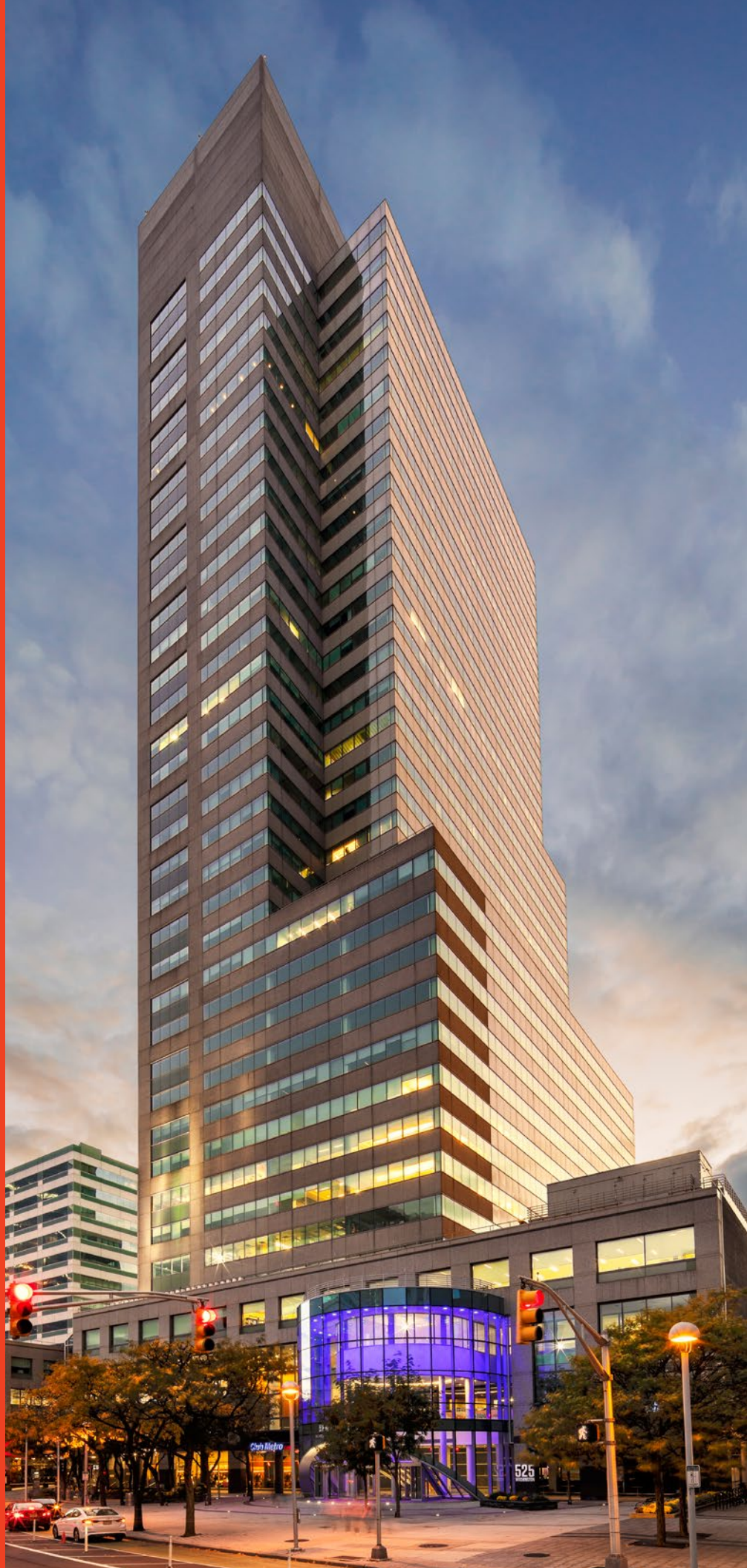


# NEWPORT TOWER

QUALITY.  
CONNECTIVITY.  
CONVENIENCE.

[VIEW AVAILABILITIES](#)

525 WASHINGTON BLVD  
JERSEY CITY, NJ



# LESS COMMUTE MORE COMMUNITY



Ideally situated on the dynamic Jersey City Waterfront, Newport Tower offers the ultimate amenity-rich Class A office experience.

