

29 WASHINGTON AVE CARTERET, NJ

Ground Up

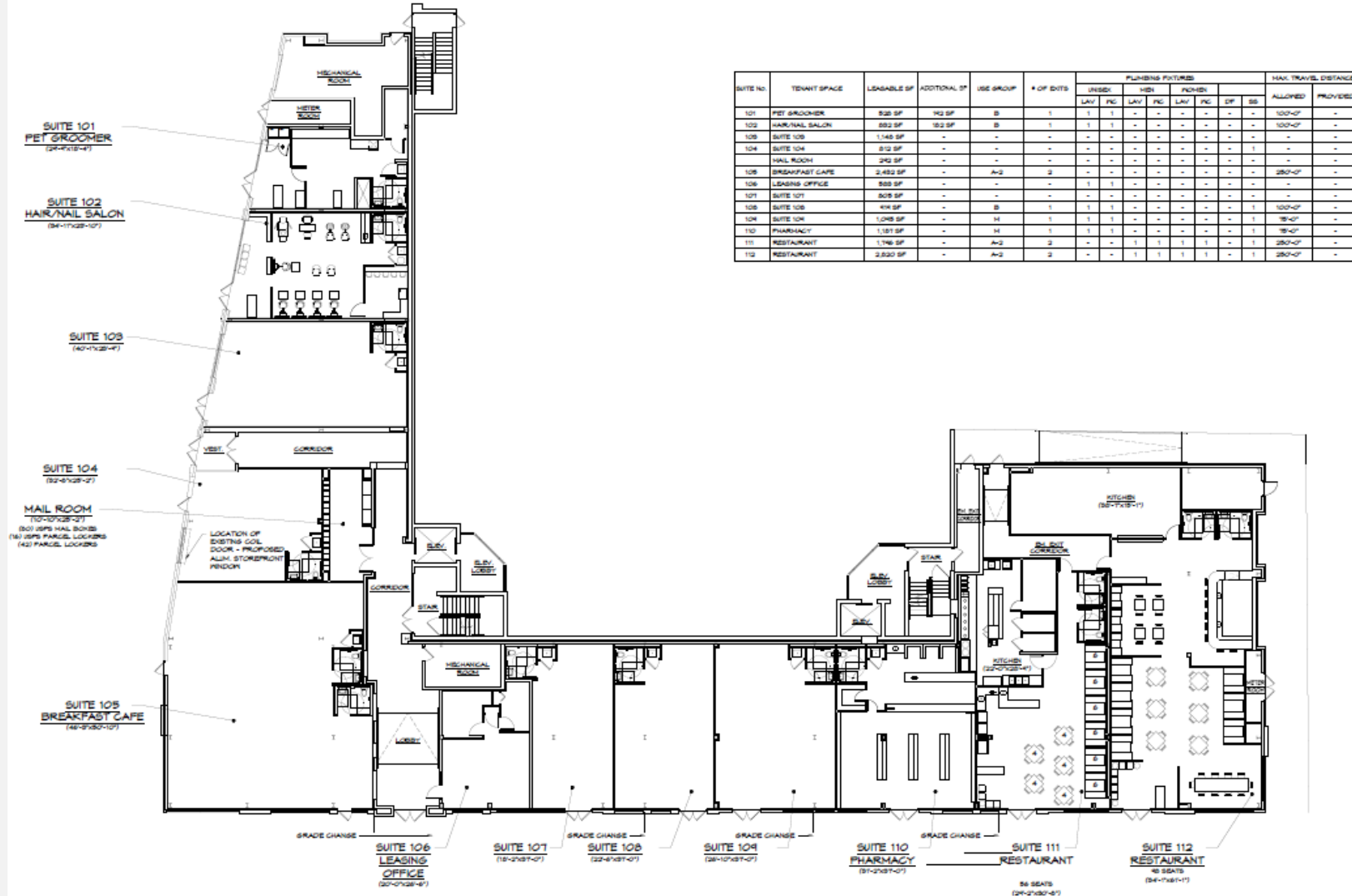
Mixed-Use Development

64 Residential Rental Units

15,217 SF of Retail

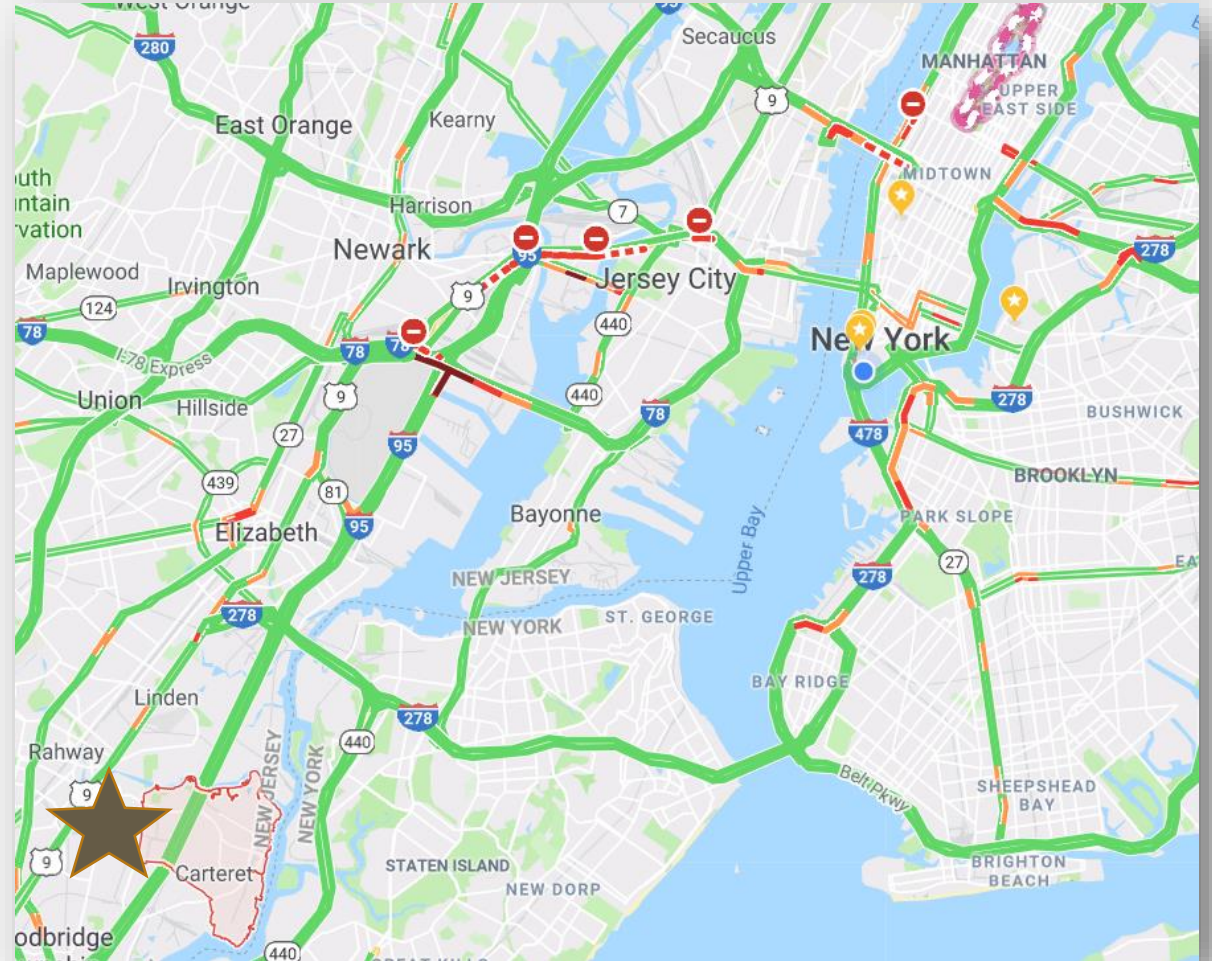


RETAIL LEASING OVERVIEW



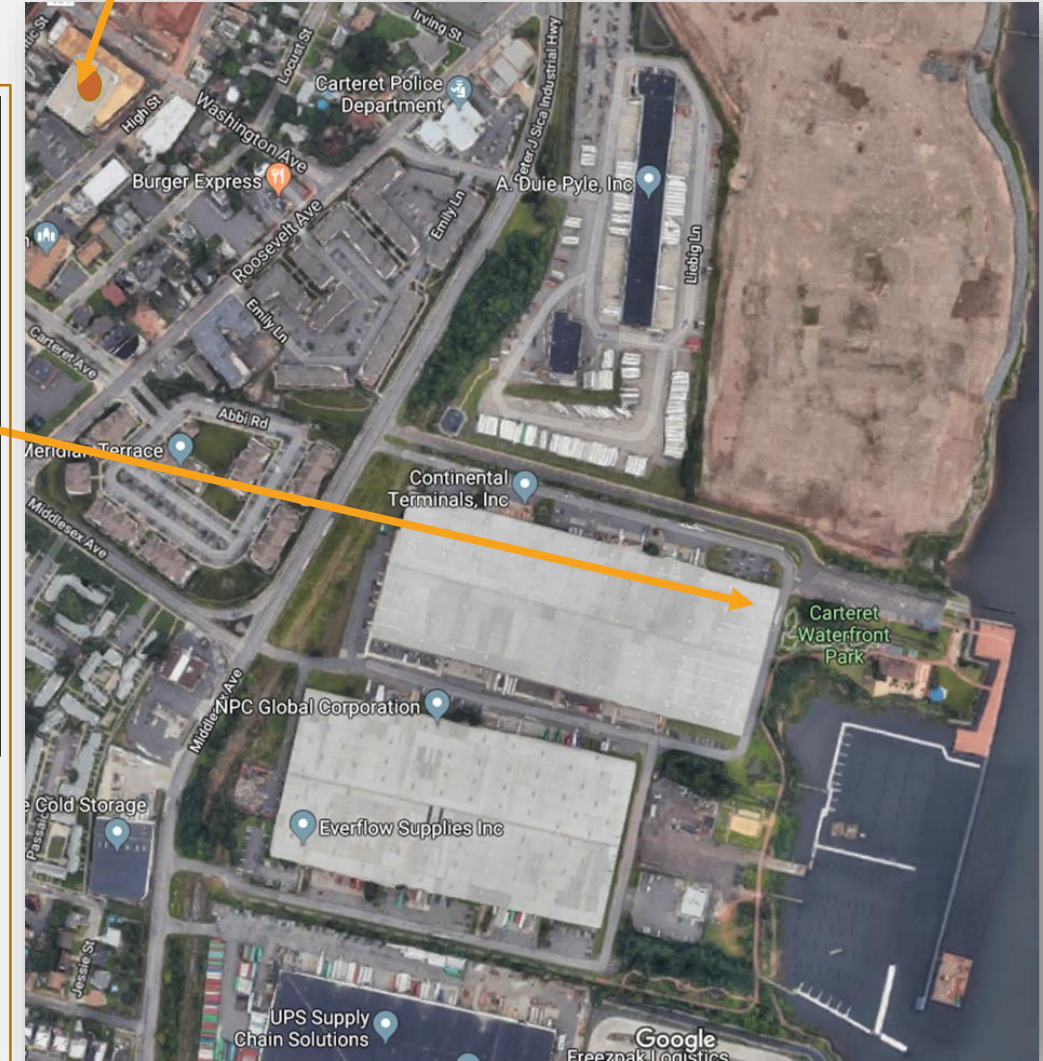
LOCATION + TRANSIT

- Very close to **Manhattan, Jersey City** and **Newark** Central Business Districts
- Bus to Manhattan has stops in front of subject buildings
- Quick access to *NJ Turnpike*
- Shuttle to *NJ Transit* and to brand new **NYC Ferry**
- \$23M Federal and state grant for new Ferry Terminal, Marina and Waterfront Park



FERRY AND MARINA

29 Washington Ave
Available Space



- ✓ Ferry to Manhattan Fully Approved
- ✓ 41 Minutes to World Financial Center
- ✓ Marina built and slips leased
- ✓ Restaurant & Venue Construction contract in place
- ✓ Park Complete

