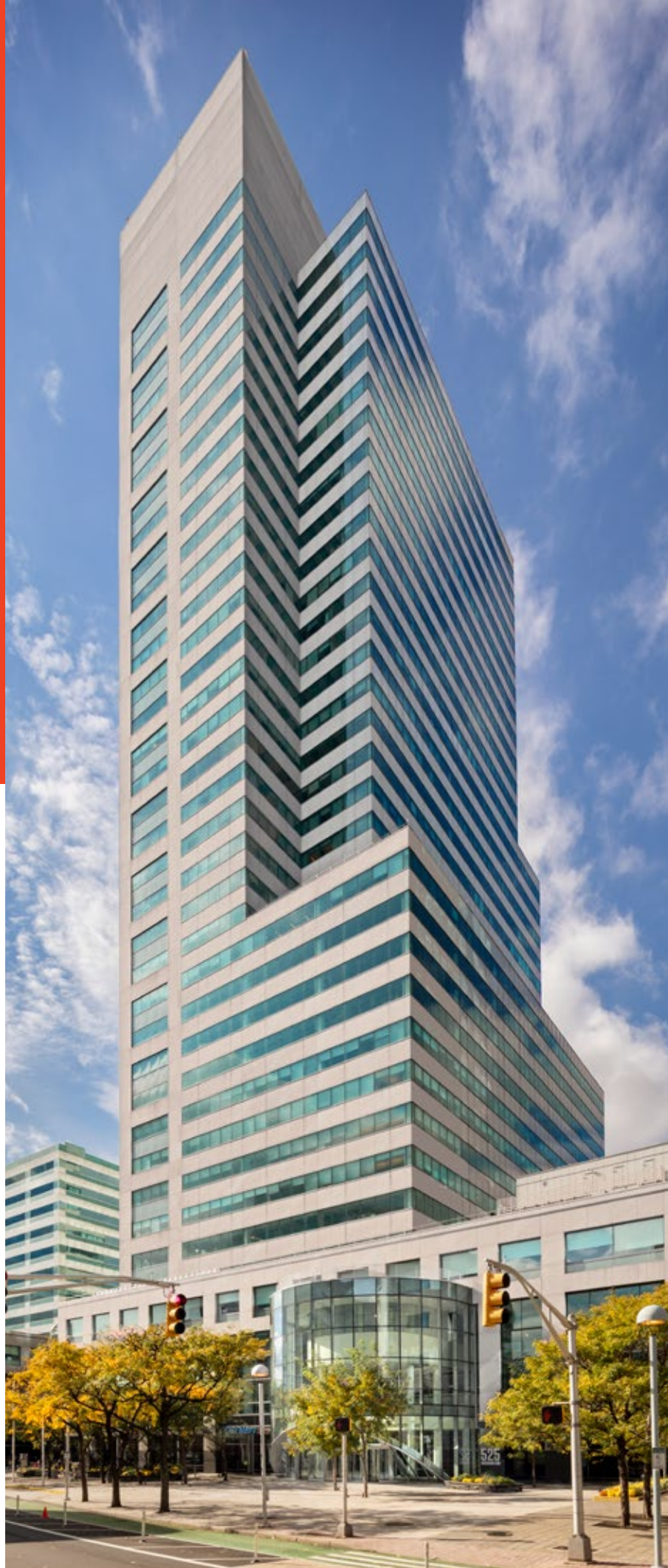


**CONNECTIVITY.
COMMUNITY.
CONVENIENCE.**



NEWPORT TOWER

REINTRODUCING NEWPORT TOWER



Ideally situated on the dynamic Jersey City Waterfront, Newport Tower offers the ultimate amenity-rich Class A office experience with direct access to Midtown and Downtown NYC. Full floors of 38,000 SF up to a contiguous block of 293,352 SF are currently available for lease. Large open floor plates with abundant natural light effectively maximize personal space and a compact center core makes for efficient design. Additional on-site amenities include a wide range of Midtown-South inspired dining options, a brand new tenant amenity center, private member-based gym and indoor skybridge connection to the Newport Centre Mall, a shopping destination with over 130 stores. Energy Star rated and LEED Gold certified, Newport Tower received the Kingsley Excellence Award for Tenant Satisfaction in 2020.



THE TRANSFORMATION



THE BRAND NEW LOBBY FEATURES COZY SEATING AREAS, UPGRADED LIGHTING, A NEW ENLARGED SECURITY DESK, CURATED ARTWORK, AND A BAR AND CAFÉ.

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

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



Other capital improvements include a brand new 5,400 SF glass-enclosed tenant lounge and conference center containing breakout and co-working spaces, a game room and state-of-the-art meeting rooms. Our onsite bike storage room has been upgraded complete with all-new showers and lockers.

BUILDING AMENITIES

In addition to the brand-new tenant lounge, lobby café and conference center, Newport Tower features a wide range of Midtown-South inspired dining options including Just Salad, Gregorys Coffee, Meet Fresh and Chipotle to name a few. Enjoy a lunch or meeting in one of the many seating areas of our outdoor plaza. Squeeze in a workout at our private on-site member-based gym. Take our indoor skybridge to the Newport Centre Mall.



