

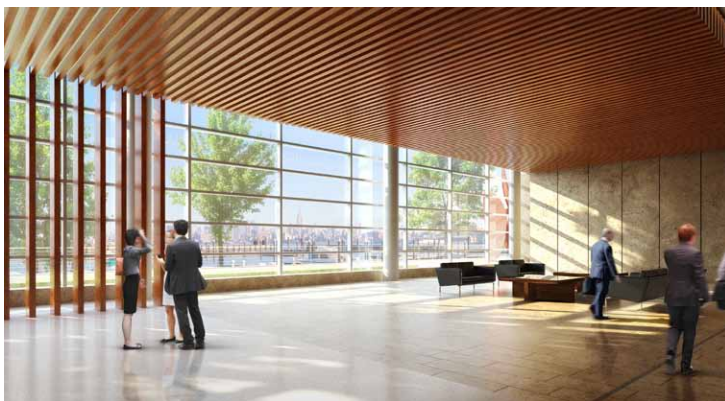


10 & 20 Pier Six:
Newport's Most Technologically
Advanced Office Solution

300,000 to 1,250,000 SF of
Build-to-Suit Class A Office Space



Option 1 One Tower



Pier Six Leasing
Newport
Jersey City, New Jersey

Marylou Berk
Head of Commercial Real Estate
MBerk@LeFrakCommercial.com
T +1 212 708 6650

Jamie LeFrak
Principal
T +1 212 708 6670

Option 1 One Tower

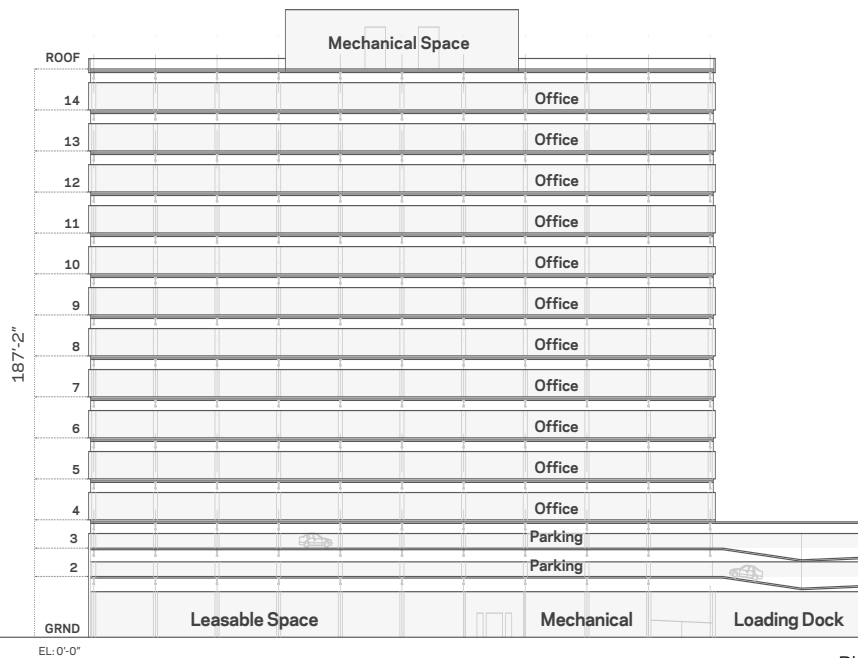
300,000 - 600,000 RSF

43,006 SF floor plate

11 to 17 stories

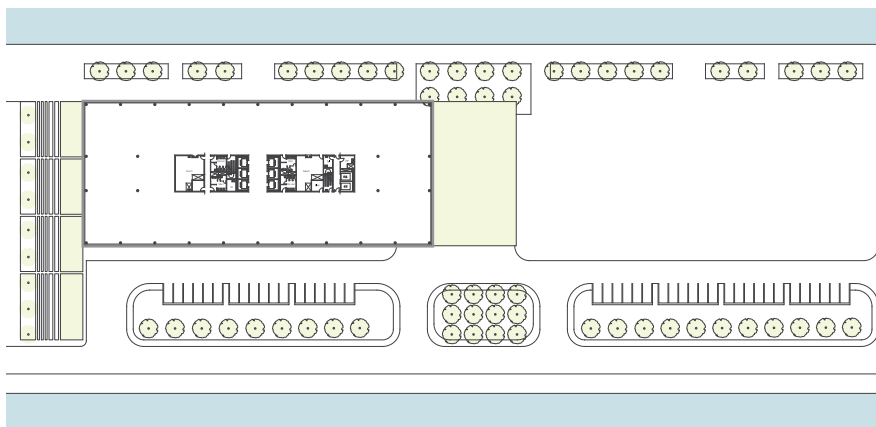
Pier Six qualifies for maximum State of New Jersey incentives*

Elevation



Please see pages 10-15 for details, building specifications, and more.