- Direct access to Midtown and Downtown NYC
- Open 23,600 SF floor plates with abundant natural light
- Efficient center core floor plate

## CERTIFICATIONS



# A STRIKING ENTRANCE



**THE RECENTLY RENOVATED LOBBY  
FEATURES COMFORTABLE SEATING  
AREAS, UPGRADED LIGHTING, AND A  
DEDICATED CONCIERGE RECEPTION.**

A sweeping multi-million-dollar transformation has recently been completed, elevating Newport Tower's presence and enhancing the tenant experience. Improvements include a newly designed building entrance, lobby and tenant amenity center.

The striking two-story atrium lobby accentuated by a sleek new building entrance increases light and visibility, presenting an enhanced sense of arrival.

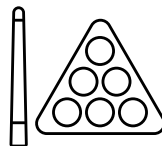
# BUILDING AMENITIES



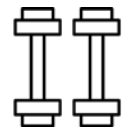
TENANT LOUNGE



CO-WORKING BY INDUSTRIOUS



GAME ROOM



CLUB METRO FITNESS CENTER



CONFERENCE CENTER



MEETING ROOMS



BIKE STORAGE



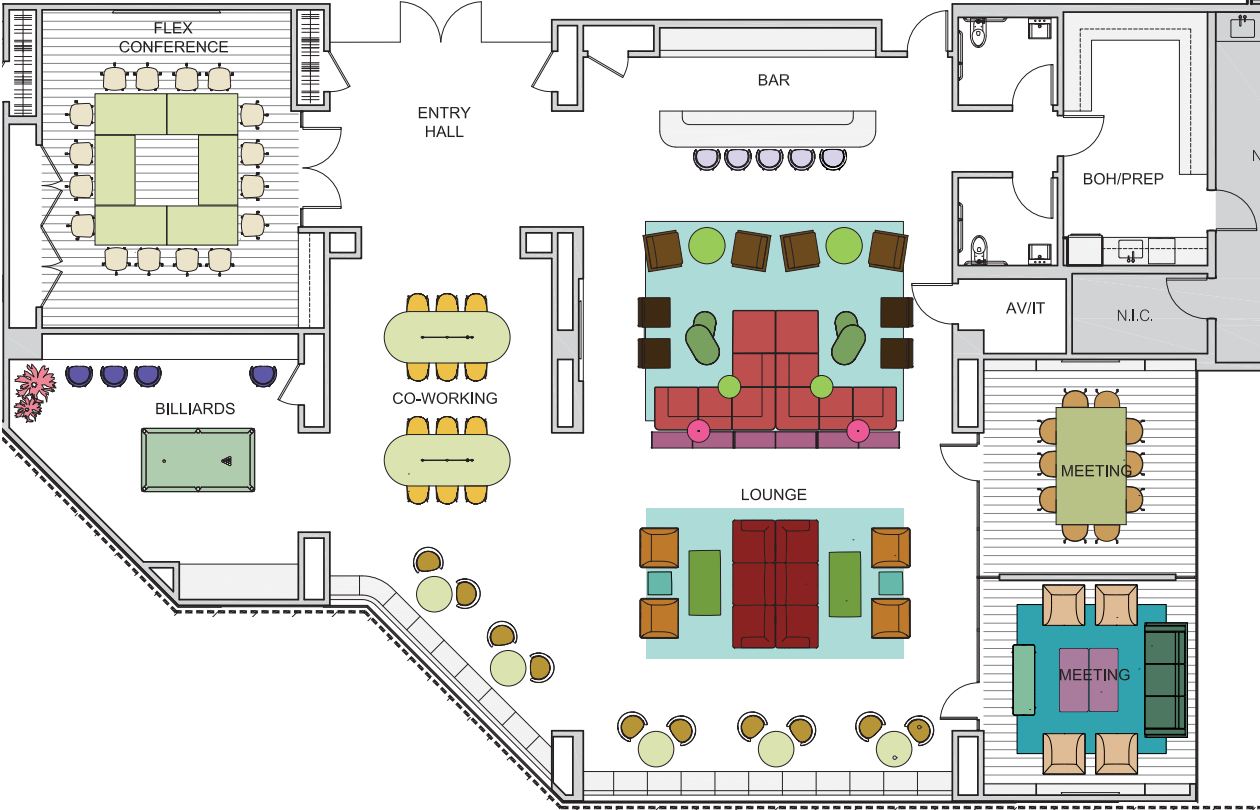
AMPLE PARKING



The 5,400 SF glass-enclosed Amenity Center contains state-of-the-art conference rooms, elegant meeting spaces, a bar and lounge with prep kitchen, and a game room. The on-site bike storage room features ample bike storage and all-new showers and lockers.

