

# 480

WASHINGTON BLVD



A VIBRANT JERSEY CITY WATERFRONT COMMUNITY

# TABLE OF CONTENTS

---

Building	3
Building Amenities	7
Floor Plans	10
Neighborhood	15
Statistics	16
Newport Amenities	20
Transportation	21
Hotels	25
Building Specs	26
Healthy Building	27
Incentives	28
Ownership	29
Contact	30

---



## MEET 480 WASHINGTON BLVD

A 1.1 million square foot office building expertly designed and constructed by a world-class team consisting of architect Kohn Pederson Fox and builder LeFrak. 480 Washington Boulevard stands out in an enviable location with stunning panoramic views of the Hudson River and Manhattan skyline along the Jersey City Waterfront. This 31 story class-A tower has state-of-the-art infrastructure, superior indoor air quality, abundant on-site parking, planned amenity spaces, and ground floor retail. The building is surrounded by a beautiful waterfront park and outdoor spaces along the Hudson River esplanade.

**Come join the most prestigious organizations by choosing 480 Washington Blvd.**

**31 STORIES | 1.1 MILLION RSF  
A WATERFRONT DESTINATION**



## MODERN CONVENIENCE AND SUPERIOR FUNCTION



This state-of-the-art Energy Star certified facility features modern enhancements, an expansive lobby, and welcomes its guests with prominent Tenant signage. Tenants also have the opportunity to leverage the beautiful waterfront park and outdoor spaces along the Hudson River Esplanade, now hosted with public WiFi services. All infrastructure and amenities are focused to promote health and wellness throughout the workday, foster productivity and encourage collaboration.



**5 PARKING DECKS LOCATED ON  
FLOORS 3-7 FOR COMMUTING EASE**  
**SECURE IN-BUILDING BIKE STORAGE**  
**TENANT GENERATORS**  
**SUPPLEMENTAL HVAC**

# TOP FLOORS OF TROPHY SPACE AVAILABLE

APPX. 49,000 RSF UP TO  
500,000 RSF AND DIVISIBLE

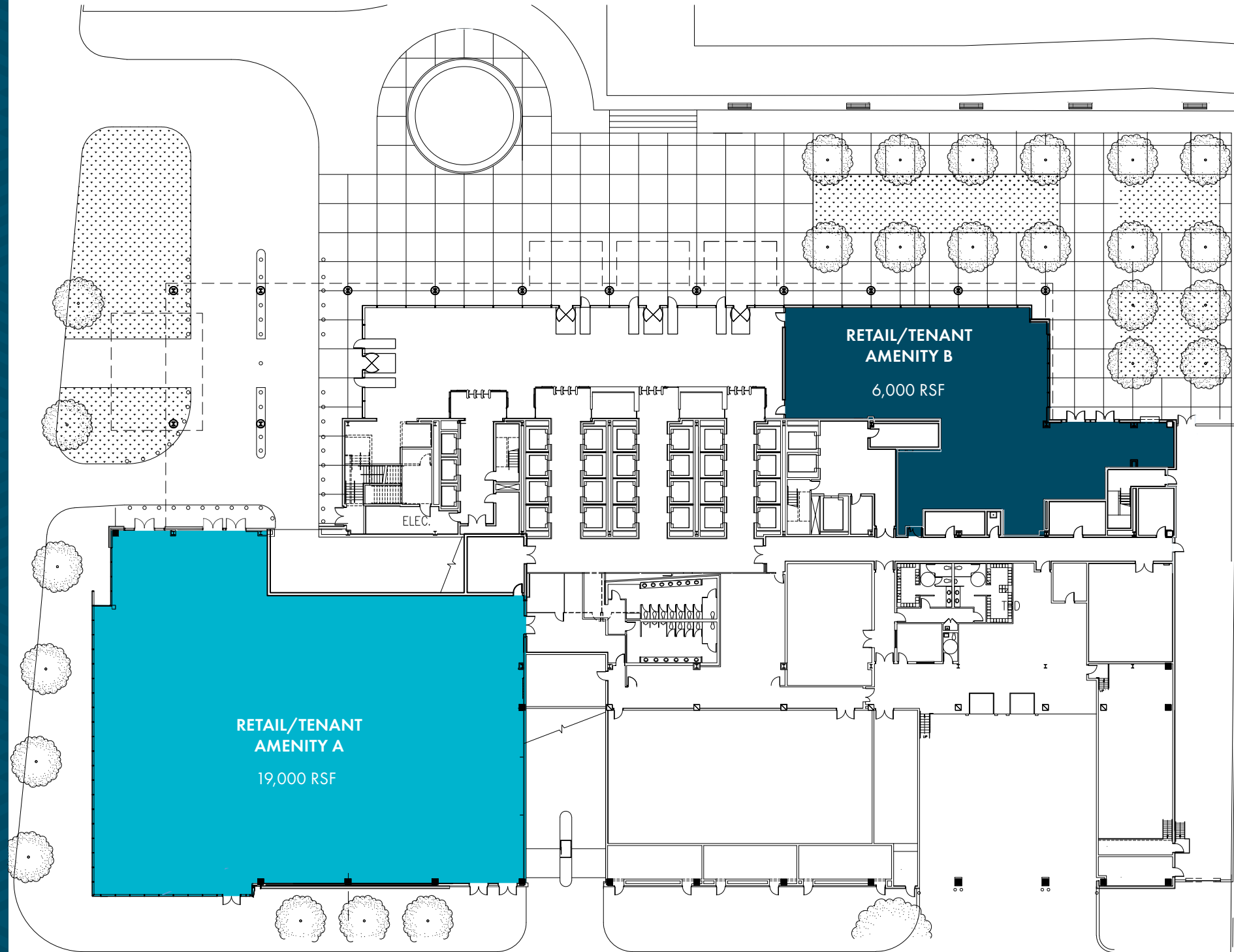
- Immediate Availability
- Near-Term (Est. 1/2026)
- Potential Food Hall/Outdoor Terrace
- Retail/Amenity



