Center
- Orangetheory Fitness
- Club Metro Fitness
- Planet Kidz Salon
- Polish Me Nail Spa
- NuLux Salon & Spa
- Stevens Cooperative School
- Tennis Courts
- Franklin (Dwight) School
- UPS Store
- Vibgyor Creations
- Ping Pod
- Zipcar
- Solaz/Golf Swing Suites
- Pickle Ball Courts

RESTAURANTS

- bwè kafe
- Roast'd Coffee
- Battello
- Chef Tan
- Chipotle
- Cosi
- Dorrian's Red Hand
- Fire & Oak
- Fresca Gourmet
- The North Bowl
- Gregorys Coffee
- Komegashi Too
- Loradella's Family Pizzeria
- Los Cuernos Mexican Restaurant
- Menya Sandaime
- Ruth's Chris Steakhouse
- Starbucks
- The Cheesecake Factory
- Newport Center Mall Food Hall
- Efi's Gyro
- Dun Huang Noodle House
- Blue Anchor

RETAIL

- ACME Supermarket
- Bank of America
- Best Buy
- Chase Bank
- Duane Reade
- Gateway Newstand
- JCPenney
- Kohl's
- Macy's
- Phenix Salon Suites
- Newport Centre Mall
- Newport Plaza Shops
- Newport Spirits
- Five Below
- Santander
- Staples
- Target
- TD Bank

HOTELS

- Courtyard by Marriott
- The Westin Jersey City

MINUTES FROM IT ALL...

Newport's Hudson River location provides direct access to the PATH, Light Rail, NJ Transit, Newark Airport, and several major highways.

SUBWAY	LIGHT RAIL	TRAIN	BUS	CAR	AIR
					
HOBOKEN	HOBOKEN	MIDTOWN MANHATTAN PENN STATION	HOBOKEN WASHINGTON ST	DOWNTOWN MANHATTAN HOLLAND TUNNEL	HELIPAD ONSITE
00:03	00:06	00:25	00:10	00:10	00:01
FINANCIAL DISTRICT WTC	EXCHANGE PLACE	SECAUCUS JUNCTION	PORT AUTHORITY BUS TERMINAL 42ND ST	MIDTOWN MANHATTAN LINCOLN TUNNEL	NEWARK LIBERTY INTERNATIONAL AIRPORT
00:07	00:10	00:10	00:22	00:21	00:20
MIDTOWN MANHATTAN 33RD ST	WEEHAWKEN	NEWARK PENN STATION	JOURNAL SQUARE TRANSPORTATION CENTER	DOWNTOWN BROOKLYN VIA BROOKLYN BRIDGE	TETERBORO AIRPORT
00:14	00:11	00:19	00:21	00:16	00:22
NEWARK'S BUSINESS DISTRICT	BAYONNE	METROPARK STATION	NEWARK	NEWARK LIBERTY INTERNATIONAL AIRPORT	KEARNY HELIPORT
00:20	00:24	00:45	00:27	00:20	00:22

SUBURBAN MADE EASY

AMPLE ON-SITE PARKING

CITY, STATE	DRIVE TIME
WESTFIELD, NJ	32 MINS
SUMMIT, NJ	32 MINS
METROPARK, NJ	33 MINS
MONTCLAIR, NJ	35 MINS
MORRISTOWN, NJ	43 MINS
RIDGEWOOD, NJ	48 MINS
PEARL RIVER, NY	48 MINS
ROCKLAND COUNTY, NY	50 MINS
RED BANK, NJ	55 MINS

-  I-80
-  I-280
-  I-287
-  I-78
-  I-95 (NJ TURNPIKE)
-  GARDEN STATE PARKWAY
-  24



SUBURBAN MADE EASY

MASS TRANSIT LINES

CITY, STATE



WESTFIELD, NJ	RARITAN VALLEY LINE
SUMMIT, NJ	GLADSTONE/MORRISTOWN LINE
METROPARK, NJ	NORTHEAST CORRIDOR LINE
MONTCLAIR, NJ	MONTCLAIR-BOONTON LINE
MORRISTOWN, NJ	MORRISTOWN LINE
RIDGEWOOD, NJ	MAIN/BERGEN COUNTY LINE
PEARL RIVER, NY	SPRING VALLEY LINE
ROCKLAND COUNTY, NY	PASCACK VALLEY LINE
RED BANK, NJ	NORTH JERSEY COAST LINE



PHILADELPHIA, PA	52 MINS
BALTIMORE, MD	2 HRS 3 MINS
WASHINGTON, DC	2 HRS 45 MINS
BOSTON, MA	5 HRS



MODERN BUILDING SPECIFICATIONS

ON-SITE BUILDING MANAGEMENT

LeFrak Property Management of NJ, LLC

HEIGHT

14 Stories

FLOOR SIZES

Approximately 40,000 RSF per floor typical

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.