# AMENITY CENTER PLAN

APPROX. 5,000 SF



# ON-SITE FITNESS



The resort-style, member-based fitness center is located right in the building, providing top-of-the-line equipment and service for an affordable price.

- Premium equipment
- Fitness classes
- Sauna
- Tanning salon
- Juice bar
- Golf simulator

[www.clubmetrousa.com/jersey-city](http://www.clubmetrousa.com/jersey-city)



# DINING



Newport Tower boasts a wide range of dining options located on-site, in the nearby neighborhood, and at the adjacent Newport Centre Mall connected to the building via an indoor skybridge.

- Battello
- Chinah
- Chipotle
- Dosa Spot
- Fire and Oak
- Gregory's
- Just Salad
- Kura
- Meet Fresh
- Obox Sushi
- Panera
- Poke n' Ramen 360
- Ruth's Chris Steakhouse
- Shake Shack
- The Cheesecake Factory
- The Little Beet
- Tidal Poke Co.



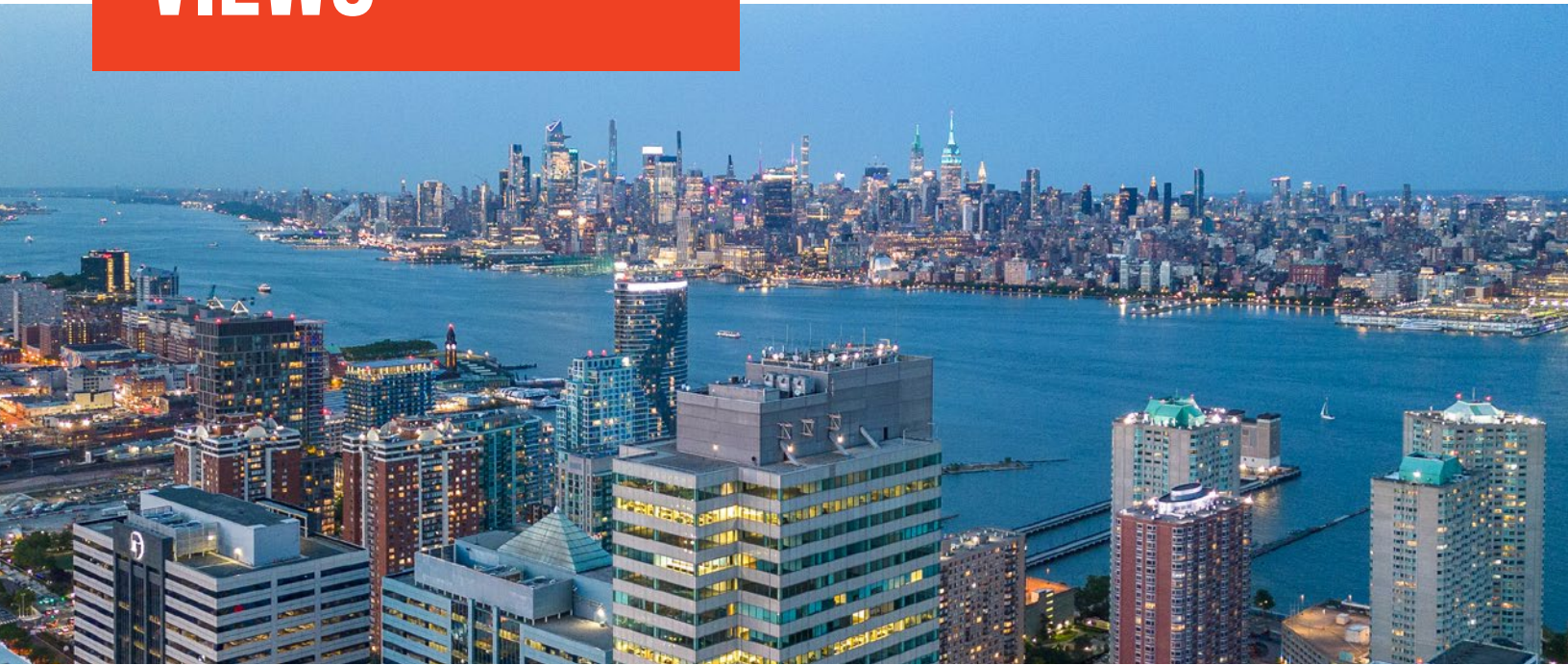
# COWORKING & FLEX SPACE



Newport Tower features coworking space by Industrious including:

- Wellness Room
- Private Conference rooms
- Fast Secure Wi-Fi
- Mailing and Packaging
- Community Events
- Daily Breakfast & Craft Coffee
- Dedicated Member Experience Manager

# PANORAMIC VIEWS



## WATERFRONT WALKWAY

Just outside Newport Tower awaits the Hudson River Waterfront Walkway, one of Jersey's most prized possessions. The thoughtfully designed walkway stretches 18.5 linear miles over the Hudson, providing unparalleled views of the Manhattan skyline.

[View Aerial Video](#)

- Breathtaking skyline views
- Waterfront dining
- River breeze
- Lounging areas
- Bike path

# AREA AMENITIES

## NEWPORT CENTRE MALL

Connected to Newport Tower via skybridge, Newport Centre Mall offers three levels of retail with over 130 stores, a massive movie theater, and a wide range of dining to choose from.

- 11-screen AMC cineplex
- 1.2 million SF of shopping
- Midtown-style dining options
- 13 million shoppers annually

## THE NEWPORT RIVER MARKET

Located on the Hudson River Waterfront, the Newport River Market combines community staples with upscale retail and fine goods.

- Two specialty supermarkets
- Spa
- Pharmacy
- Target
- Newport Spirits

## NEWPORT GREEN PARK

So much more than a park...the 4.25-acre community hot spot features landscaped lawns, a boardwalk, planted gardens and the only urban beach on the Hudson.

- Acres of beautiful greenery
- Beach on the Hudson
- Scenic walking path
- Seasonal events
- Concerts
- Ice Rink



# AMENITIES MAP

## DINING

1. Ahri's Kitchen
2. Ani Ramen
3. Artichoke Basille's Pizza
4. Barge Inn
5. Kings of Kobe
6. Beechwood Cafe
7. Battello
8. bwè kafe
9. Cangiano's
10. Cava
11. Chickie's
12. Chick-fil-A
13. Chinah •
14. Chipotle •
15. Cosi
16. Fire & Oak
17. Fresca Gourmet
18. Gregor's Coffee •
19. Shake Shack
20. Just BeClaws
21. Just Salad •
22. Kura •
23. Loradella's Family Pizzeria
24. Mantra
25. Mathews Food and Drink
26. Meet Fresh
27. Milk Sugar Love
28. O'Hara's
29. Orale
30. Panera Bread
31. Los Cuernos
32. Poke n' Ramen 360
33. Rumba Cubana
34. Rustique Pizza
35. Ruth's Chris
36. Sage Pizza •
37. Smorgasburg Jersey City
38. Starbucks
39. The Archer
40. The Cheesecake Factory
41. The Little Beet
42. The Hamilton Inn
43. White Star Bar

## RETAIL

1. Adidas
2. Another Man's Treasure Vintage Store
3. Best Buy
4. Carlo's Bakery
5. Charlotte Russe
6. CVS
7. Duane Reade
8. Edible Arrangements
9. Express
10. Forever 21
11. H&M
12. Kohl's Jersey City
13. LOFT
14. Macy's
15. Clarks
16. Michael Kors
17. Morton Williams
18. Newport Centre Mall
19. Newport Spirits
20. Staples
21. Target
22. Zara

## ARTS & CULTURE

1. AMC Newport Centre 11
2. Art House Productions
3. Barcade
4. Departed Soles Brewing
5. Grassroots Community
6. Hudson River Waterfront Walkway
7. Jersey City Theater Center
8. McSwiggan's Pub
9. Newport Skates
10. Pint

## HOSPITALITY

1. Sonesta Simply Suites
2. Courtyard by Marriott
3. DoubleTree by Hilton Hotel
4. Hyatt Regency
5. Residence Inn by Marriott
6. The Westin
7. W Hoboken