Typical Floorplan



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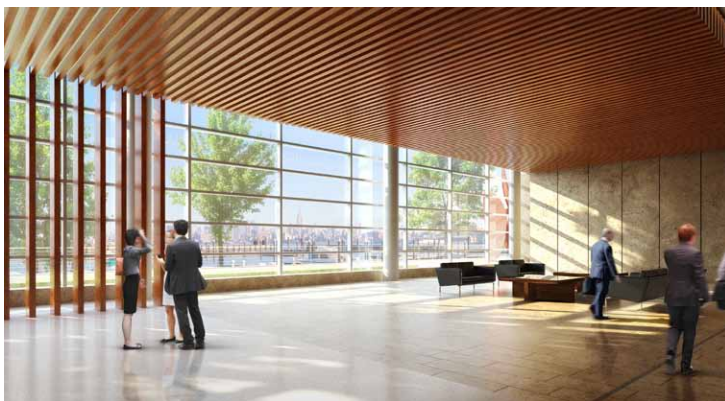
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Newport
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Marylou Berk
Head of Commercial Real Estate
MBerk@LeFracCommercial.com
T +1 212 708 6650

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Principal
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Option 2 Two Towers



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Marylou Berk
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Option 2 Two Towers

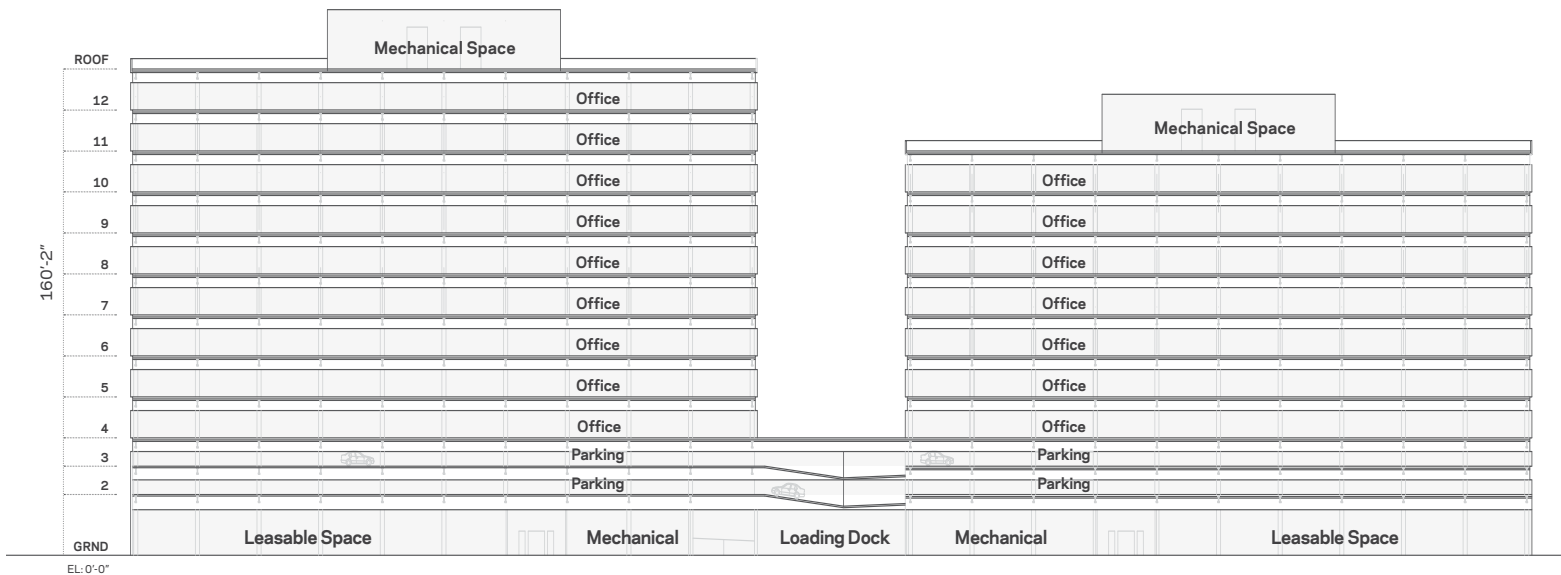
600,000 - 1,100,000 RSF

10 to 17 stories

43,006 SF floor plate

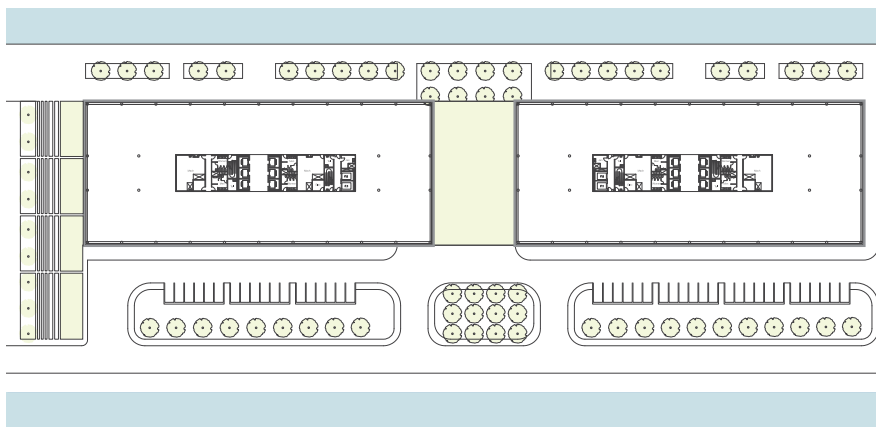
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Typical Floorplan



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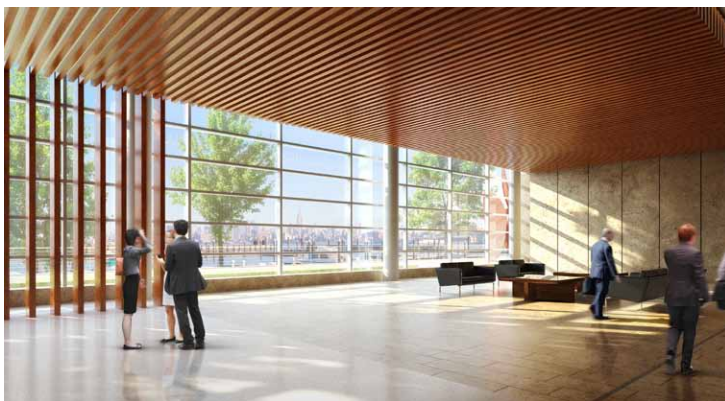
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Option 3 Two Towers with Connected Floors



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Option 3 Two Towers with Connected Floors