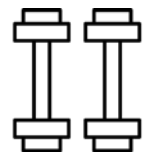
TENANT LOUNGE



CO-WORKING SPACES



GAME ROOM



CLUB METRO



CONFERENCE CENTER



117-PERSON MEETING ROOM



BIKE STORAGE



AMPLE PARKING



CLUB METRO USA

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

NO SHORTAGE OF THINGS TO DO



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.

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

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.

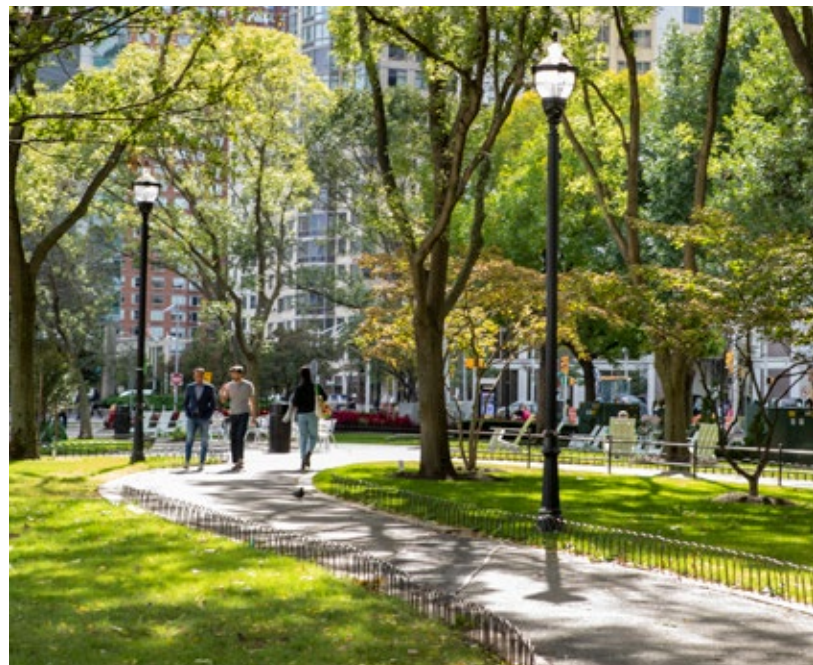
- Two specialty supermarkets
- Spa
- Pharmacy
- Target
- Newport Spirits



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. Ample Hills Creamery
3. Ani Ramen
4. Automat Kitchen •
5. B.GOOD •
6. Babo Teahouse
7. Bao by Kaya
8. Battello
9. bwè kafe
10. Caffè Bene
11. Chick-fil-A
12. Chinah •
13. Chipotle •
14. Così
15. Fire & Oak
16. Fresca Gourmet
17. Gregorys Coffee •
18. Hudson Hall
19. Just BeClaws
20. Just Salad •
21. Komegashi Too
22. Loradella's Family Pizzeria
23. Mantra
24. Mathews Food and Drink
25. Melt Shop
26. Milk Sugar Love
27. New Thanh Hoai
28. O'Hara's
29. Orale
30. Panera Bread
31. Pet Shop
32. Poke n' Ramen 360
33. Pret A Manger
34. Rustique Pizza
35. Starbucks
36. Sweetberry Jersey City •
37. The Archer
38. The Cheesecake Factory
39. The Little Beet
40. The Lutze
41. Zinburger

RETAIL

1. Adidas
2. Bed Bath & Beyond
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. Men's Wearhouse
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. HudsonPLAY
7. Jersey City Theater Center
8. McSwiggan's Pub
9. Newport Skates
10. Pint