## RETAIL AND GROUND FLOOR PLAN

### OPPORTUNITY FOR AMENITIES, TENANT DEDICATED FACILITIES, AND/OR RETAIL SERVICES

- 19' ceiling heights
- Virtually column-free space
- Adjacent to Marina Park
- Retail A: over 100' of prime frontage on Washington Blvd
- Retail B: direct connectivity to building lobby with potential for ample outdoor seating areas



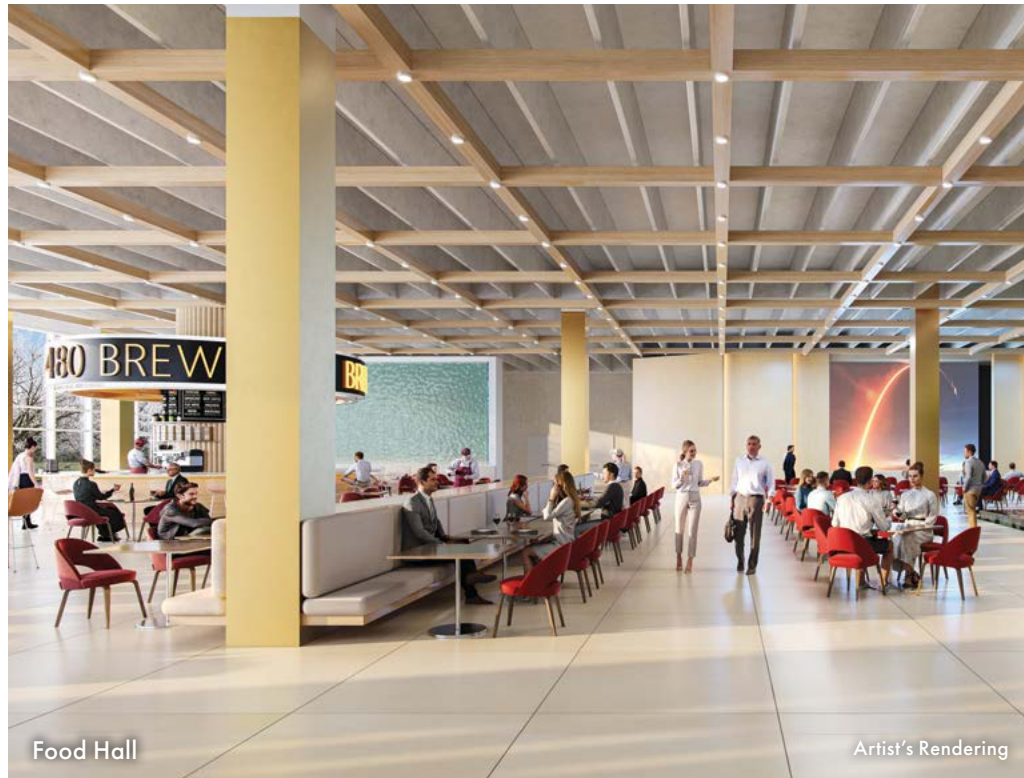
# EXCITING SPACES ATTRACT EXCEPTIONAL TALENT

[CLICK HERE FOR PHOTO GALLERY](#)



# AN INSPIRING TRANSFORMATION

The timeless lobby with planned upgrades may be further enhanced with two (2) ground floor spaces and a rooftop terrace re-imagined with a robust and diversified package of amenities to set the highest standard for the modern work environment in Jersey City.





## A UNIQUE OPPORTUNITY

Lease and create a space of your own, or collaborate with ownership to produce amenities and services that enhance the tenant experience and create the highest quality occupancy solution on the Jersey City Hudson River Waterfront.