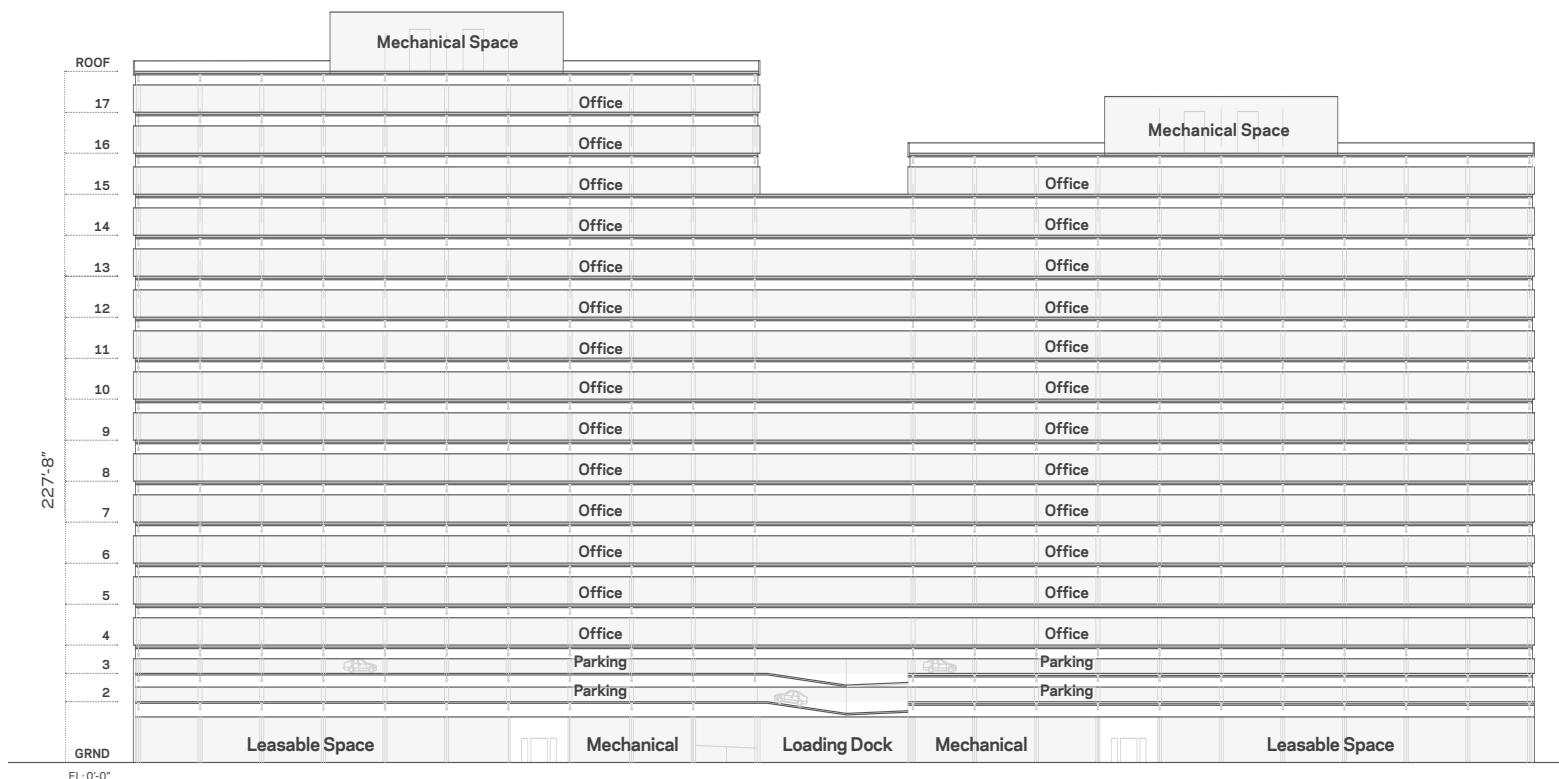
750,000 - 1,250,000 RSF

10 to 17 stories

43,006 to 94,122 SF floor plate

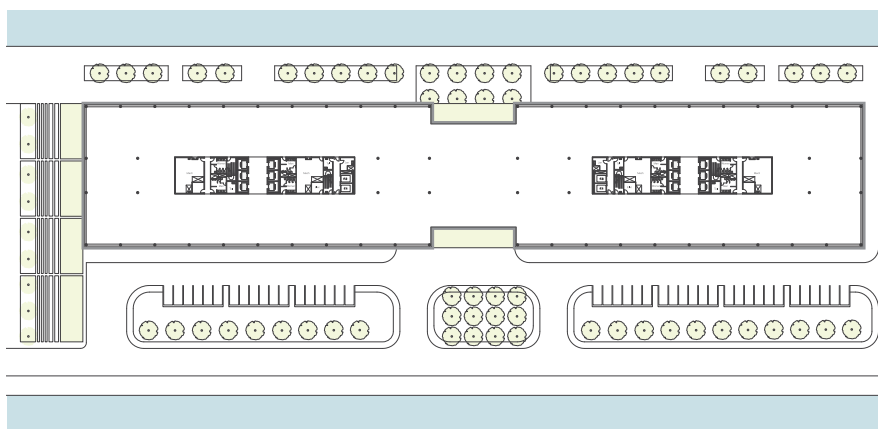
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Elevation



