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WASHINGTON



BOUTIQUE LOFT OFFICE BUILDING IN JERSEY CITY'S POWERHOUSE ARTS DISTRICT

- 44,750 SF total
- Flagship office opportunity
- Located in the Jersey City Powerhouse Arts District
- Access to Exchange Place, Newport, and Grove Street PATH stations, plus Hudson Bergen Light Rail stops
- 200' of retail frontage on the corner of Washington and Morgan Streets
- Plug and play furnished space
- Private rooftop terrace
- Increased fresh air and UV light purifier
- 12' 6" ceiling heights
- Oversized windows
- Open ceiling with exposed ductwork
- Exposed brick and wood beams



RETAIL

- 1 Maggie's Farm Espresso
- 2 Cyclebar
- 3 CoolVines Powerhouse
- 4 CVS Pharmacy
- 5 European Wax Center
- 6 Ample Hills Creamery
- 7 DomoDomo
- 8 Canopy by Hilton
- 9 Hudson Hall
- 10 Duane Reade
- 11 B.GOOD
- 12 CAVA
- 13 Wells Fargo
- 14 Iron Monkey
- 15 Gregorys Coffee
- 16 Starbucks
- 17 Two Boots Pizza
- 18 Porta
- 19 The Ashford
- 20 Nimbus Arts Center
- 21 Barcade
- 22 Razza
- 23 Yaso Tangbao
- 24 Just Salad
- 25 Chipotle
- 26 Newport Centre

RESIDENTIAL

- | | | |
|----|-------------------|-------------|
| 1 | Modera Lofts | 366 units |
| 2 | Trump Plaza | 431 units |
| 3 | Trump Bay Street | 447 units |
| 4 | 10 Provost | 242 units |
| 5 | The Lively | 180 units |
| 6 | 50 Columbus | 400 units |
| 7 | The One | 452 units |
| 8 | Jersey City Urby | 762 units |
| 9 | 70 Columbus | 545 units |
| 10 | The Morgan | 417 units |
| 11 | 90 Columbus | 539 units |
| 12 | Marbella | 380 units |
| 13 | Villa Borinquen | 425 units |
| 14 | MGM Marin Blvd | 482 units |
| 15 | 351 Marin | 507 units |
| 16 | Grove Pointe | 458 units |
| 17 | Avalon Cove | 504 units |
| 18 | The Pier | 422 units |
| 19 | The Charlotte | 750 units |
| 20 | VYV | 421 units |
| 21 | Monaco | 523 units |
| 22 | Metropolis Towers | 800 units |
| 23 | 99 Hudson | 781 units |
| 24 | 70 Greene | 480 units |
| 25 | Newport | 4,250 units |
| 26 | 77 Hudson | 481 units |
| 27 | Liberty Towers | 649 units |
| 28 | 100 Dudley | 527 units |
| 29 | Portside Towers | 527 units |
| 30 | 18 Park | 422 units |
| 31 | Vantage | 448 units |
| 32 | Dixon Mills | 433 units |
| 33 | The Junction | 850 units |
| 34 | The Shore Club | 428 units |
| 35 | The Ellipse | 381 units |

TRANSIT

- Path
- Hudson-Bergen Light Rail
- NY Waterway Ferry
- Citi Bike





2ND FLOOR: 5,288 SF (DIVISIBLE)



4TH FLOOR: 11,349 SF (DIVISIBLE)