FLOOR LOADING

300 lbs/square foot live load on 1st through 6th 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 management.

SECURITY

- 24/7 Secure Site Access
- 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.
- New Baltimore AirCoil cooling tower system.
- Total of four (4) cooling towers, rejecting 3,400 tons of heat with one (1) spare tower for redundancy.
- Cooling towers provide condenser water for base

building and tenant supplemental equipment, operating on a closed loop system.

- Plate and frame heat exchangers utilized to provide separation between primary and secondary loop equipment.

BUSINESS HOURS

Monday - Friday: 8am - 6pm

ELECTRICAL

Redundant 13.2 kV underground service feeders 6 watts per RSF available for office spaces.

HEATING

Perimeter electric baseboard heating

ELEVATORS

8 High-Speed Elevators (4 for Each Bank)

FREIGHT ELEVATOR

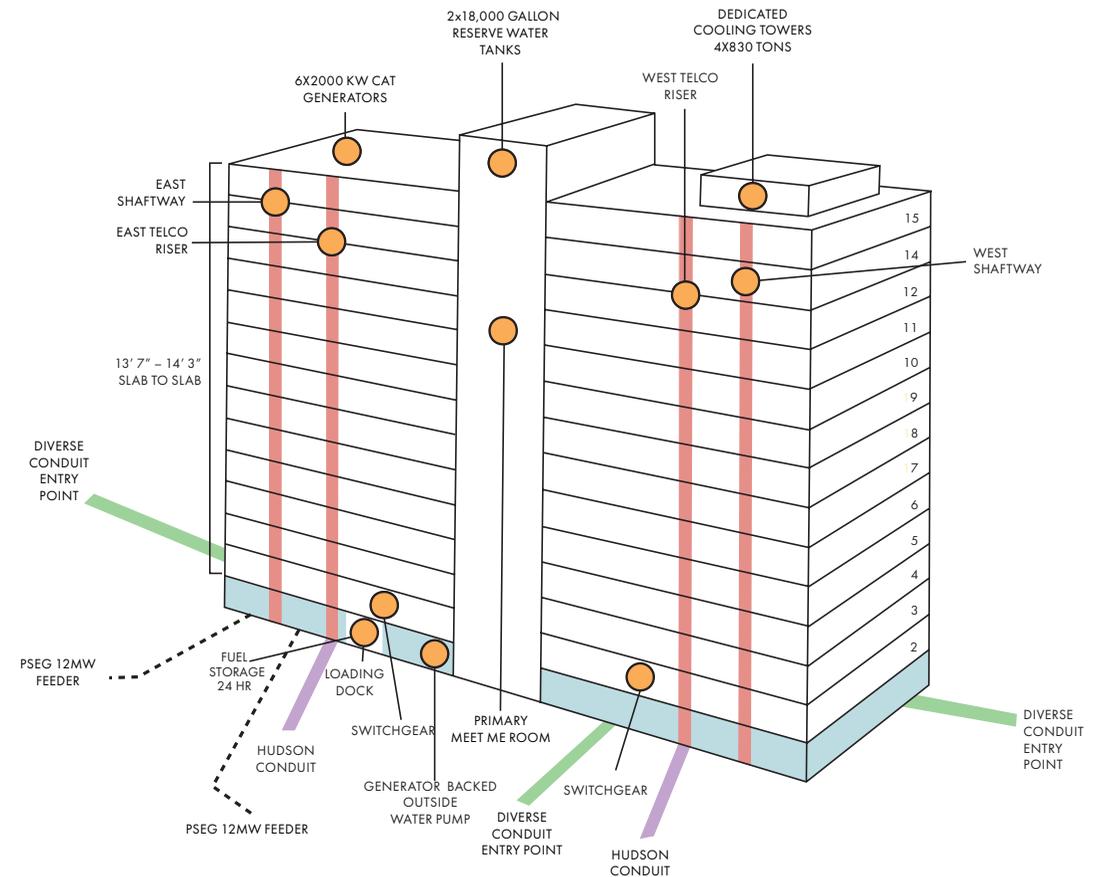
8,000 lb capacity car, 6'3"W x 10'0"D x 11'0"H, adequate for all computer and computer support equipment normally encountered.