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Typical Floorplan



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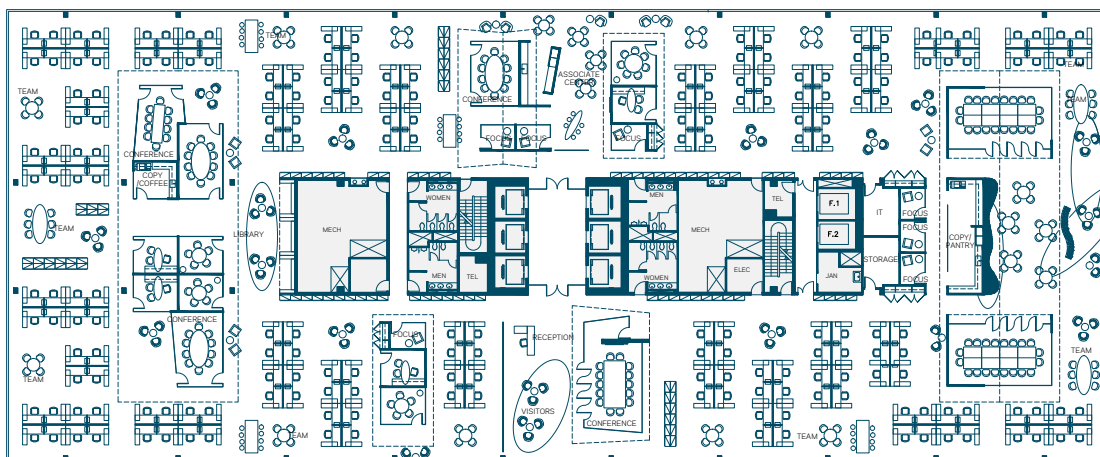
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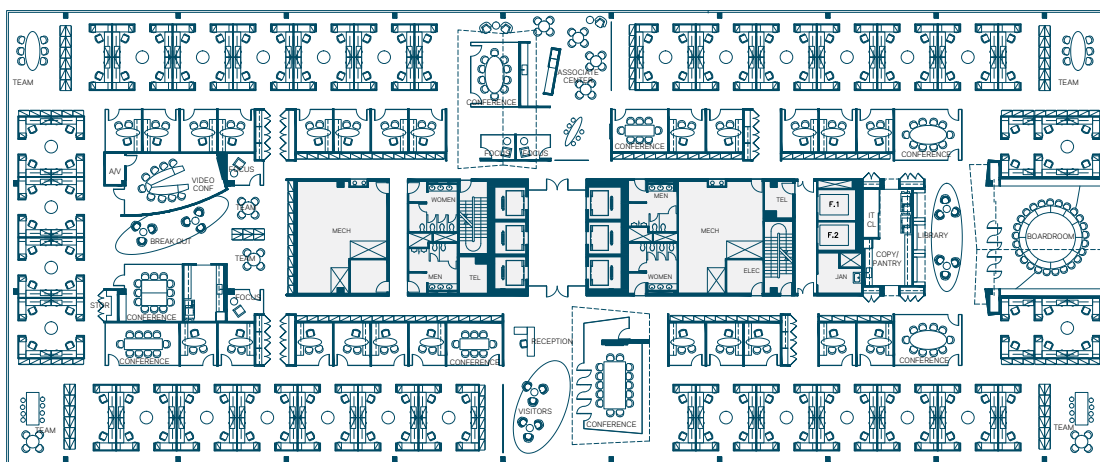
1 Open Plan

- 3 large conference rooms
- 4 medium conference rooms
- 3 small conference rooms
- 4 private offices
- 7 focus rooms
- 196 workstations



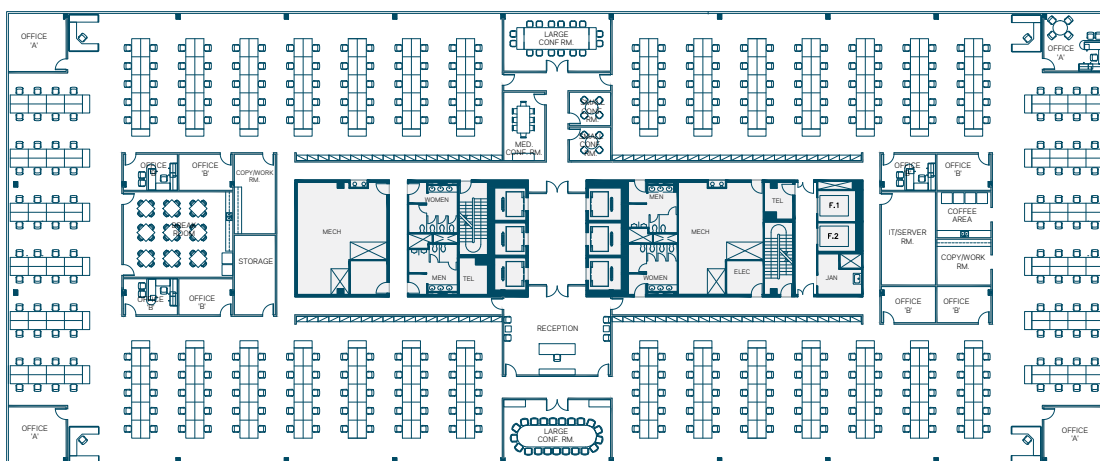
2 Interior Offices

- 1 small conference room
- 5 medium conference rooms
- 1 video conference room
- 1 board room
- 4 team spaces
- 2 focus rooms
- 24 private offices
- 1 library
- 1 associate center
- 129 workstations



3 Trading Floor

- 2 large conference rooms
- 1 medium conference room
- 2 small conference rooms
- 4 'A' offices
- 8 'B' offices
- 4 secretarial stations
- 376 trading desks