## LIFESTYLE

1. Club Metro USA •
2. CrossFit Hoboken
3. Crunch Fitness - Hoboken
4. Hamilton Health & Fitness
5. Hudson River Athletics
6. Hudson River Waterfront Walkway
7. My Gym Jersey City
8. New York Sports Clubs
9. Newport Fitness
10. Newport Green Park
11. SP + Parking
12. Newport Swim & Fitness
13. River School Newport
14. Stevens Cooperative School
15. Wang Chen Table Tennis Club

## TRANSIT

NJ PATH  
NJ Lightrail  
NJ Transit  
NJ Waterway  
Holland Tunnel  
I-78

- Newport Tower On-site Amenities

**1 MIN**

to Newport Path

**10 MIN**

to Hoboken

**15 MIN**

to Downtown NYC



**RECOGNIZED  
AS THE LARGEST  
AND MOST  
SUCCESSFUL  
MIXED-USE  
COMMUNITY  
IN THE COUNTRY,  
NEWPORT'S  
REPUTATION  
SPEAKS  
FOR ITSELF.**



# TO GET A LOOK AT THE GREATER PICTURE, JERSEY CITY IS RANKED...

**#1**

most livable city in the U.S.

**#2**

fastest-growing metropolitan area in NJ.

**#1**

most diverse city in the U.S.

**#10**

most artistic city in the U.S.

**#7**

best place to live for young professionals in the NYC area.

## WALKABILITY

Newport offers the convenience of city life with much more space. All the food and shopping you could possibly want are within walking distance.

- Walking score of 87
- Driving is optional
- Two major shopping centers
- Great nightlife
- Less crowds

## SURROUNDING JERSEY CITY AREA

Often referred to as NYC's 6th Borough, Jersey City has become one of the fastest growing cities in New Jersey. JC is quickly making a name for itself as a hub for arts, culture and food.

- Michelin star restaurants
- Thriving business sector
- Vibrant nightlife scene
- Easy access to NYC
- Low cost of living
- More square footage



## HYPER ACCESSIBILITY

Several transportation options like the PATH, NJ Transit and Light Rail make commuting to Newport a cinch.

**0 MIN**

to Light Rail

**1 MIN**

to Newport Path

**5 MIN**

to Holland Tunnel

**6 MIN**

to NY Waterway Ferry

**10 MIN**

to Hoboken

**15 MIN**

to Downtown NYC

# BEST CONNECTED SUBMARKET ON THE EAST COAST



## DRIVE-TIMES FROM NEWPORT TOWER:

- 5 min** Holland Tunnel
- 10 min** Hoboken
- 14 min** Lincoln Tunnel
- 15 min** Newark Airport
- 20 min** Newark Penn Station
- 20 min** Times Square
- 24 min** GW Bridge
- 24 min** Upper West Side
- 28 min** Montclair, NJ
- 28 min** Upper East Side
- 35 min** Brooklyn
- 36 min** Ridgewood, NJ

## MASS TRANSIT TIMES FROM NEWPORT TOWER:

- 10 min** Hoboken Transit Terminal
- 15 min** New York Penn Station
- 15 min** World Trade Center
- 25 min** Times Square
- 35 min** Brooklyn
- 35 min** Newark Penn Station
- 50 min** Newark Airport
- 2 hr** Philadelphia 33rd St Station
- 4 hr** Washington DC
- 4.5 hr** Boston



# DIRECT ACCESS TO THE MOST TALENTED LABOR POOL IN THE COUNTRY

**48%**

of all software  
developers in the  
New York Metro  
area reside in New  
Jersey

**58%**

of all software  
developers with an  
advanced degree  
(masters +) reside  
in New Jersey

**6,614**

developers within  
a mile of the PATH  
and light rail



# NEWPORT TOWER AVAILABILITY

[VIEW AVAILABILITIES](#)