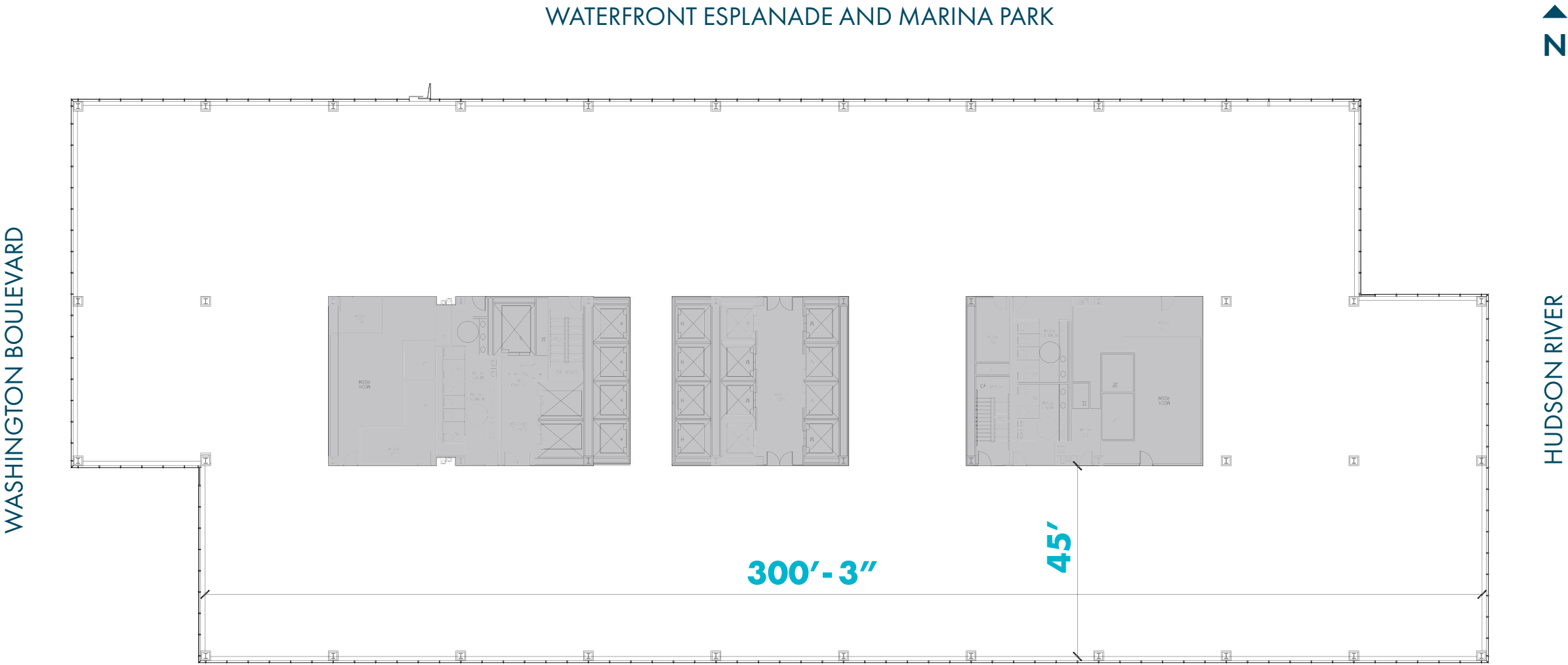


The proposed renderings and layouts for the various amenity, conference space and other features are conceptual in nature and are not a representation, warranty or commitment by Landlord, and only intended to express ideas for further consideration. At Landlord's discretion, design, location and implantation of any such spaces or concepts may be subject to changes and/or adjustments.

# CORE + SHELL PLAN

## APPX. 49,000 RSF

- Highly efficient
- Virtually column-free
- Appx. 14' slab-to-slab height
- Stunning Hudson River and NYC views
- Modern glass curtain wall providing maximum natural light



# TEST FIT OPTION A (383 OCCUPANTS)

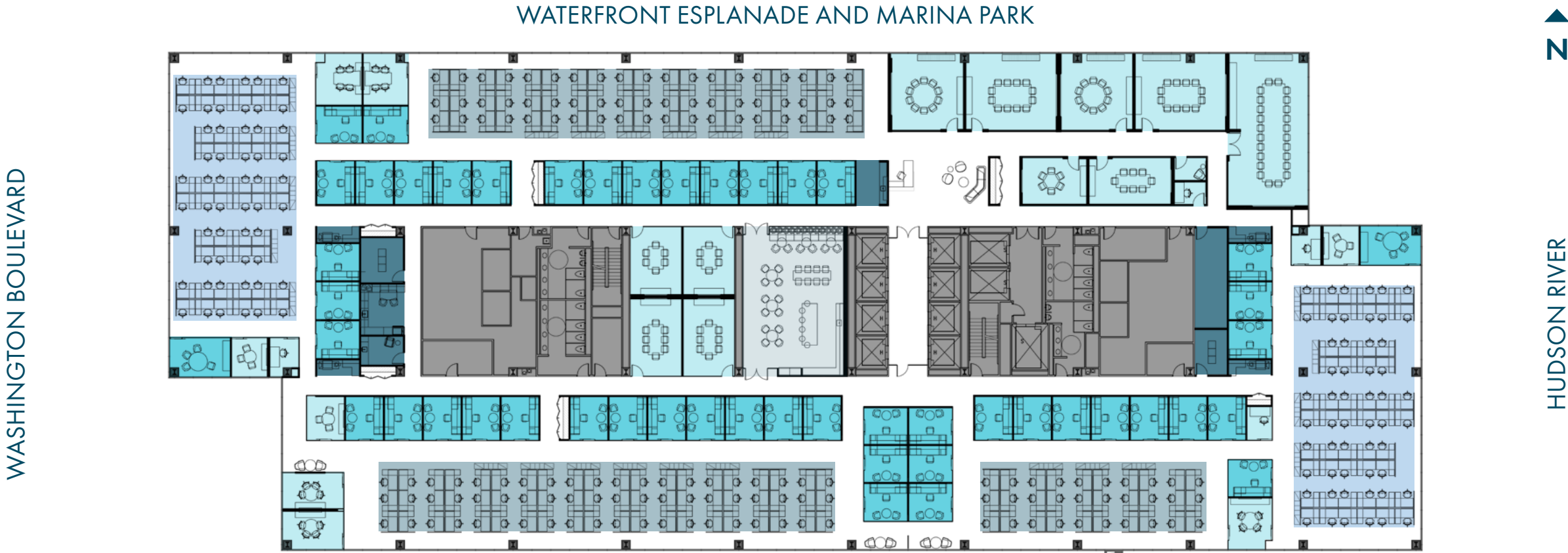
DOWNLOAD FLOOR PLAN



STAFF SPACES			FLOOR SUPPORT			FLOOR SUPPORT		
SIZE	PLANNED		PLANNED			PLANNED		
Executive Office	175 SF	2	Reception	0	2P. Open Collab.	3	PRIVATE OFFICE	
Private Office	120 SF	50	12P. Conference Room	2	Cafe Seats	14	CONFERENCE/HUDDLE RMS	
Benching	5'-0" Wide	331	8P. Conference Room	2	Coffee/Water Point	1	SUPPORT SPACES	
Total Staff		383	6P. Conference Room	2	Closets	7	PANTRY	
SF/Person		124 SF	4P. Huddle Room	9	Wellness Room	1	WORKSTATIONS	
			3P. Huddle Room	6	IDF Rooms	2	CORE	
			2P. Focus Room	2	Copy/Print Station	4		
			1P. Focus Room	4				