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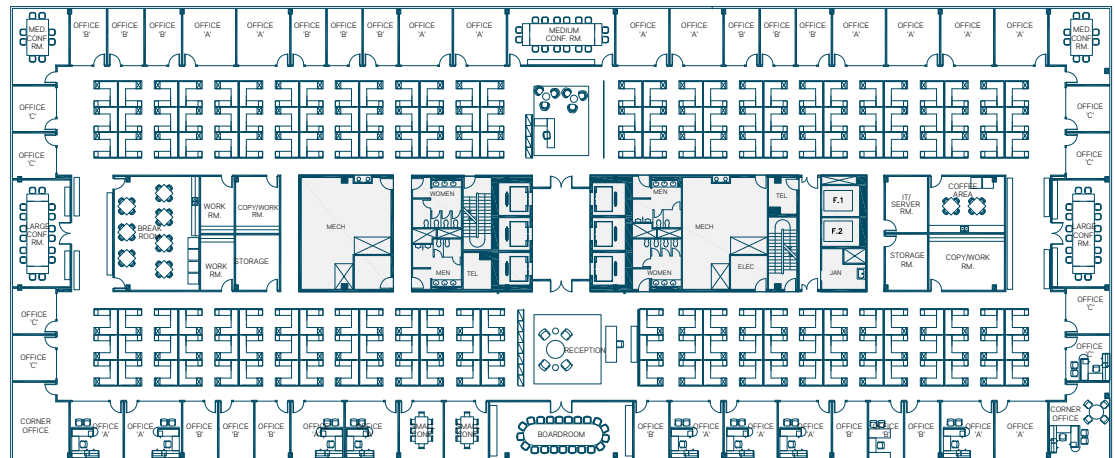
4 Traditional Offices

- 1 boardroom
- 2 large conference rooms
- 3 medium conference rooms
- 2 small conference rooms
- 20 secretarial stations
- 2 corner offices
- 19 'A' offices
- 16 'B' offices
- 8 'C' offices
- 23 'D' offices



5 Exterior Glass Offices

- 1 large conference room
- 2 medium conference rooms
- 2 small conference rooms
- 45 private offices
- 165 workstations



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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: LeFrak 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

S Standard | A Available | N/A Not Available

	Option 1	Option 2	Option 3
The Site			
Site Size		8.76 acres	
Block/Lot		Block 20 Lots 2.43 & 2.25	
Reconstructed Pier - New High Level Concrete Deck	S	S	S
Site Above FEMA Base Flood Elevation Level	S	S	S
Waterfront Pier Location	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
New Roadway	S	S	S
New Utility Infrastructure	S	S	S
Compliant with Coastal Zone Management Rules	S	S	S
The Buildings			
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
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
Mechanical Rooms per Floor	2	2	4
Electrical Rooms per Floor	2	2	4
Janitorial Rooms per Floor	1	1	2

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Building Aesthetics	Windows - 6'-0" vision glass	S	S
	Floor to Ceiling Windows	A	A
	Metal and glass curtainwall façade	S	S
	Building Signage/Branding	A	A
	Street Level Signage/Branding	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	
Base Building - Structure	Long Span Steel Frame Construction	S	S
	Concrete Level Floor Slabs	S	S
	Automatic Sprinkler Main Loop	S	S
	Vent Stub Outs	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
	Slab Floor Loading	100 lbs per SF as per IBC	
	Column Spacing	45'0" x 30' 0"	45'0" x 30' 0"
	Supplemental Framing for Heavy Loads	A	A
	Below Grade Space	N/A	N/A
	Column Free Structural Bays	S	S
	Antenna - Roof Mounting	A	A
	Storage Areas	A	A
Project Entitlements & Schedule	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	
New Jersey Incentives	Urban Transit Hub Tax Credit	A	A
	Grow NJ Assistance Program	A	A
	Business Employment Incentive Program (BEIP)	A	A
	Business Retention and Relocation Assistance Grant (BRRAG)	A	A
	Payments in Lieu of Taxes (PILOT)	A	A
	New Jobs Investment Tax Credit	A	A
	Customized Training Grants	A	A