NEW JERSEY'S ECONOMIC RECOVERY ACT OF 2020 CREATES "EMERGE", THE STATE'S NEW INCENTIVE PROGRAM

KEY ASPECTS

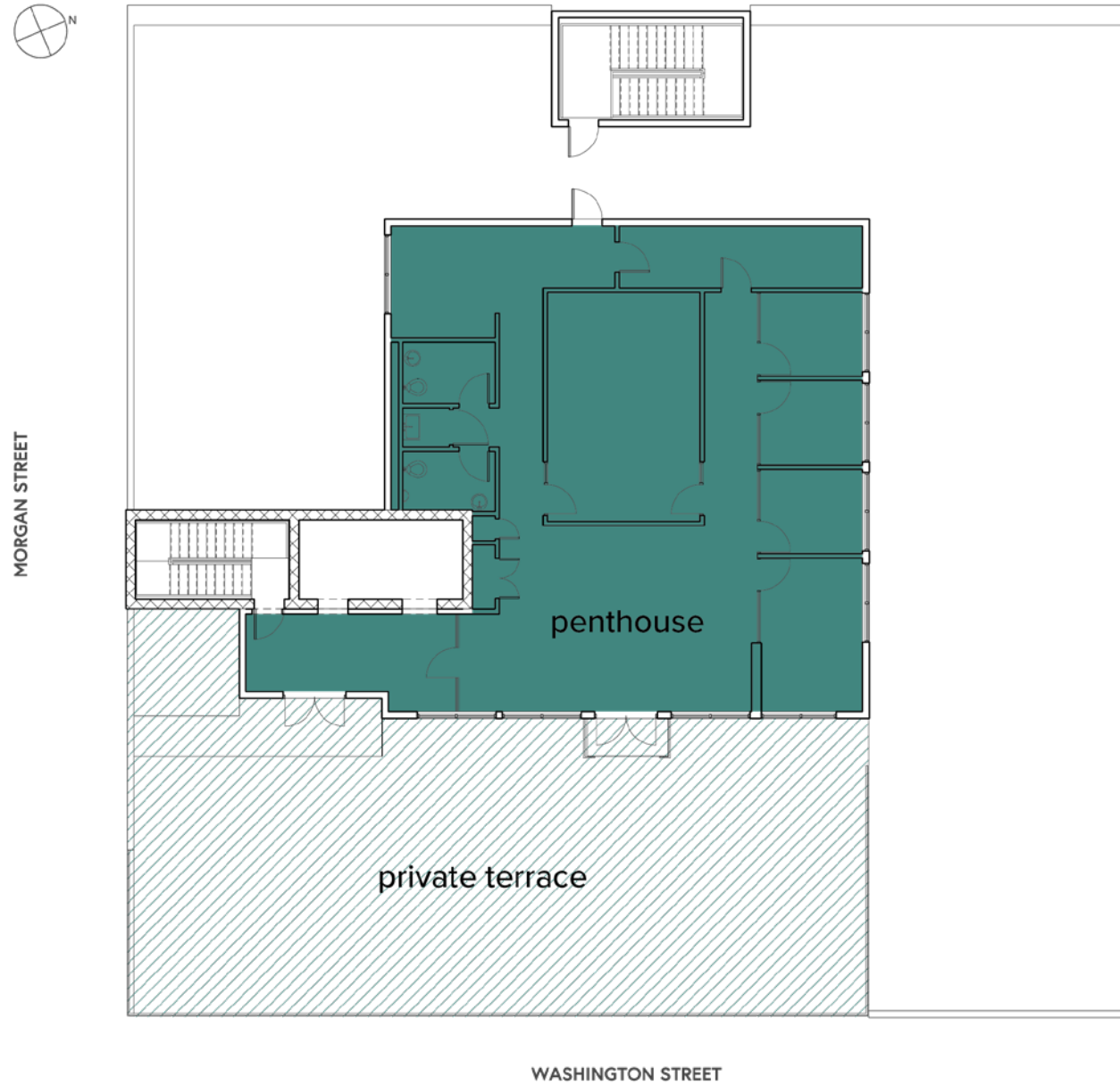
- The successor program to Grow NJ, and includes many of the same basic programmatic requirements
- Eligibility Period of 7 years
- Commitment Period of 1.5x the Eligibility Period, i.e. up to 11 years
- Expires on March 1, 2027

AWARDS

- Base Tax Credits within Jersey City are \$3,500 per job, per year
- Additional Bonus Tax Credits range from \$250 to \$5,000, per job, per year, per bonus
- The maximum award within Jersey City is \$6,000 per job, per year

EXAMPLE

50 employees relocating from NYC could receive up to \$6,000, per job, per year. On 10,000 SF, this would amount to \$30/SF, per year of the Eligibility Period.



5TH FLOOR: 3,284 SF (PENTHOUSE)





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