# TEST FIT OPTION B - FULL FLOOR (301 OCCUPANTS)

 [DOWNLOAD FLOOR PLAN](#)



STAFF SPACES	SIZE	PLANNED	FLOOR SUPPORT	PLANNED	FLOOR SUPPORT	PLANNED
Executive Office	175 SF	2	Reception	1	1P. Focus Room	5
Private Office	120 SF	47	24P. Conference Room	1	2P. Open Collab.	3
Benching	5'-6" Wide	147	12P. Conference Room	2	Cafe Seats	38
Trading	5'-0" Wide	104	10P. Conference Room	2	Coffee/Water Point	2
Receptionist	50 SF	1	8P. Conference Room	3	Closets	6
Total Staff		301	6P. Conference Room	3	Wellness Room	1
SF/Person		164.5 SF	4P. Huddle Room	4	IDF Rooms	2
			3P. Huddle Room	3	Copy/Print Station	4

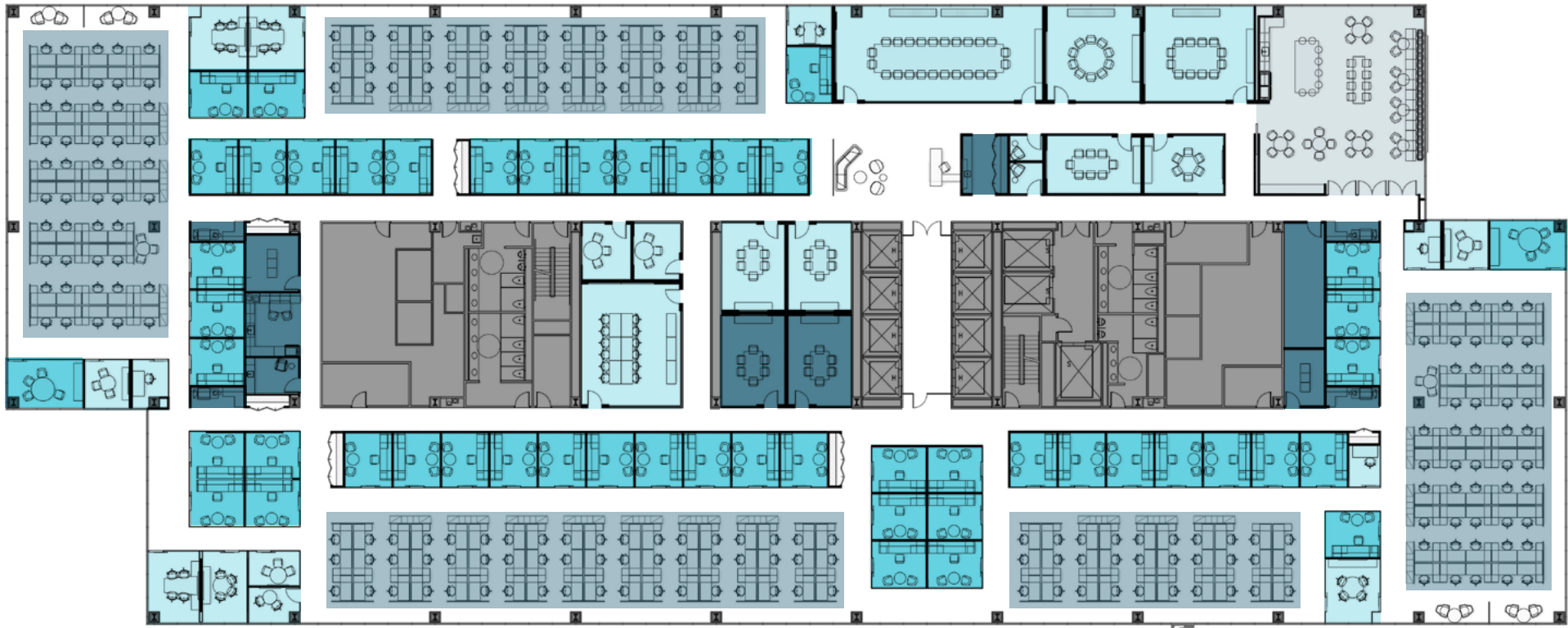
	PRIVATE OFFICE
	CONFERENCE/HUDDLE RMS
	SUPPORT SPACES
	PANTRY
	WORKSTATIONS
	TRADING
	CORE

# TEST FIT MULTI-TENANT FLOOR (277 OCCUPANTS)

 [DOWNLOAD FLOOR PLAN](#)

WATERFRONT ESPLANADE AND MARINA PARK

WASHINGTON BOULEVARD



HUDSON RIVER



## STAFF SPACES

SIZE	PLANNED
Executive Office	2
Private Office	49
Benching	147
Receptionist	1
Total Staff	277
SF/Person	179 SF
SF/Person	164.5 SF