TELECOM PROVIDERS

- Three (3) diverse fiber points of entry to building.
- Master conduit system interconnects all Newport buildings, and current providers on-net in Newport include: AboveNet, AT&T, CenturyLink-Qwest, Comcast, Cogent, Fibertech, Level 3, Lighttower, Nuvisions, Optimum, Lightpath, Sidera (fka RCN), TW Telecom, Verizon Business, Verizon Core, Wave2Wave, and Zayo.
- Low latency close proximity to financial exchanges in NYC/Northern NJ.

MISSION-CRITICAL INFRASTRUCTURE

- High performance space
- Building maintained mission critical infrastructure plant
- Six (6) 2000 KW Caterpillar diesel generators



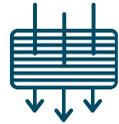
HEALTHY BUILDINGS

Ownership has invested in a portfolio-wide capital improvement program, which takes a holistic approach to health and safety, and provides our tenants with the highest standards of wellness in today's environment.

LeFrak ensures the highest standard of Indoor Environmental Quality (IEQ) by employing MERV 13 or greater filters and increased ventilation, portfolio-wide low/no VOC materials, and annual air and water testing. In fact, ownership prides itself on providing 136% of code required fresh air throughout the premises.



136% of Code
Required Fresh Air



MERV 13 or
Greater Filters



Outdoor Wi-Fi



Maximized
Natural Light



Very Walkable



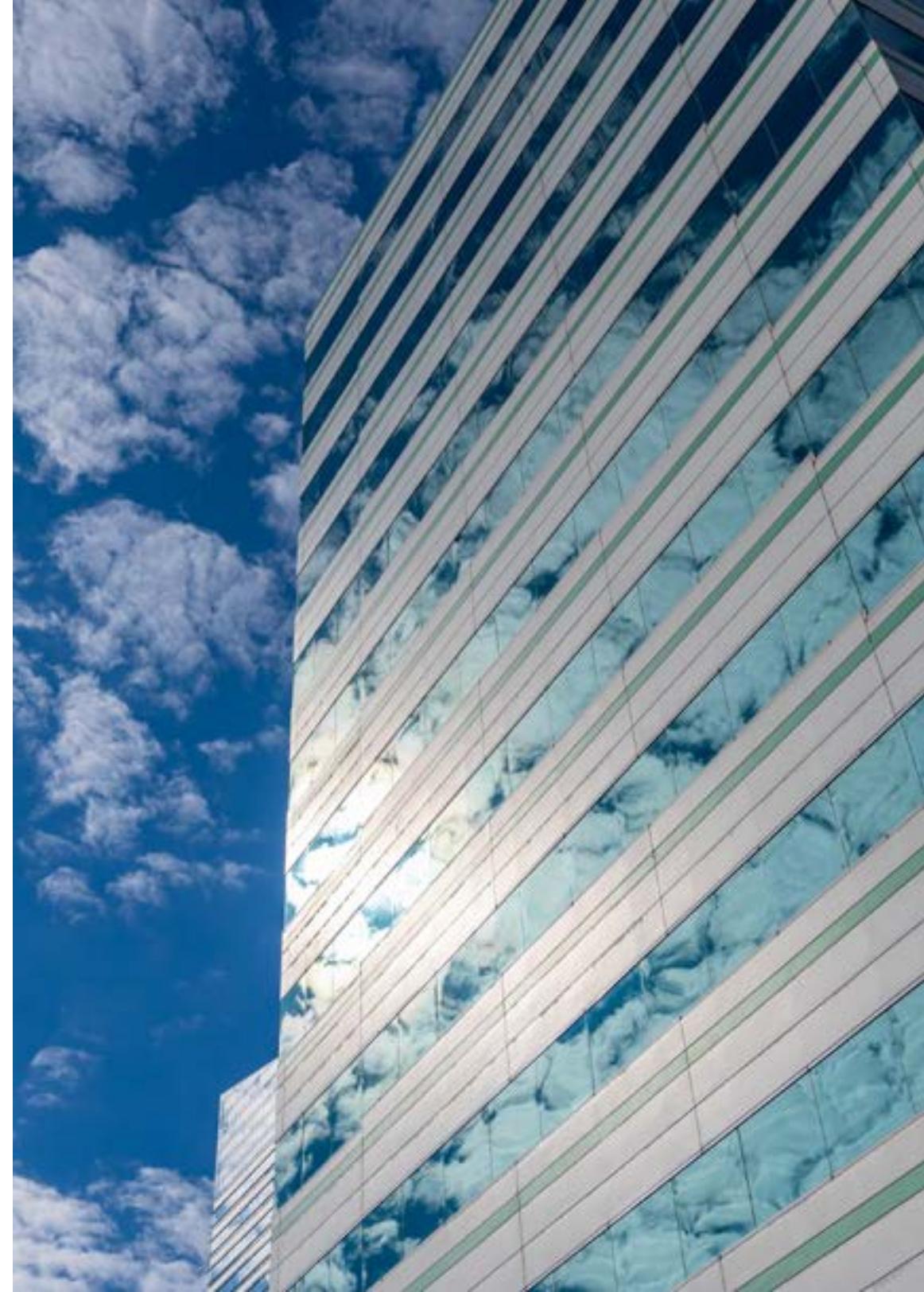
Electric Car
Charging Stations

HEALTH & WELLNESS FEATURES:

- WELL Health & Safety
- Walk Score: Very Walkable - 81
- Transit Score: Excellent - 86
- Sprawling campus setting
- Outdoor WiFi and work opportunities
- Energy Star Certification

SUSTAINABILITY & OPERATING FEATURES:

- Center Core Building offers panoramic views and maximizes natural light
- Recycling
- Green cleaning and pest control products
- Energy curtailment and conservation practices
- High efficiency plumbing fixtures



ECONOMIC INCENTIVES



In December 2020, the NJ Economic Recovery Act of 2020 was enacted to replace the former Grow NJ Program that sunset in June 2019. The legislation employs numerous tools and incentives, of which the landmark program is designated “**EMERGE NJ**.” This provides substantial transferable tax credits for job creation. Credits are earned on an annual basis for a term of up to 7 years.

TARGETED LOCATION	BASE AMOUNT PER JOB/YEAR	MAX PER JOB/YEAR*	MAX TOTAL OVER 7 YEARS
“Enhanced Areas” (cities meeting specific indicia of economic need, including Jersey City)	\$3,500	\$6,000	\$42,000
*In addition to the base amount/job of \$3,500, there are multiple categories of bonuses based on various project characteristics to augment the base incentive making it feasible to obtain the maximum incentive of \$6,000 per job per year.			