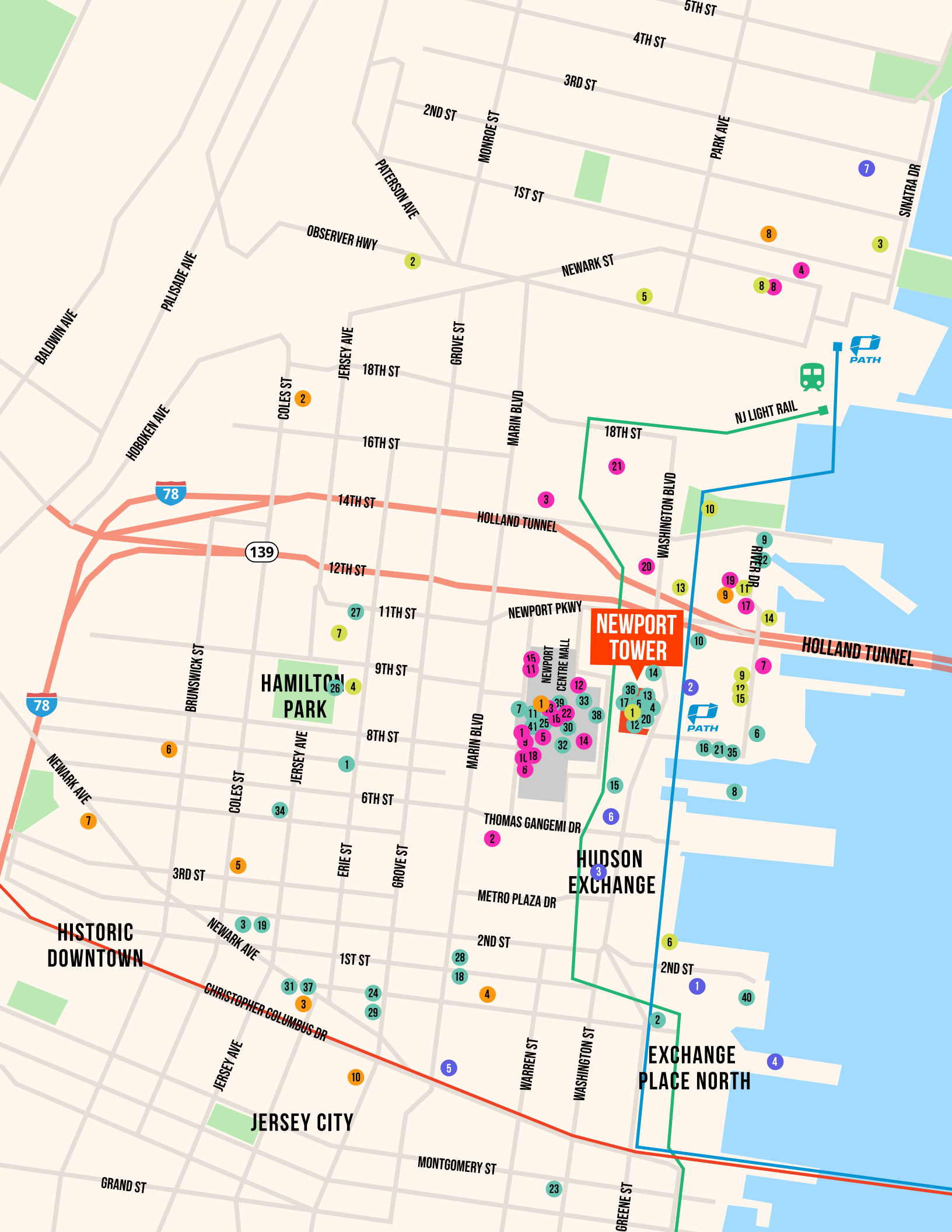
HOSPITALITY

1. Candlewood 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. Newport River Market Garage
12. Newport Swim & Fitness
13. River School Newport
14. Stevens Cooperative School
15. Wang Chen Table Tennis Club

