

## Highlights

- › Lowest occupancy costs in the region: Incentives offer net effective rents under \$10 per square foot\*
- › Leave nothing on the table: Pier Six qualifies for maximum State of New Jersey incentives\*
- › Profit from state-of-the-art new construction and high-tech infrastructure: Cost effective, column-free open floor plans ensure maximum efficiency and flexibility
- › Put your brand in the skyline: Three prime Hudson waterfront exposures deliver peerless visibility
- › Join Newport's unparalleled 400-acre master planned community: Leading retail and hospitality destinations, luxury residential properties and an exceptional range of services and amenities
- › Be part of a blue-chip commercial center: 5 million square feet of existing Class A office space are already home to 17 of the global Fortune 500 largest companies
- › Get where you need to go fast: One subway stop from Manhattan and unsurpassed access to the entire tri-state transportation network translates to productivity gains
- › Work with the pros: The LeFrak Organization is one of America's most successful fully integrated owner-builders, operating since 1901
- › Put the shovel in the ground now: All permitting, plans, site control and capital are in place for immediate construction start upon execution of lease
- › For more information on Newport visit [www.newportnj.com](http://www.newportnj.com)

	S Standard	A Available	N/A Not Available	Option 1	Option 2	Option 3
<b>The Site</b>						
Site Size					8.76 acres	
Block/Lot					Block 20 Lots 2.43 & 2.25	
Reconstructed Pier - New High Level Concrete Deck	S			S	S	S
Site Above FEMA Base Flood Elevation Level	S			S	S	S
Waterfront Pier Location	S			S	S	S
Hudson River Waterfront Walkway					2,770 linear feet	
Open Space					4.00 acres	
Landscaping					1.68 acres of trees, lawn, shrubs & other plantings	
New Sidewalks & Plazas	S			S	S	S
New Roadway	S			S	S	S
New Utility Infrastructure	S			S	S	S
Compliant with Coastal Zone Management Rules	S			S	S	S
<b>The Buildings</b>						
Building(s) Size (Rentable Square Feet)				300,000 - 600,000	600,000 - 1,100,000	750,000 - 1,250,000
Number of Buildings				1	2	1
Harbor/Manhattan Skyline Views	S			S	S	S
Floor Plate (RSF)				43,006	43,006	43,006 or 94,122
Stories				11 to 17	10 to 17	10 to 17
Standard Ceiling Heights				14' 0"	14' 0"	14' 0"
Custom Ceiling Heights (18'+)				A	A	A
Potential Retail Space				17,439 RSF	40,366 RSF	40,366 RSF
Bathrooms per Floor (Men's and Women's)				4	4	8
Passenger Elevators (per building)				6	6	12
Freight Elevators (per building)				2	2	4
Class A Design & Operations	S			S	S	S
Mechanical Rooms per Floor				2	2	4
Electrical Rooms per Floor				2	2	4
Janitorial Rooms per Floor				1	1	2

\* Current incentives offered by the State of New Jersey must be independently obtained and businesses must meet certain qualifications to be eligible