NEIGHBORHOOD – THE NEW DOWNTOWN

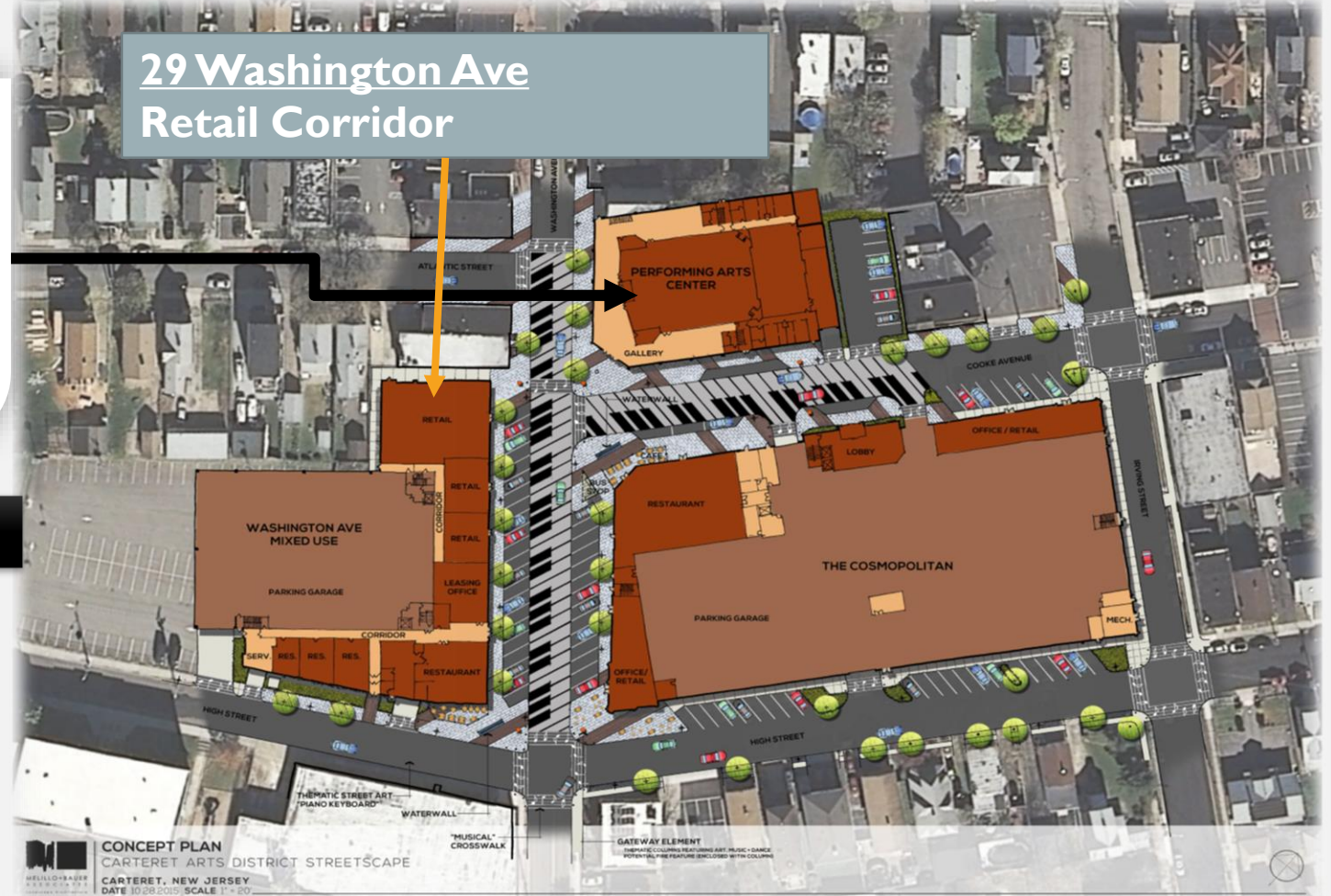
\$33M - 3,600 Seat Performing Arts Center



Carteret Arts District – Movie Theater & Shopping



**29 Washington Ave
Retail Corridor**



EMPLOYMENT DRIVERS

- **Newark Airport**
 - Airline crews etc.
- **City of Newark**
 - Prudential
 - Blue cross Blue Shield
 - United Airlines
 - Panasonic
 - Rutgers University
- **Amazon 1.8M SF**
 - Three fulfillment centers
 - Over 1,000 Job Openings across three centers
 - Over 3,000 jobs in total for Amazon



**P.C. RICHARD
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SPONSOR INFORMATION

Kalian Companies is a family-owned business based out of Monmouth County, NJ. Since 1986, Kalian has been building single family homes, luxury townhouses, multifamily developments, and more recently, luxury rental apartments.



<http://www.kalian.com/>

- **10,000+ Units Delivered Across 30+ Years**
- Success across a diverse geography
- Founded in Red Bank, NJ with developments throughout the state
- Past developments in PA, TN, MS
- **Current Developments under way**
- Three Multifamily Rental Buildings in Atlantic Highlands, NJ