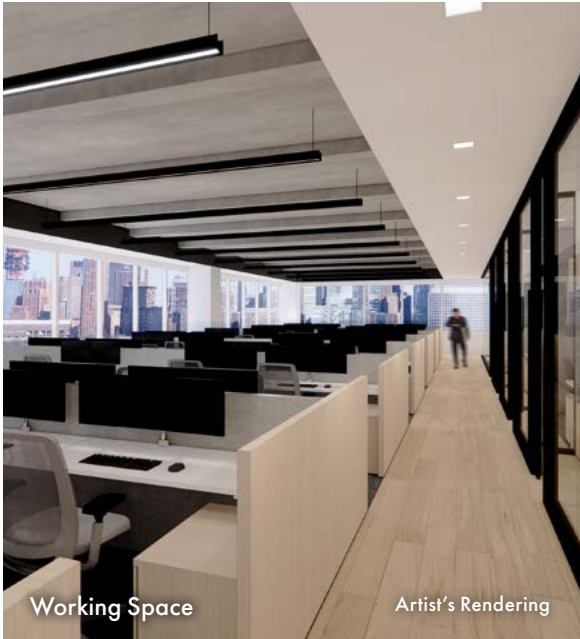
## FLOOR SUPPORT

Reception	1
24P. Conference Room	1
12P. Conference Room	2
10P. Conference Room	1
8P. Conference Room	1
6P. Conference Room	5
4P. Huddle Room	5
3P. Huddle Room	5
2P. Focus Room	2

## FLOOR SUPPORT

1P. Focus Room	4
3P. Open Collab.	2
2P. Open Collab.	4
Cafe Seats	46
Coffee/Water Point	2
Closets	7
Wellness Room	1
IDF Rooms	2
Copy/Print Station	4

	PRIVATE OFFICE
	CONFERENCE/HUDDLE RMS
	SUPPORT SPACES
	PANTRY
	WORKSTATIONS
	CORE



The proposed renderings and layouts for the various amenity, conference space and other features are conceptual in nature and are not a representation, warranty or commitment by Landlord, and only intended to express ideas for further consideration. At Landlord's discretion, design, location and implantation of any such spaces or concepts may be subject to changes and/or adjustments.



## 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.



### 480 WASHINGTON BLVD TENANTS

---

JPMORGAN CHASE & CO.



### DISTINGUISHED NEWPORT COMPANIES

---



Forbes

L'ORÉAL



BANK OF AMERICA



TORY BURCH



BNP PARIBAS

DTCC



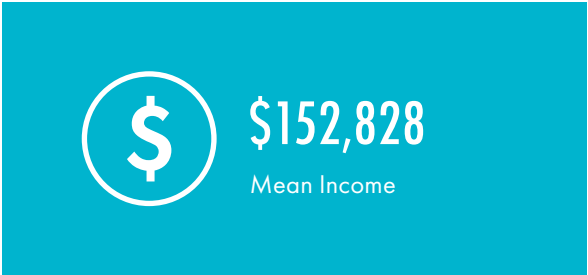
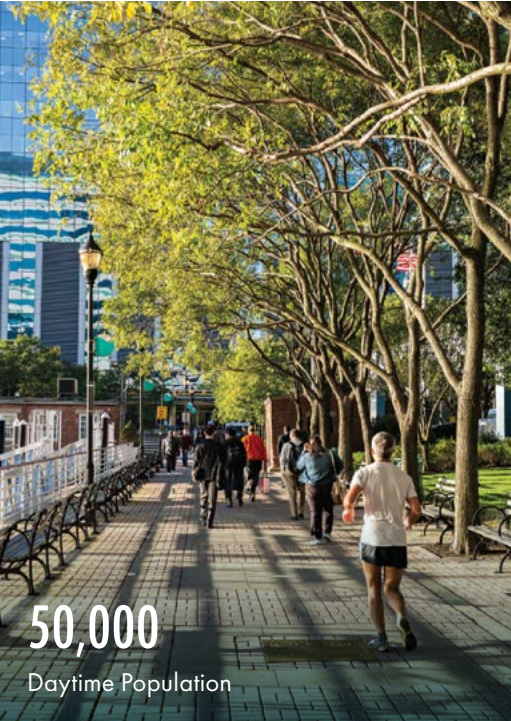
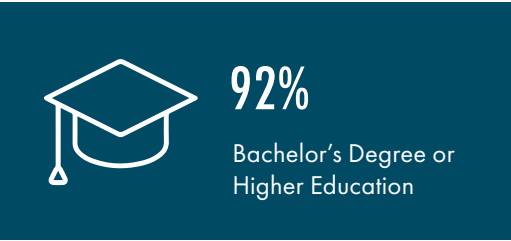
MAERSK

# WELCOME TO



# NEWPORT

THE LARGEST MIXED-USE WATERFRONT  
COMMUNITY IN THE UNITED STATES



# 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



**9.3%**

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.

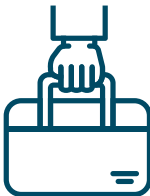
Source: Center for Economics Division; U.S. Census Bureau.



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)