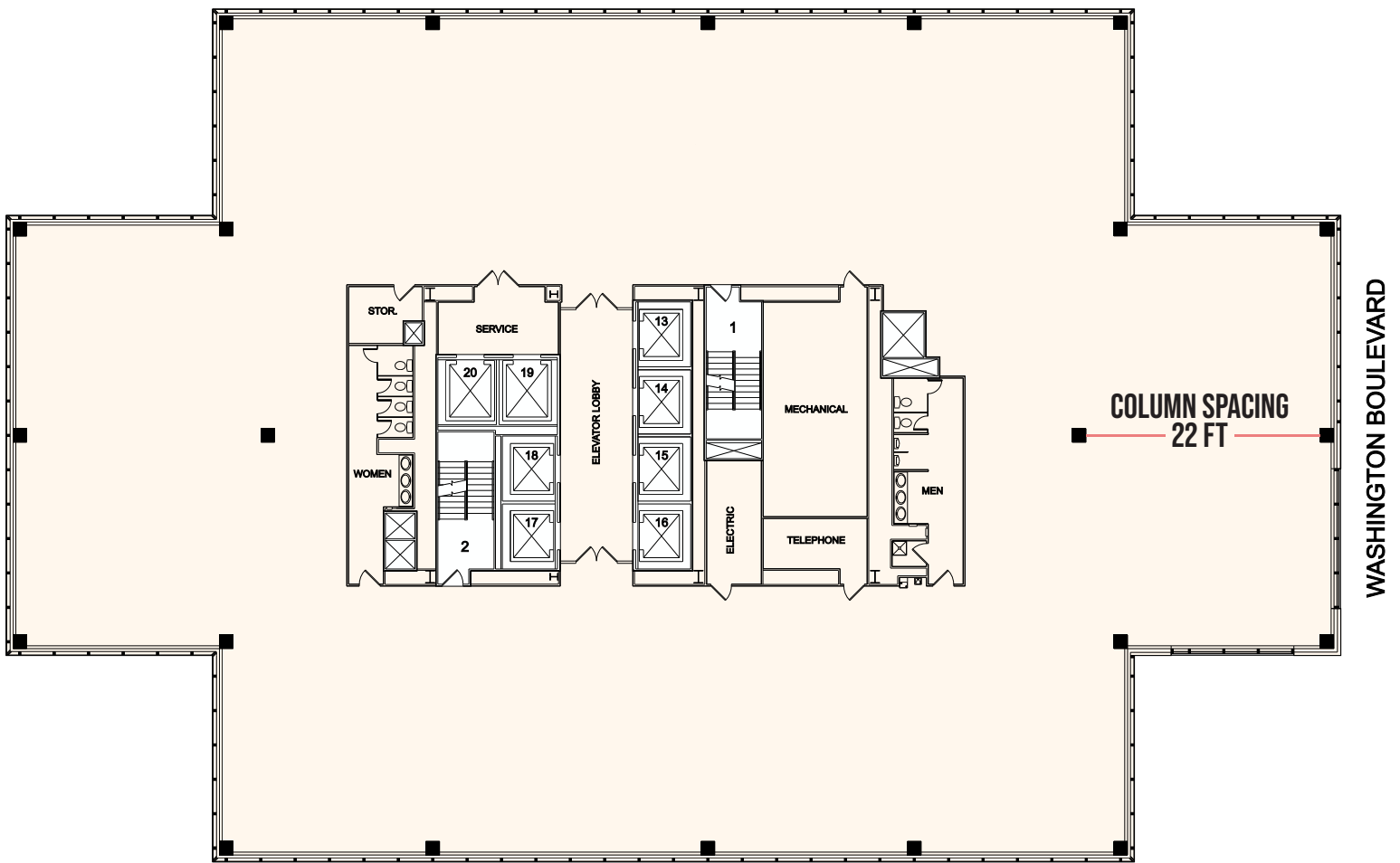


SUITE	SIZE	RSF	TOUR
<b>2410</b>	Partial	2,608	<a href="#">View</a>
<b>2407</b>	Partial	2,096	<a href="#">View</a>
<b>2210</b>	Partial	2,253	<a href="#">View</a>
<b>2205</b>	Partial	6,396	<a href="#">View</a>
<b>1101</b>	Partial	20,371	<a href="#">View</a>
<b>500</b>	Entire	37,897	<a href="#">View</a>
<b>400</b>	Partial	37,179	<a href="#">View</a>
<b>305</b>	Partial	18,442	<a href="#">View</a>
<b>300</b>	Partial	42,989	<a href="#">View</a>