- Newport Tower On-site Amenities



NEWPORT TOWER

HAMILTON PARK

HUDSON EXCHANGE

EXCHANGE PLACE NORTH

JERSEY CITY

HISTORIC DOWNTOWN



GRAND ST

MONTGOMERY ST

GREENE ST

WARREN ST

WASHINGTON ST

2ND ST

2ND ST

1ST ST

NEWARK AVE

3RD ST

COLES ST

BRUNSWICK ST

NEWARK AVE

GROVE ST

ERIE ST

6TH ST

8TH ST

9TH ST

11TH ST

12TH ST

14TH ST

16TH ST

18TH ST

JERSEY AVE

COLES ST

HOBOKEN AVE

BALDWIN AVE

WARREN ST

METRO PLAZA DR

THOMAS GANGEMI DR

NEWPORT PKWY

HOLLAND TUNNEL

MARIN BLVD

GROVE ST

PATERSON AVE

2ND ST

MONROE ST

1ST ST

NEWARK ST

OBSERVER HWY

4TH ST

3RD ST

PARK AVE

SINATRA DR

NJ LIGHT RAIL

WASHINGTON BLVD

RIVER DR

HOLLAND TUNNEL

NEWPORT TOWER

HUDSON EXCHANGE

EXCHANGE PLACE NORTH

JERSEY CITY

HISTORIC DOWNTOWN





**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 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



PROXIMITY AND EASE OF ACCESS

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

7 MIN

to WTC/Downtown

3 MIN

to NY Waterway Ferry

15 MIN

to Penn Station

1 MIN

to Holland Tunnel

1 MIN

to Newport Path

LIGHT RAIL

stop onsite at NT

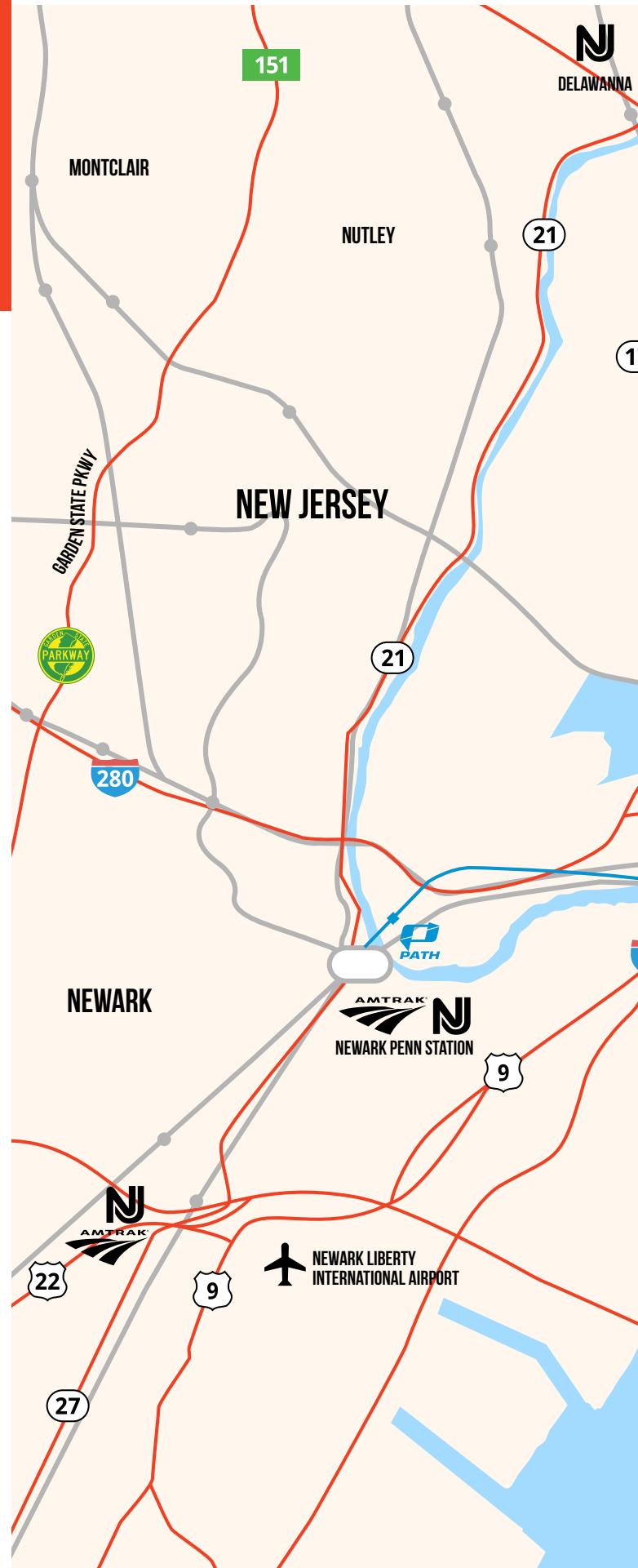
BEST CONNECTED SUBMARKET ON THE EAST COAST

DRIVE-TIMES FROM NEWPORT TOWER:

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

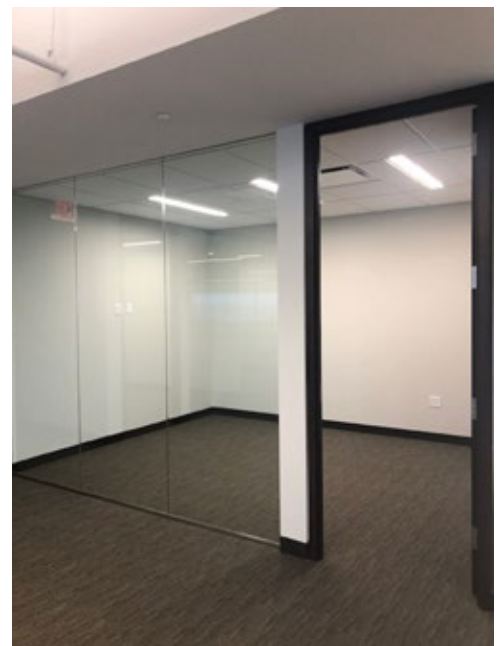
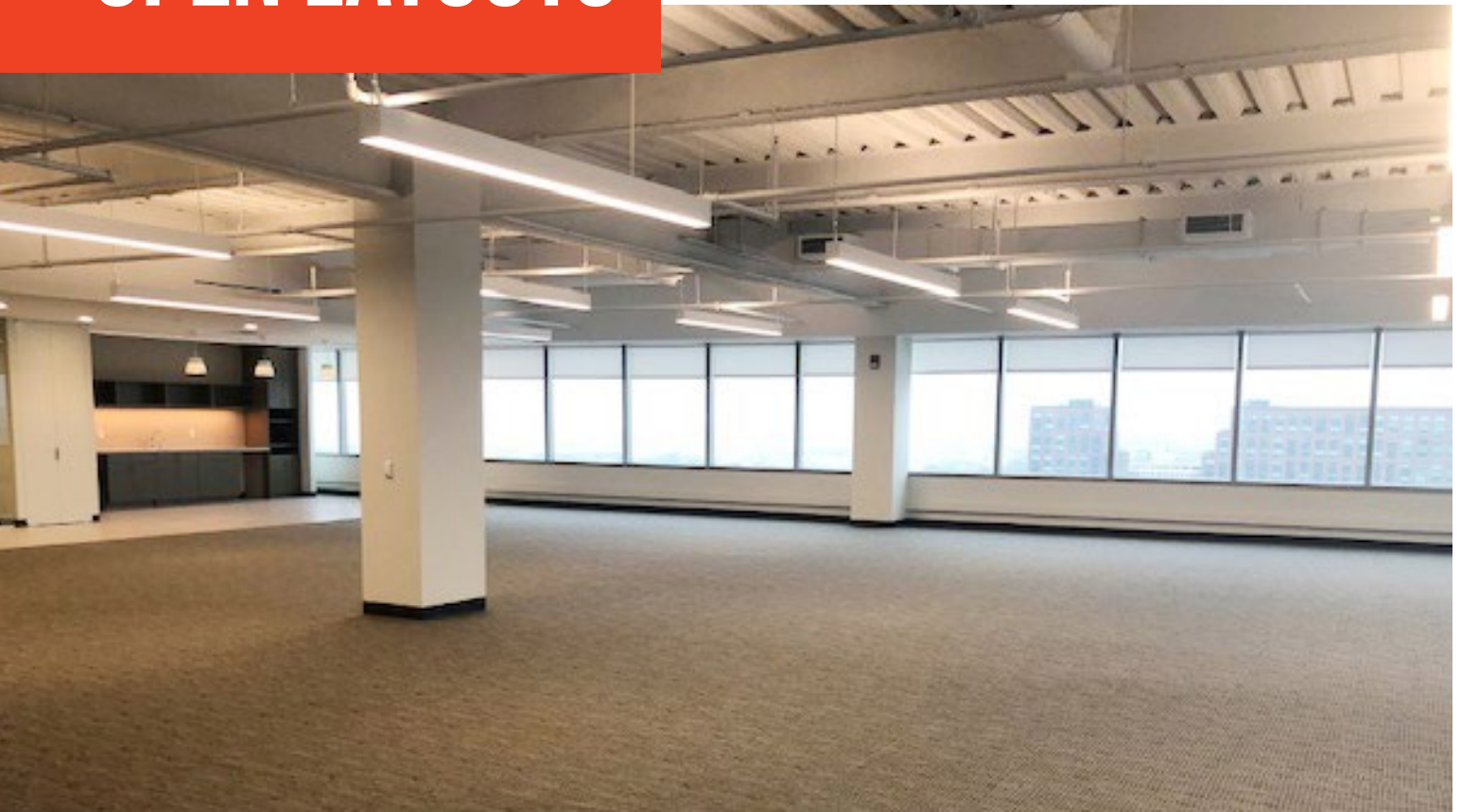
MASS TRANSIT TIMES FROM NEWPORT TOWER:

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





FLEXIBLE OPEN LAYOUTS



AVAILABILITY

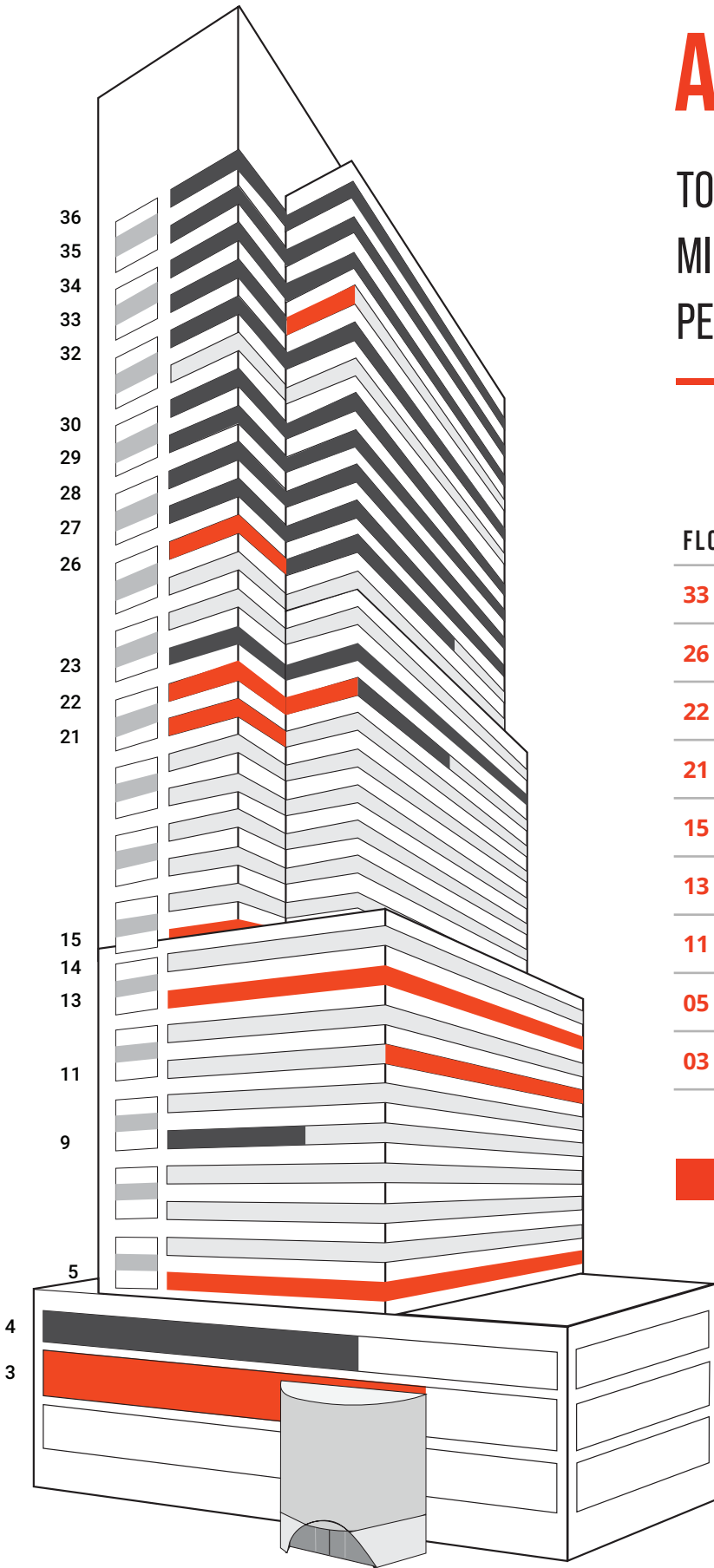
TOWER BLOCK UP TO: 226,749 RSF

MIDRISE BLOCK UP TO: 56,067 RSF

PEDESTAL BLOCK UP TO: 97,598 RSF

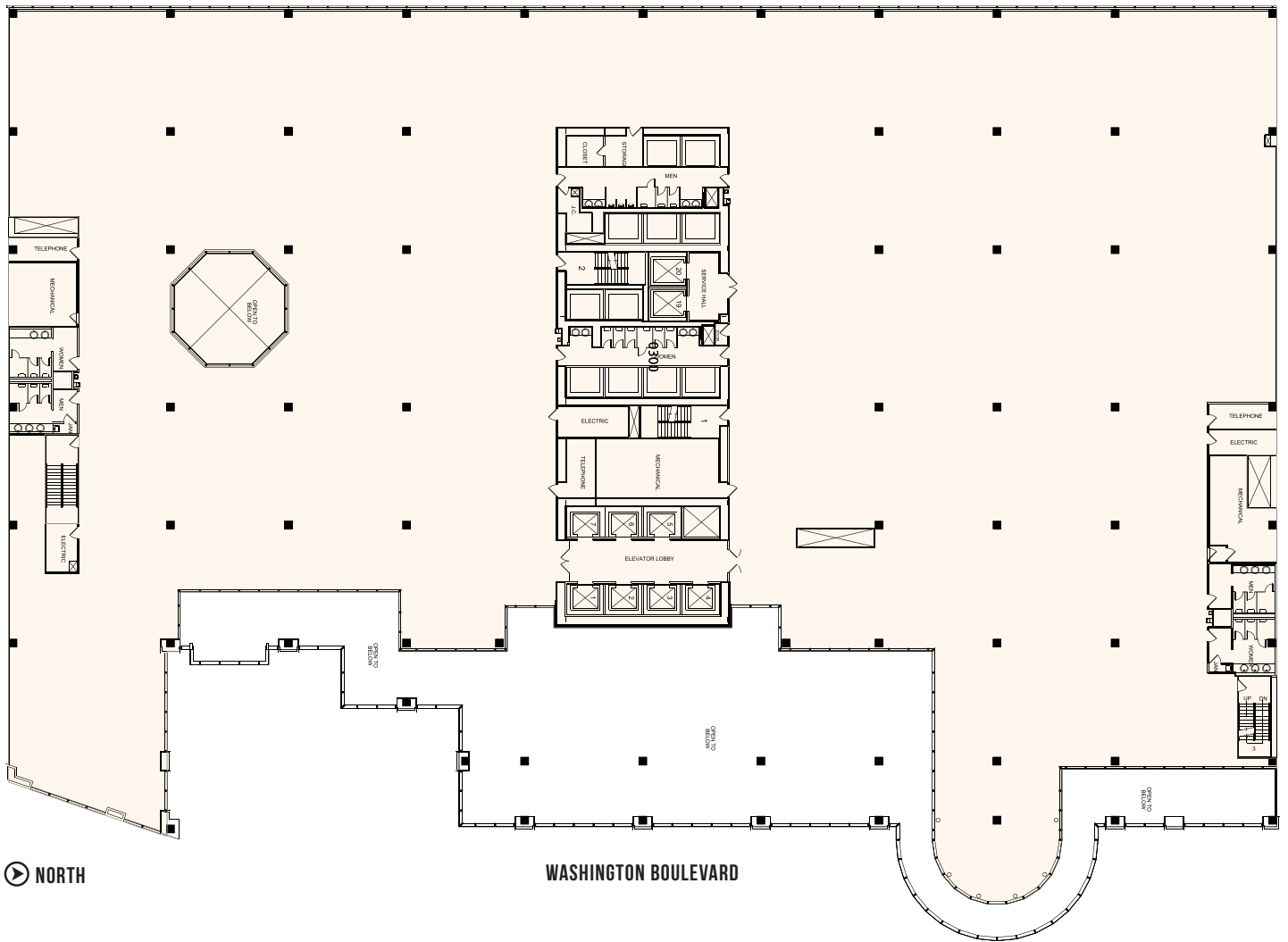
FLOOR	SIZE	RSF	TOUR
33	Partial	5,658	
26	Partial	3,085	
22	Partial	12,392	
21	Partial	6,978	
15	Entire	24,682	
13	Entire	37,875	
11	Partial	20,750	
05	Entire	37,897	
03	Partial	22,522	View