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	Option 1	Option 2	Option 3	
<b>Building Aesthetics</b>	Windows - 6'-0" vision glass	S	S	S
	Floor to Ceiling Windows	A	A	A
	Metal and glass curtainwall façade	S	S	S
	Building Signage/Branding	A	A	A
	Street Level Signage/Branding	S	S	S
	Storefront System	Glass and Stainless Steel		
	Lobby Finishes	Granite, Marble and/or Wood Paneling		
	Elevator Finishes	Stainless Steel and Stone Tile		
	Bathroom Finishes	Granite Counters & Ceramic/Porcelain Tile		
	Bathroom Fixtures	Elijer/Kohler/American Standard or equivalent		
<b>Base Building - Structure</b>	Long Span Steel Frame Construction	S	S	S
	Concrete Level Floor Slabs	S	S	S
	Automatic Sprinkler Main Loop	S	S	S
	Vent Stub Outs	S	S	S
	Cold Water Stub Outs	3" valved supply & return outlets on every floor for future connection		
	Interior surfaces and columns	Drywall, taped, spackled, and sanded		
	Electric Perimeter Baseboard Heating	S	S	S
	Slab Floor Loading	100 lbs per SF as per IBC		
	Column Spacing	45'0" x 30' 0"	45'0" x 30' 0"	45'0" x 30' 0"
	Supplemental Framing for Heavy Loads	A	A	A
	Below Grade Space	N/A	N/A	N/A
	Column Free Structural Bays	S	S	S
	Antenna - Roof Mounting	A	A	A
	Storage Areas	A	A	A
	<b>Project Entitlements &amp; Schedule</b>	Full Site Control	S	S
As of Right Development		Within existing Newport Redevelopment Plan rights		
NJ Waterfront Development Permit		Received 2007		
Army Corps of Engineering Permit		Received 2008		
Jersey City Site Plan Approval		6 weeks		
Jersey City Building Permit		4 weeks		
Final Design Development		6 months		
Base Building Construction		30 months		
<b>New Jersey Incentives</b>	Urban Transit Hub Tax Credit	A	A	A
	Grow NJ Assistance Program	A	A	A
	Business Employment Incentive Program (BEIP)	A	A	A
	Business Retention and Relocation Assistance Grant (BRRAG)	A	A	A
	Payments in Lieu of Taxes (PILOT)	A	A	A
	New Jobs Investment Tax Credit	A	A	A
	Customized Training Grants	A	A	A

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<b>New Jersey Incentives (continued)</b>	Sales and Use Tax Exemption Program	A	A
	Pay for Performance	A	A
	Urban Enterprise Zone Programs	A	A
<b>Project Team</b>	Urban Planner	Gruzen Samton	
	Architect	KPF - Kohn Pedersen Fox	
	Engineer	Cosentini Associates	
	Landscape Architect	PS&S - Paulus, Sokolowski & Sartor	
	Structural Engineer	Severud Associates	
	Waterfront Consultant	Mueser Rutledge Consulting Engineers	
	Surveyor	Boswell Engineering	
<b>Tenant Fit</b>	Trading	A	A
	Office & Open	A	A
	Dedicated Offices	A	A
	Open Workstation	A	A
	Internal Staircases	A	A
<b>Lease Flexibility</b>	Lease Term (Years)	15-20+	15-20+
	Expected Possession (Months)	36	36
	Renewal Options	S	S
	Expansion Options	A	A
	Right of First Offer/Refusal	A	A
	Sublet/Assignment Rights	S	S
	SNDA	A	A
	Triple Net or Gross Lease Structure	A	A
<b>Parking/Transportation</b>	Dedicated Parking Spaces	284	508
	Community Parking Spaces	4,000	4,000
	Rail - PATH Subway	Unique Direct Midtown and Downtown Manhattan access and connections to NYC Subway, Amtrak, LIRR, NJ Transit, and Newark Airtrain	
	Rail - Hudson Bergen Light Rail	Access stretching North to North Bergen and South to Bayonne	
	Rail - NJ Transit	NJ Transit Hoboken Terminal	
	Car	Car access to Holland Tunnel, NJ Turnpike, and major routes and highways	
	Bus	Multiple bus lines with convenient schedules	
	Ferry	NY Waterway to Midtown Manhattan	
	Air	Newark International Airport and on-site Helipad	
<b>Electrical</b>	Power Density - Floor Lighting	3 watts per SF	
	Power Density - Floor Power Panel	5 watts per SF	
	Power Density - Bus Duct	8 watts per SF	
	Power Density - Retail/Ground Floor	40 watts per SF	
	UL Listed Equipment	S	S
	NFPA 70 Compliance	S	S
	Primary Electric Service	3-Phase, 4-Wire, 277/480 Volt	
	Electrical Room Components	Bus duct risers, bus tap switches, distribution panels, lighting panels, baseboard control panels, fire alarm sub panels, low voltage panels, K rated transformers	