- AVAILABLE
- INDUSTRIOUS FLEX OFFICE SUITES
- TENANT COMMUNITY SPACE
- FITNESS CENTER
- GROUND FLOOR RETAIL

# FLOOR PLANS

## TYPICAL TOWER FLOOR PLAN APPROX. 23,680 RSF



▲ NORTH

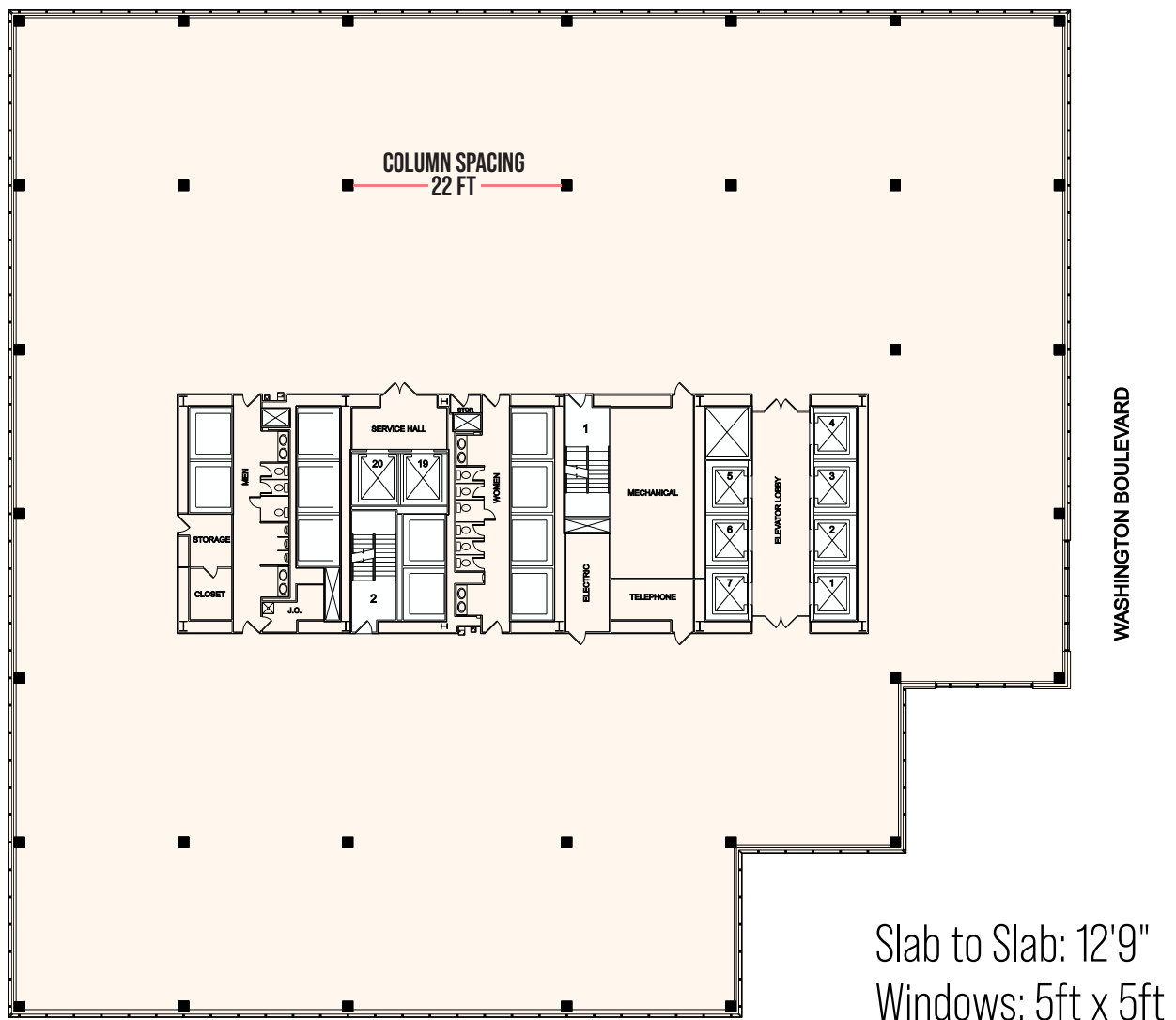
Slab to Slab: 12'9"  
Windows: 5ft x 5ft

**PANORAMIC VIEWS OF THE HUDSON RIVER AND  
MANHATTAN SKYLINE ►**

**◀ STUNNING SUNSET VIEWS OVER NEW JERSEY**

# FLOOR PLANS

## TYPICAL BASE BUILDING FLOOR PLAN APPROX. 37,875 RSF



# FACTS & STATS

## TYPICAL FLOOR PLATES

**Floors 1- 2:** 23,000 - 32,000 RSF  
**Floors 3 - 4:** 65,000 - 72,000 RSF  
**Floors 5 -14:** 37,000 - 39,000 RSF  
**Floors 15 - 24:** 22,000 - 24,000 RSF  
**Floors 24 - 36:** 22,000 - 23,000 RSF

## FLOOR LOAD

50 lbs. PSF

## ELECTRIC

11,000-amp service with 6 watts per square foot for base building tenants. The Building also has 4,780 kilowatts of generator power from 4 generators.