 AVAILABLE  CAN BE MADE AVAILABLE



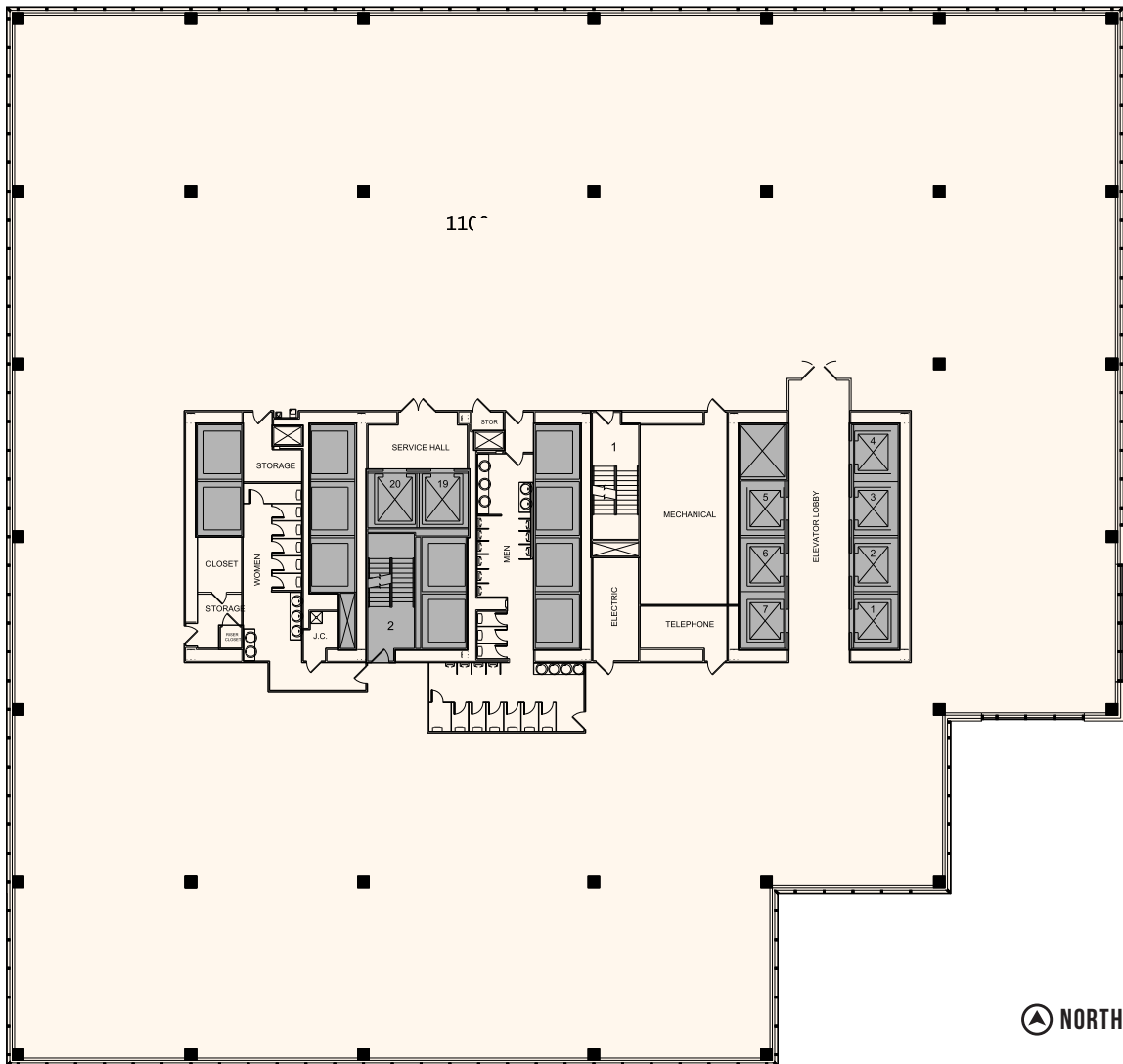
FLOOR PLANS

3RD FLOOR 65,541 RSF



11TH-13TH FLOORS

37,875 RSF



WASHINGTON BOULEVARD



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.