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<b>Electrical (continued)</b>			
Service Switchboards	Multiple 4,000 AMP Boards based on final building(s) size, with a PSE&G CT compartment and provision for limiter lugs		
House Service/Tenant Service Segregation	S	S	S
Submetered Power	S	S	S
Main Power/Distribution Panels	OMQB, Fused Switch, Type Rates for 200,000 Amps Symmetrical Short		
Other Panels	Bolted Circuit Breaker Type		
Lighting Panels	277/480 Volt, Double Ampacity Neutral Bus/Feeders, Q Frame Breakers		
Tenant Panels	120/208 Volt, Double Ampacity Neutral Bus/Feeders, E Frame Breakers		
Transformers	480V 3P TO 120/208V 3P Dry Type, UL K-4 Rated, Electrostatic Shield, 115°C Rise, Copper Windings, 6 Primary Taps		
Grounding	Switchboard Ground Fault Protection, all wiring systems, transformers		
Specialty Grounding	A	A	A
Bus Duct	3-Phase Copper Bus Bars & Steel or Aluminum; Plug-In or Feeder Type		
Wiring	THHN Copper, 75°C Rating (Building); In PVC (Slab); In EMT (Exposed and Power); AC or MC Cable (Branch), PVC Conduit (Feeders)		
Standard Receptacles	Specification Grade, 120 volts and 20 amps		
Standard Lighting	2'X4' 3 Lamp Fluorescent W/ T8 Lamps & Electronic Ballast		
<b>Resiliency/Emergency Systems</b>			
Primary Power Source	Modern 69 KV PSE&G Newport Substation		
Redundant Diverse Substation Power Source	A	A	A
Emergency Power System	Type 10, Class 48, Level 2, NFPA 110 Com		
Standby Generator Set(s)	Standard generator (s) sized to handle code mandated emergency power loads based on final building size		
Automatic Starting Equipment	S	S	S
Automatic Transfer Switches	S	S	S
36-Hour Fuel Supply System	S	S	S
2-Hour Fire Resistance Rated Room	S	S	S
Supplemental Generators/Systems for Tenant Space	A	A	A
Uninterruptible Power Supplies (UPS)	A	A	A
<b>Heating, Ventilation and Air Conditioning</b>			
Water Cooled Variable Air Volume Units	(2) Self Contained, Packaged Units per Floor		
Outside Design Conditions	94°F DB, 75°F WB Summer; 10°F DB Winter		
Inside Design Conditions	74°F, No Humidity Control		
U Factors	Wall - 0.1, Roof - 0.134, Glass - 0.53		
Design Assumptions	1 person per 100 SF; 20 CFM per person Outside Air		
Ventilation Standards	1.5 CFM minimum per USF		
Exhaust Standards	10-15 air changes based on room (Toilet, Janitor's, Electric, Telephone)		
Duct Air Velocities	Supply: 2,200-FPM max office floors; Exhaust/outside/relief: 1,200-FPM max; Stair pressurization: 1,800 - 2,000 FPM; Smoke/relief dampers: 1,800 FPM maximum.		
Cooling Towers	Sized based on final building(s) size, to be adequate for base building and supplemental cooling needs		
Plate Frame Heat Exchangers	S	S	S
Condenser Water Pumps, Primary and Secondary	S	S	S