## HVAC

Main condenser water system with 5 cooling towers totaling 4,400 tons. Up to 400 tons of additional cooling capacity (outside air).

Three (3) Evapco evaporative cooling tower systems on the 37th floor; Four (4) associated pumps connected to the cooling tower system with two heat exchangers.

Each floor has an A/C between 60-85 tons each with variable air volume box distribution system.

## CONSTRUCTION

Steel framing with concrete slabs on metal deck. Exterior front (east side) is precast with double pane glass. North, west and south exterior has double pane glass with spandrel glass between floors.

## SPRINKLERS

100% sprinklered.

## ELEVATORS

(18) destination dispatch passenger elevators in high, mid and low rise, all with 4,000 lbs. capacity.  
(2) freight elevators with 5,000 lbs. capacity.  
(1) hydraulic elevator

## PARKING

24-hour enclosed parking with 426 off-site spaces. Access to the most tenant parking in urban Hudson County.

## LIFE SAFETY SYSTEM

Class 'E' Simplex fire system with over 4,000 points available; one generator dedicated to the life safety systems including back-up lighting, fire alarm system and elevator recall.

## SECURITY

24/7 Security Console located on the 2nd floor Lobby. Console features include a security access system and controls, digital video recording and monitoring, turnstile controls and a visitor management system.

## TELECOM

(3) telecom entry points provide telephone and high-speed internet on 3 separate sides of the building.

Choice of 8 high-speed fiber providers.

## OTHER FEATURES

24-hour building maintenance.

Across the street from the Newport PATH station, providing direct access to both Midtown Manhattan (15 minutes) and Downtown Manhattan (15 minutes).

NJ Transit Light Rail stops at the building and is one stop from Hoboken Terminal.

# SUSTAINABILITY & WELLNESS



## A HEALTHIER WORKPLACE MEANS INCREASED EMPLOYEE PRODUCTIVITY

At Newport Tower, we believe that environmental awareness affects the way we manage our corporate activities and our delivery of services. The Energy Star rated, LEED Gold certified building embraces leading sustainability practices including energy efficiency efforts, carbon emission reductions, waste diversion, and water conservation.

### AIR

We use MERV13 Filtration, the gold standard for a safe environment. We have increased outdoor air and ventilation rates; our building has the capability of using 100% outdoor air, subject to adjustments.

### CLEANING

Enhanced sanitization and disinfection of high touch points i.e. elevator buttons, escalator handrails, entrance and exit door handles, washroom door handles and fixtures, etc.



# OWNERSHIP



**\$83 BILLION**  
of assets under management

## INNOVATION-DRIVEN

BGO is a leading, global real estate investment management advisor, real estate lender, and a globally-recognized provider of real estate services. BGO serves the interests of more than 750 institutional clients with expertise in the asset management of office, industrial, multi-residential, retail and hospitality property across the globe. BGO has offices in 28 cities across fourteen countries with deep, local knowledge, experience, and extensive networks in the regions where we invest in and manage real estate assets on behalf of our clients in primary, secondary and co-investment markets. BGO is a part of SLC Management, which is the institutional alternatives and traditional asset management business of Sun Life.

For more information, please visit [www.bgo.com](http://www.bgo.com)



# LEASING

---



## **ROBERT RUDIN**

Vice Chairman

201.508.5228

robert.rudin@cushwake.com

## **DAVID DEMATTEIS**

Executive Director

201.460.3383

david.dematteis@cushwake.com

## **DIRK HROBSKY**

Executive Managing Director

212.328.4203

dirk.hrobsky@cushwake.com

## **MINA SHEHATA**

Senior Director

201.460.3364

mina.shehata@cushwake.com

 **VIEW AVAILABILITIES**

# NEWPORT TOWER

[newporttowernj.com](http://newporttowernj.com)

525 Washington Boulevard  
Jersey City, New Jersey