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 security access system and controls, digital video recording and monitoring, turnstile controls and 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 (7 minutes).

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

SUSTAINABILITY



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.

OUR NEW COVID-19 SAFETY MEASURES WILL INCLUDE THE FOLLOWING:

PHYSICAL DISTANCING & ETIQUETTE

It is recommended that all employees and visitors wear masks or face coverings in common areas. Touchless entry is in place and hand sanitizing stations will be located in all shared spaces.

BUILDING OPERATIONS

There will be designated entrances as well as designated exits from the building. Clear physical barriers have been installed at security and concierge desks. We will limit the use of elevators to two people at a time.

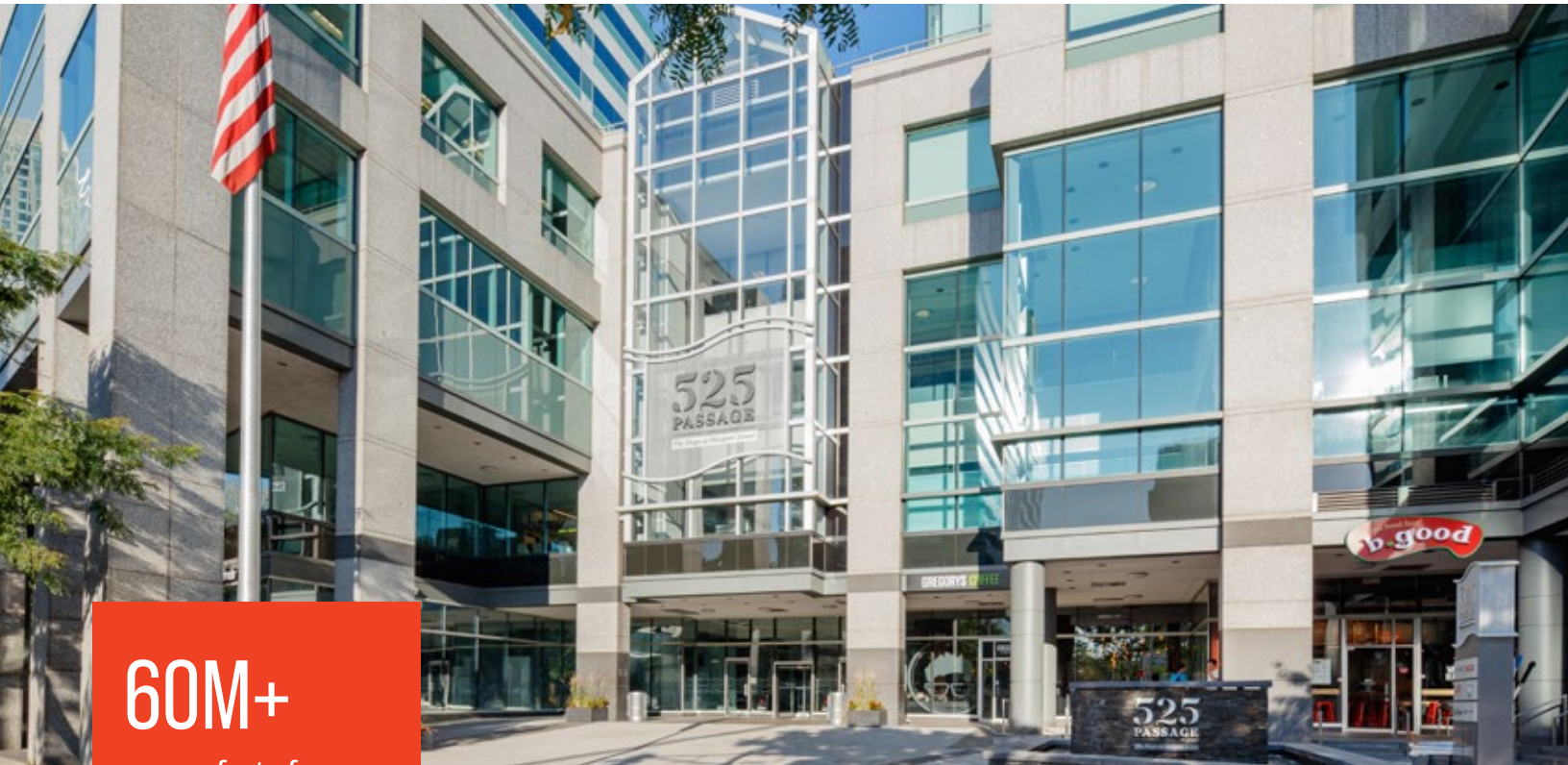
AIR

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



60M+

square feet of
assets under
management

INNOVATION-DRIVEN

BentallGreenOak is a leading, global real estate investment management advisor and a globally-recognized provider of real estate services. BentallGreenOak serves the interests of more than 750 institutional clients with expertise in the asset management of office, retail, industrial and multi-residential property across the globe. BentallGreenOak has offices in 24 cities across twelve 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. BentallGreenOak 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.bentallgreenoak.com

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