All incentives are subject to eligibility requirements and approval of an agreement with NJ EDA. Please contact NJ EDA for more details.

*“Small Businesses” are exempt from new job and capital investment requirements; existing spaces are eligible.

TAX CREDITS (BENEFITS)

- **EMERGE NJ** can render a project in an “Enhanced Area”, such as Jersey City, up to \$6,000 per job per year over a maximum term of 7 years, for a total of \$42,000 per job.
- Tax credits can be used, sold or transferred to third parties for not less than 85% of the value.
- Transferable tax credits can also be sold to the Treasury at 90% of the value.

OTHER INCENTIVES

- Exemption from sales tax from most purchases including construction, FF&E, supplies and certain services.
- **Angel Investor Tax Credit**
- **New Jersey Ignite**
- **Innovation Evergreen Program**
- **Community-Anchor Institutions**

ELIGIBILITY

- **New Job Requirements:** Targeted industries must create 25 new full-time jobs per year. Non-targeted industries must create at least 35 new full-time jobs per year.*
- **Term/Commitment Period:** Credits can be earned over a max term of 7 years, requiring a maintenance commitment of 1.5 x tax credit term (max 11 years).
- **Capital Investment:** Office (non-industrial) Project is \$40 per SF for existing facilities or \$120 per SF for new facilities.*

RENOWNED OWNERSHIP

Founded in 1901, LeFrak owns an extensive 40 million square foot portfolio of real estate concentrated in the New York, Miami, Los Angeles, and London metropolitan areas. The company focuses primarily on the residential and office sectors, but its affiliates also own significant hotel and retail assets.

Recognized as one of the world's leading building firms, LeFrak and its affiliates have developed and built a commanding majority of their own portfolio. A vertically integrated firm, LeFrak is known for its excellence in design, construction, engineering and urban planning, and has been acclaimed internationally for responsible community development and sensitivity to environmental sustainability.

LeFrak's conservative financial strategies have made it one of the strongest companies in the real estate industry. Its stable balance sheets, ample capital resources, and robust cash flow have resulted in an unparalleled ability to swiftly execute on desirable projects without having to rely upon the markets.

Over the past 100 years LeFrak has consistently demonstrated its capacity to build a world-class real estate portfolio through multiple market cycles.