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<b>Heating, Ventilation and Air Conditioning (Continued)</b>	Variable Frequency Drive Utility Set for Outside Air	S	S	S
	Stair Pressurization		0.15-0.35 IN. of Pressure	
<b>Telecommunications</b>	(2) Telecom Rooms per Floor, Vertically Stacked	S	S	S
	Telecom Room Size	8' x 10'	8' x 10'	8' x 10'
	(2) Diverse Riser Shafts	A	A	A
	Tenant Wiring Control	A	A	A
	Direct Conduit Options to Other Newport Bldgs	S	S	S
	Multiple Fiber Entrances/Diversity	S	S	S
	Diverse/Existing Newport Telecom Providers	16+	16+	16+
	Dark Fiber Providers	A	A	A
	Sonet Providers	A	A	A
	Ethernet Providers	A	A	A
	MPLS Providers	A	A	A
Cable/TV Providers	A	A	A	
<b>Fire Protection</b>	NFPA 72 Compliant Fire Alarm System	Complete, multiplex, addressable, electronically operated, closed circuit, electrically supervised, solid state, zoned, fire alarm, smoke detection, fire fighters communication, and emergency evacuation system		
	11 I/O Points per Floor	S	S	S
	(2) Alarm Initiation Zones per Floor	S	S	S
	Manual Stations and Automatic Detecting Devices	S	S	S
	Voice Alarm and Signaling System	S	S	S
	Fire Command Station on 1st Floor	S	S	S
	Interior and Exterior Column Fireproofing	S	S	S
<b>Building Management</b>	Web-based Tenant Request System	S	S	S
	Central Building Management System	S	S	S
	Normal Building Hours	8 AM - 6 PM Monday - Friday; excluding Holidays		
	Building Access	24 hours / 7 days a week		
	Messenger Center	A	A	A
	Mail Room	A	A	A
	Storage	A	A	A
	On-site facilities engineers	S	S	S
	Customized Building Rules & Regulations	A	A	A
	Cleaning	Nightly, Weekly, Monthly, Quarterly, & Annual Cleaning Standards		
First Class Standards	Operation of Buildings would be in keeping with other first-class office buildings on NJ Waterfront			
<b>Security</b>	Lobby Security	Access Controlled Turnstiles & 24/7 Monitoring & Personnel		
	Access Control System (Cards & Readers)	Software House C-Cure 9000 & turnstiles		
	Video Management System (CCTV)	American Dynamics Video Edge or equivalent		
	Access/Identification Cards	HID Proximity Cards or compatible cards		
	Multiple Layers of Physical Security	Newport campus security guards operate 24/7, along with Port Authority police and Jersey City police departments		
	Custom Security Procedures & Upgrades	A	A	A

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<b>Environmental Sustainability/LEED</b>	Sustainable Site	A	A	A
	Water Efficiency	A	A	A
	Energy and Atmosphere	A	A	A
	Materials and Resources	A	A	A
	Indoor Environmental Quality	A	A	A
	Innovation and Design Process	A	A	A
	Regional Priority Credits	A	A	A
	Recycling	A	A	A
	Alternative Energy	A	A	A
	Brownfield	S	S	S
	Cleaning	A	A	A
	Energy Efficiency	A	A	A
	Public Transportation	S	S	S
	Water Use Reduction	A	A	A
	Air Quality	A	A	A
	Energy Curtailment	A	A	A
	<b>Amenities</b>	Parks	Multiple public and private parks and recreation areas	
Walkways		Hudson River Waterfront Walkway		
Education - Primary & Secondary		Private Day-care, Pre-K and Primary Schools		
Higher Education		Undergraduate and Post-Graduate University of Phoenix Jersey City Campus		
Fitness Center		Newport Swim & Fitness Center with pool, sauna, exercise facilities and classes		
Retail - Mall		Newport Centre Mall, including Macy's, Sears, Kohl's, JCPenny, AMC Theatres and more		
Retail - Community		200,000+ SF of community retailers, including Staples, Target, Best Buy, banks, and other services		
Residential Community		13 residential buildings, with more than 5,000 apartments		
Blue Chip Commercial Tenants		8 Office buildings with more than 6M SF of Class A Office Space and 17 of the Global Fortune 500 Companies.		
Hotels		Westin and Marriott Courtyard, with 500 rooms & conference facilities		
Restaurants		Restaurants at Newport - 14 first class eateries		
Marina		Docking and storage facilities, 154 births		
Skating		Seasonal outdoor Ice Skating Rink		
Proximity	Walking Distance to Hoboken amenities, 1 stop from Manhattan amenities			
<b>Developer</b>	Landlord/Developer	LeFrac is a privately held, national real estate owner/manager/developer.		
	History	Founded in 1901, LeFrac has built and manages over 400 properties in an array of asset classes totalling over 30 million square feet		
	Track Record	Landlord has built over 5 million square feet of office space in Newport, all completed as scheduled.		
	Financing	Landlord has more than adequate capital to develop Building(s).		
	Ownership	Site is owned and controlled by an affiliate of Landlord.		

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