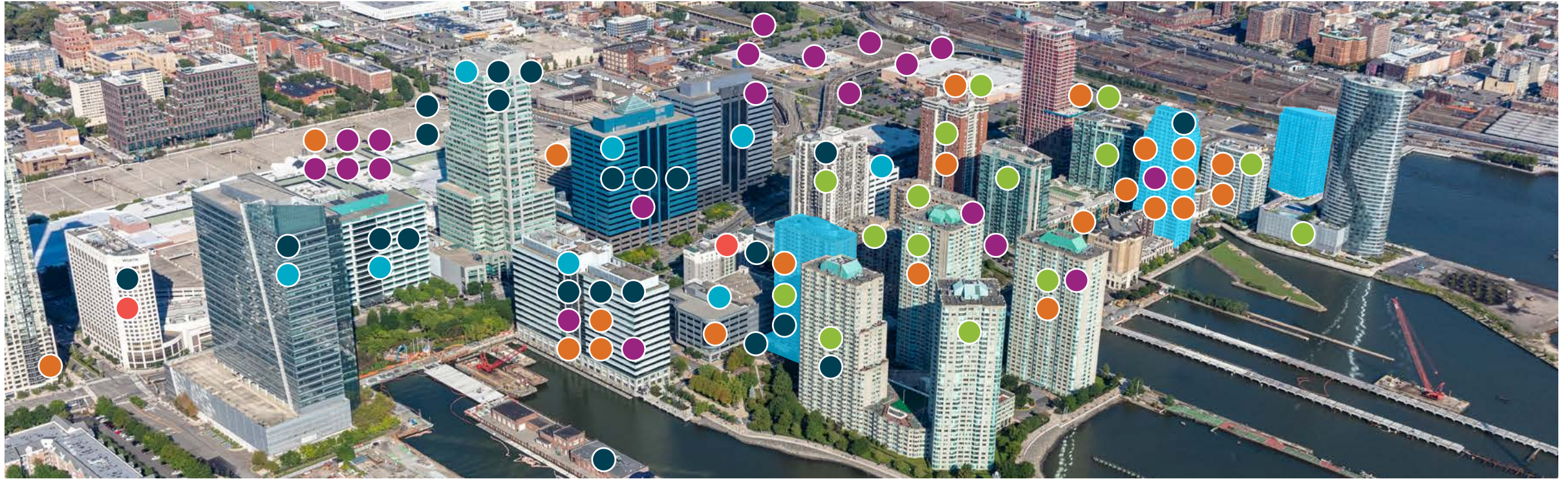


The **MOST LIVABLE CITY** in the U.S. (Smart Asset)



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

# ALL LINES LEAD TO NEWPORT

ONE STOP FROM MANHATTAN.  
DIRECT TRANSIT OPTIONS TO  
ALL MAJOR COMMUTER HUBS.