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New Jersey Incentives (continued)	Sales and Use Tax Exemption Program	A	A
	Pay for Performance	A	A
	Urban Enterprise Zone Programs	A	A
Project Team	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	
Tenant Fit	Trading	A	A
	Office & Open	A	A
	Dedicated Offices	A	A
	Open Workstation	A	A
	Internal Staircases	A	A
Lease Flexibility	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
Parking/Transportation	Triple Net or Gross Lease Structure	A	A
	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	
Electrical	Air	Newark International Airport and on-site Helipad	
	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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Electrical (continued)			
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		
Resiliency/Emergency Systems			
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
Heating, Ventilation and Air Conditioning			
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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Heating, Ventilation and Air Conditioning (Continued)			
Variable Frequency Drive Utility Set for Outside Air	S	S	S
Stair Pressurization		0.15-0.35 IN. of Pressure	
Telecommunications			
(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
Fire Protection			
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
Building Management			
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		
Security			
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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Environmental Sustainability/LEED	Sustainable Site	A	A
	Water Efficiency	A	A
	Energy and Atmosphere	A	A
	Materials and Resources	A	A
	Indoor Environmental Quality	A	A
	Innovation and Design Process	A	A
	Regional Priority Credits	A	A
	Recycling	A	A
	Alternative Energy	A	A
	Brownfield	S	S
	Cleaning	A	A
	Energy Efficiency	A	A
	Public Transportation	S	S
	Water Use Reduction	A	A
	Air Quality	A	A
	Energy Curtailment	A	A
Amenities	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	
Developer	Proximity	Walking Distance to Hoboken amenities, 1 stop from Manhattan amenities	
	Landlord/Developer	LeFrak is a privately held, national real estate owner/manager/developer.	
	History	Founded in 1901, LeFrak 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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Commercial Buildings

1. 111 Town Square Place
2. Future Office Site (Build to suit)
3. 499 Washington Blvd
4. 545 Washington Blvd ISO Building
5. 575 Washing Blvd Chase Building
6. 570 Washington Blvd DTCC
7. 100 Town Square Place
8. 480 Washington Blvd UBS Building
9. 10 Pier Six (Build to suit)
10. 20 Pier Six (Build to suit)

Luxury Residences

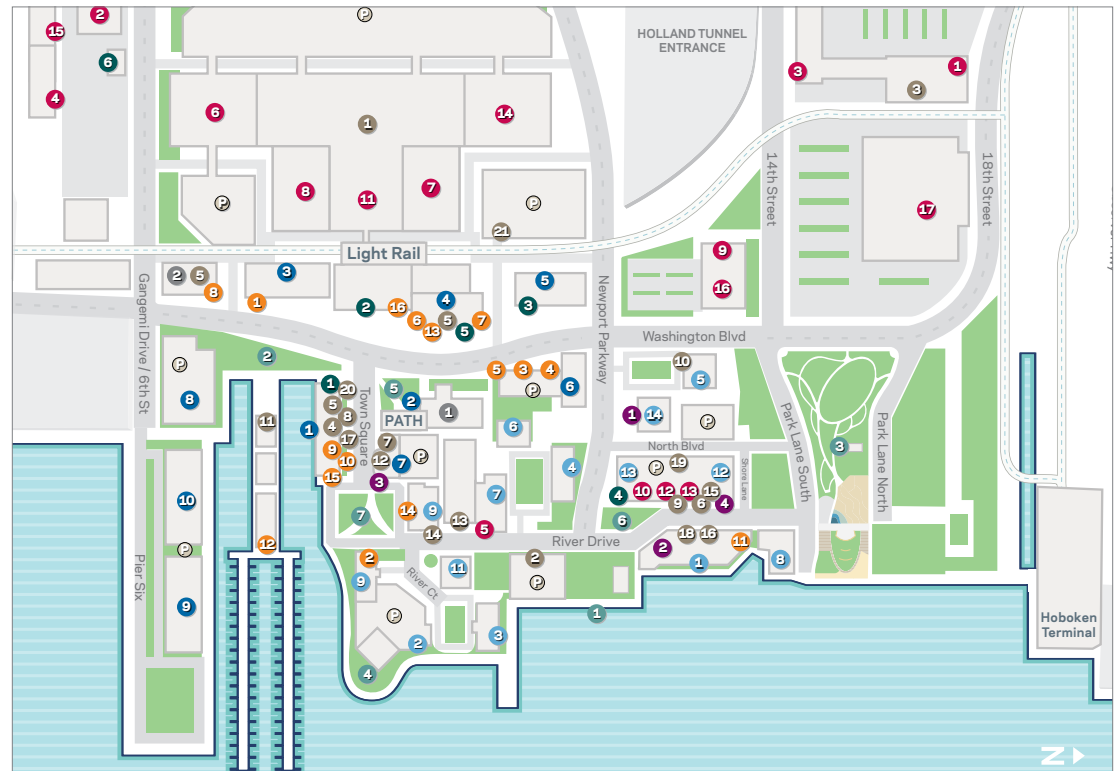
1. Aquablu
2. Atlantic
3. East Hampton
4. Waterside Sq. North
5. Parkside West
6. James Monroe
7. Waterside Sq. South
8. Laguna
9. Pacific
10. Riverside
11. Southampton
12. The Shore North
13. The Shore South
14. Parkside East