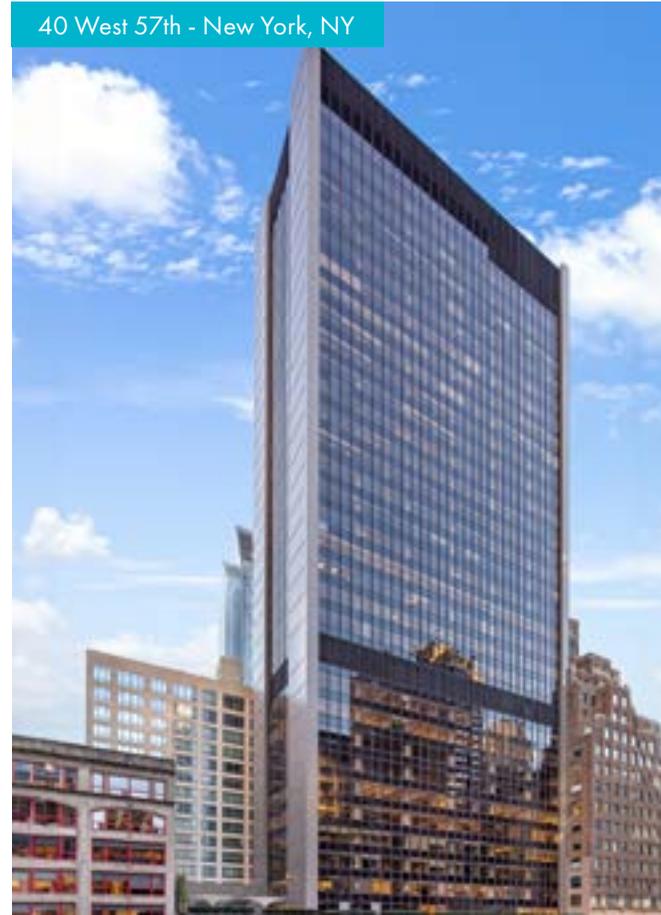
Since 1985, LeFrak has been developing Newport, which, at 400 acres, is the largest waterfront community in the United States, and one of the nation's most successful master planned mixed-use communities. Newport currently consists of approximately 14 million square feet of space, including 6,000 residential units, 8 million square feet of class-A office space, 616 hotel rooms, 2 million square feet of retail, dining and hospitality, 2 million square feet of on-site parking, and a 1.1 mile long waterfront esplanade. A state-of-the-art community, Newport's high-tech infrastructure, includes all new utility, roads, and communications networks. The total cost of the project to date exceeds \$3 billion.

LEFRAK.COM

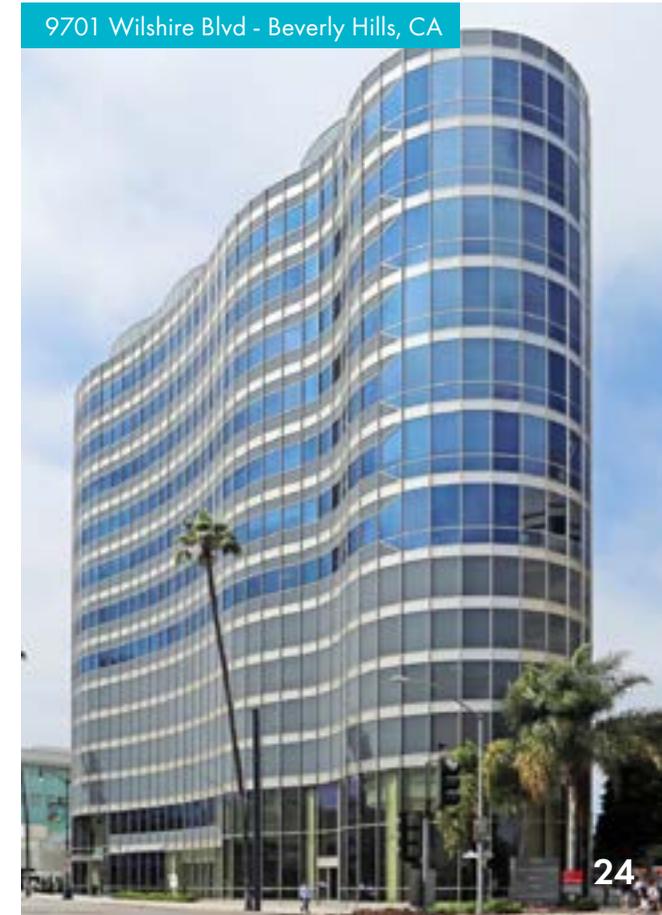
Newport - Jersey City, NJ



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