NEWARK - WORLD TRADE CENTER

HOBOKEN - WORLD TRADE CENTER


HOBOKEN - 33RD ST

JOURNAL SQUARE - 33RD ST


 NJ TRANSIT



NY WATERWAY

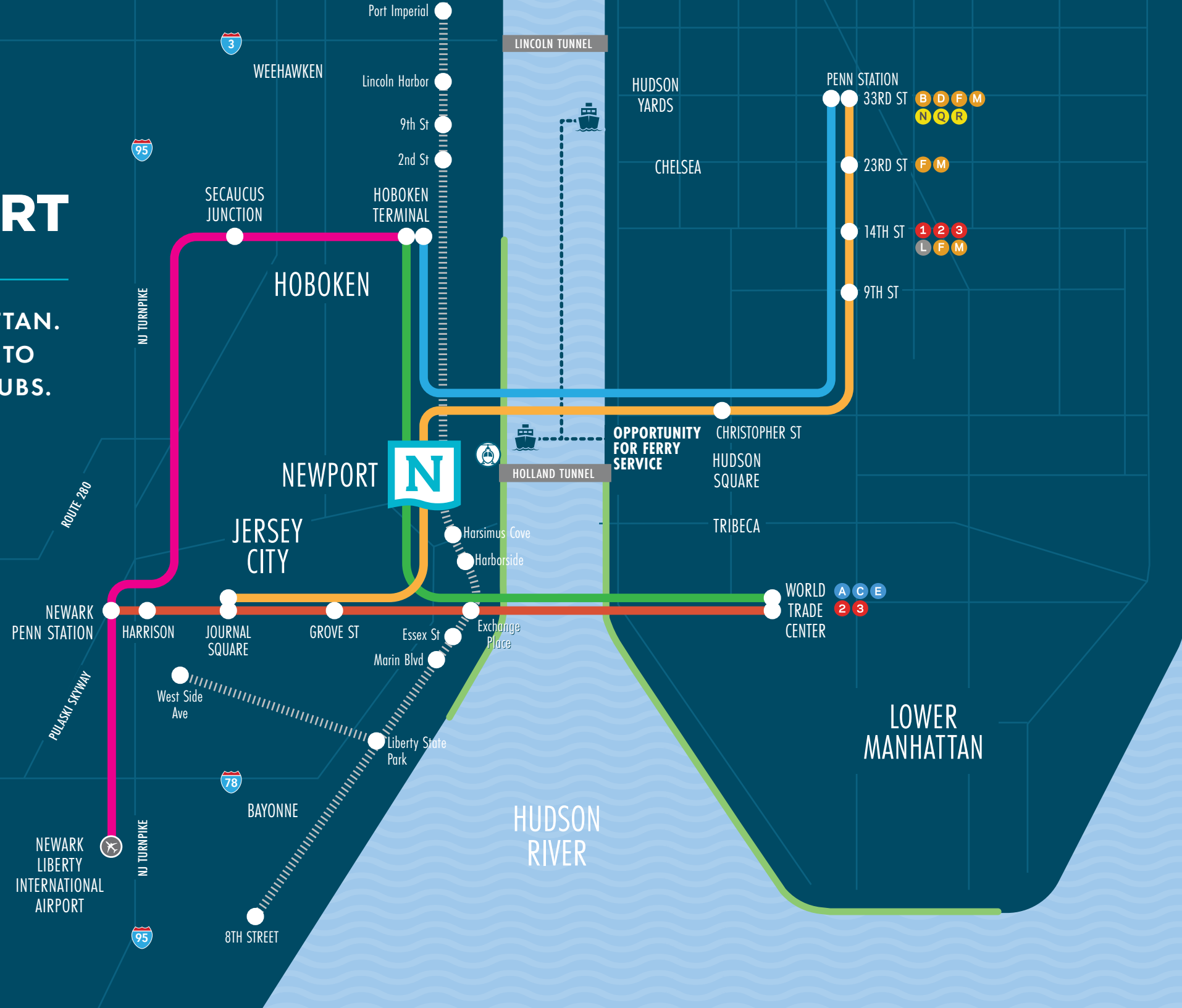


NEWPORT HELISTOP



HUDSON-BERGEN LIGHT RAIL

BIKE AND WALKING TRAILS



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



# SUBURBAN MADE EASY

## MASS TRANSIT LINES

CITY, STATE	NJ TRANSIT
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

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



# HOTELS

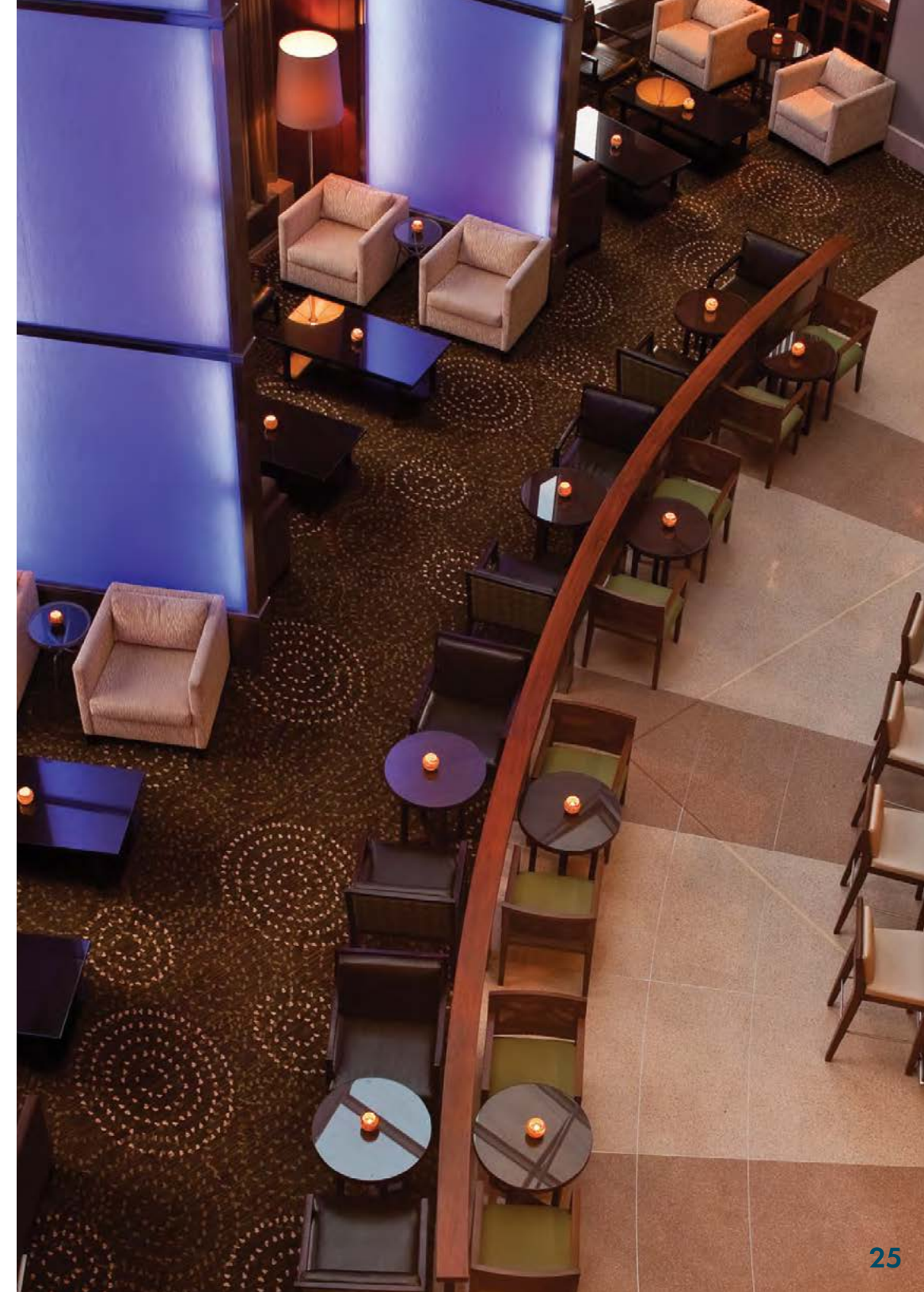
Whether traveling for business or pleasure, visitors enjoy the benefits of our unique destination, just a brief train ride from Manhattan. Dramatic waterfront views of the New York skyline, a relaxing marina setting, and extensive shopping and dining options are all part of the mix. Newport's quick, convenient transportation by PATH or NJ Transit to Manhattan and other major urban areas makes it easy for guests to take advantage of all that Manhattan and its environs have to offer.

## WESTIN

The 24-story Westin Jersey City Newport opened in 2009, comprising Northern New Jersey's only four diamond hotel. The Westin offers 429 spacious guest rooms and 19 suites; a spacious conference and banquet center with a full range of meeting rooms; a 10,000 square foot ballroom, and a fitness center with pool. In-house dining options include Fire & Oak, an American Grill.

## COURTYARD BY MARRIOTT

The Courtyard by Marriott Jersey City Newport on Washington Blvd offers 187 spacious rooms including nine suites. Conveniently located just steps from the Newport PATH station, it features in-house dining, a swim and fitness center, as well as meeting rooms.



# MODERN BUILDING SPECIFICATIONS

## ON-SITE BUILDING MANAGEMENT

LeFrak Property Management of NJ, LLC

## ARCHITECT

Kohn Pederson Fox

## BUILDING SIZE

Appx. 1.1 MSF

## HEIGHT

31 Stories

## YEAR BUILT

2004

## FLOOR SIZES

49,500 RSF typical per floor

## CONSTRUCTION

Framing: Steel beam construction & concrete slab flooring

Facade: Full height glass curtain wall (aluminum framing)

Interior: Double vaulted marble and stone lobby

## ROOFING

4" foam insulation, rubber membrane & rock surface top.