Restaurants

1. Azúcar (Cuban)
2. Babo (Gelato)
3. Bertucci's (Italian)
4. Boca Grande (Mexican)
5. Confucius (Chinese)
6. Così (American Grill)
7. Dorrian's (Pub)
8. Fire & Oak (American Grill)
9. Fresca (Deli)
10. Komegashi Too (Japanese)
11. Loradella's Pizzeria
12. Battello (Italian)
13. Raaz (Indian)
14. Skylark on the Hudson (American)
15. Starbucks (Coffee)
16. Seattle Coffee Roasters (Deli)

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Hotels

1. Courtyard by Marriott
2. Westin Hotel

Amenities/Services

1. AMC Movie Theatre
2. Duane Reade
3. Enterprise Rent-a-Car
4. Eye Level Learning Center
5. Gateway Newstand
6. G. D'Italia Shoe Repair
7. Gotham Orthopedics
8. Metrowaterfront Brokerage
9. Newport Dry Cleaners
10. Newport Liberty Medical
11. Newport Marina
12. Newport Leasing Office
13. Newport Swim & Fitness
14. Newport Veterinary Center
15. Newport Vision Center
16. Pampered Pregnancy
17. Polish Me Nails
18. Salon Be
19. Tennis Courts
20. UPS Store
21. Zip Car

Banks

1. Bank of America
2. Capital One Bank
3. Chase Bank
4. HSBC
5. Santander
6. Wells Fargo

Shopping

1. A&P Supermarket
2. Bed Bath & Beyond
3. Best Buy
4. BJ's Wholesale
5. Canis Minor
6. JC Penney
7. Kohl's
8. Macy's
9. Modell's
10. Morton Williams
11. Newport Centre Mall
12. Newport Skates
13. Newport Spirits
14. Sears
15. Shop-Rite
16. Staples
17. Target

Marylou Berk

Head of Commercial Real Estate
MBerk@LeFrakCommercial.com
T +1 212 708 6650

School/Day Care

1. The River School
2. Stevens Cooperative School
3. University of Phoenix
4. Wild at Play

Green Spaces

1. Hudson River Waterfront Walkway
2. Marina Park
3. Newport Green
4. Newport Lighthouse
5. Newport Welcome Garden
6. Elephant Park/ Ice Rink
7. Town Square

Parking Garages

Transportation

Hoboken Terminal
Newark Liberty International Airport
Newport PATH station
Newport Light Rail Station

Jamie LeFrak

Principal
T +1 212 708 6670



111 Town Square Place

Morgan Stanley
HSBC
Credit Suisse
Antenna Software
British Telecom
Verizon Business
Centurylink Communications



499 Washington Boulevard

Bank of America
Royal Bank of Scotland
Citrix
CIGNA
Fidelity Investments
Citigroup
Scivantage



545 Washington Boulevard
ISO Building

ISO
HSBC
Sungard
Knight Securities
Direct Edge



575 Washington Boulevard
Chase Building

JP Morgan Chase



570 Washington Boulevard

Depository Trust & Clearing Corp.



480 Washington Boulevard
UBS Building

UBS
Citigroup
Bank of NY Mellon
Societe Generale



100 Town Square Place

University of Phoenix
London Stock Exchange
Eva Airways Corp
Newport

Pier Six Leasing

Newport
Jersey City, New Jersey

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Head of Commercial Real Estate
MBerk@LeFrakCommercial.com
T +1 212 708 6650

Jamie LeFrak

Principal
T +1 212 708 6670



Founded in 1901, LeFrak owns an extensive 40 million square foot portfolio of real estate concentrated in the New York, 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 4,700 residential units, 5 million square feet of Class "A" office space, 616 hotel rooms, 1.7 million square feet of retail, 2 million square feet of on-site parking, and a 1.5-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 \$2.5 billion.

www.lefrak.com



Pier Six Leasing

Newport
Jersey City, New Jersey

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Head of Commercial Real Estate
MBerk@LeFrakCommercial.com
T +1 212 708 6650

Jamie LeFrak

Principal
T +1 212 708 6670



Pier Six Leasing

Newport
Jersey City, New Jersey

www.piersixnewport.com

Marylou Berk

Head of Commercial Real Estate
MBerk@LeFrakCommercial.com
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Jamie LeFrak

Principal
T +1 212 708 6670