2 sub roofs: mechanical penthouse & high rise elevator machine room. Lift for efficient window cleaning & access.

## CEILING HEIGHTS

Lobby and Retail: 19'-0" / Other floors: 14'-0"

## FLOOR LOADING

100 lbs. PSF live load

## BUILDING ACCESS

Concierge/security desk with closed circuit TV 24/7 access

## SECURITY

Uniformed personnel control the concierge desk 24 hours a day, 7 days per week. The security system consists of CCTV and card access for access to all elevator lobbies. The security system is backed up by a 30kVA UPS which provides power to the security system servers and the Altronix system.

## BASE BUILDING HVAC

Office floors are served by two (2) 70-ton self-contained, vertical packaged, water-cooled, variable air-volume, air-conditioning units. Each unit is located in a separate, dedicated fan room, designated east and west, respectively. Each floor is equipped to provide 140 tons of total base building cooling or 1.3 CFM/USF of conditioned supply air. Supplemental cooling available upon request.

Landlord commitment to certification of indoor air quality:

- 136% above current code minimum required fresh air intake
- Filtration: Rating of MERV 13 or greater

## VENTILATION

25 CFM/person (0.18 cfm/SF) based on approx. 1 person per 150 USF.

## TENANT SUPPLEMENTAL COOLING

Condenser water is available for tenant supplemental cooling at building standard rates, if required. Up to 1 ton per 1,500 USF, or approx. 85 tons per floor. Approx. 1,800 tons of supplemental cooling capacity.

## LOADING DOCK

Three (3) secured and enclosed loading dock bays with street level access and convenient connection

from the service corridor to freight elevators.

## PARKING

Ample parking is available via an above grade five (5) story secured parking garage located on the 3rd through 7th floors of the building.

## BUILDING MANAGEMENT SYSTEM

BMS system utilizes direct digital control technology for monitoring and control of building systems.

## HVAC HOURS

Monday - Friday: 8am - 6pm

## ELECTRICAL

8 watts per RSF (13 USF) exclusive of base building air conditioning and baseboard heating. PSE&G provides three (3) feeds to the building's 8 switchboards. Electricity is distributed to the office floors via six (6) 5,000A bus ducts. Each floor has two (2) electrical closets, with a 600A bus duct switch in each closet.

## HEATING

Perimeter electric baseboard heating controlled through the building BMS. Units are equipped with an automatic reset and thermal cutout to protect against overheating for safety. Space thermostats for each interior zone (6 per floor) control the perimeter baseboard heating. Through local controllers and zone sensors, the BMS controls the system operation to satisfy indoor space temperature requirements including during night time.

## ELEVATORS

24 high-speed elevators (8 for each bank)

## FREIGHT ELEVATOR

Three (3) service elevators

## TELECOM PROVIDERS

Two (2) fiber optic telecom entry points to the building provide telecommunication service and redundancy. Two (2) telecommunication closets are located on each floor. Carriers include Verizon, MCImetro, Lighttower, Hudson Fiber, and more. Dark fiber capabilities to Newport Internet exchange at 111 Town Square Place.

## EMERGENCY BUILDING GENERATOR

A 1000-kilowatt emergency generator serves the building's life safety and critical building systems (elevators, fire pump, fire alarm system, common area emergency lighting and other legally required systems). The building has an "Optional Standby System" which provides back-up power for communications equipment, domestic water system, and the penthouse mechanical plant.

## TENANT GENERATOR (EMERGENCY POWER)

The building has a multiple stand-by generator system with an aggregate capacity of 5,000 kW (5.0MW).

## FIRE LIFE AND SAFETY SYSTEM

The building is fully sprinklered in accordance with Jersey City Building code. The facility has a manual and automatic, addressable fire alarm system with a Fire Command Station located at the concierge desk, emergency voice alarm communication and speaker strobes located throughout the building. The system manufactured by Simplex was upgraded circa 2013.

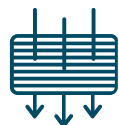
# HEALTHY BUILDINGS

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



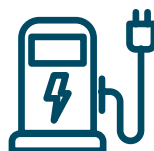
Outdoor WiFi



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	<b>\$42,000</b>
*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



40 West 57th - New York, NY



9701 Wilshire Blvd - Beverly Hills, CA



# LEASING CONTACT



BRANDON DEGRAFF  
212.841.7699  
**Brandon.Degraff@Cushwake.com**

WILL YEATMAN  
212.841.7681  
**Will.Yeatman@Cushwake.com**

PATRICK MURPHY  
212.841.7600  
**Patrick.Murphy@Cushwake.com**



GREG BARKAN  
201.712.5812  
**Greg.Barkan@CBRE.com**

RYAN ALEXANDER  
212.984.7148  
**Ryan.C.Alexander@CBRE.com**

BOB ALEXANDER  
212.984.8392  
**Robert.Alexander@CBRE.com**



TIM JOHNSON  
Leasing Associate  
201.626.4348  
**TJohnson@LeFrakCommercial.com**

RAY KAWAS  
Leasing Director  
201.626.4322  
**RKawas@LeFrakCommercial.com**

MEREDITH JACKNESS  
Managing Director  
212.708.6655  
**MJackness@LeFrakCommercial.com**

The information provided in this property overview is for general informational purposes only. All information herein is provided in good faith, however, the Company makes no representation or warranty of any kind, express or implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information herein. Under no circumstances shall the Company have any liability to you for any loss or damage of any kind incurred as a result of the use of this property overview or reliance on any information provided herein. Your use of the within materials and your reliance on any information contained herein is solely at your own risk. Any prospective tenant is encouraged to retain its own professionals for purposes of confirming the information contained herein.