

CBRE

CONSTRUCTION UNDERWAY

Expected Completion:

Q1 2023



The Arts & Powerhouse Building
130 BAY STREET, JERSEY CITY



PLAY PROPERTY VIDEO



SIGNAGE

SIGNAGE

LOFT-STYLE

office space available
in the heart of Jersey City's

**POWERHOUSE
ARTS DISTRICT**

ARTSANDPOWERHOUSEBUILDING.COM

\$30 MILLION

invested in renovations

More than 10,000 sq. ft. rooftop deck available to all tenants



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2

CBRE

SIGNAGE

6 10,602 sq. ft.

5 19,906 sq. ft.

4 31,506 sq. ft.

3 31,427 sq. ft.

2 20,877 sq. ft.



Haidilao Hot Pot

\$250,000

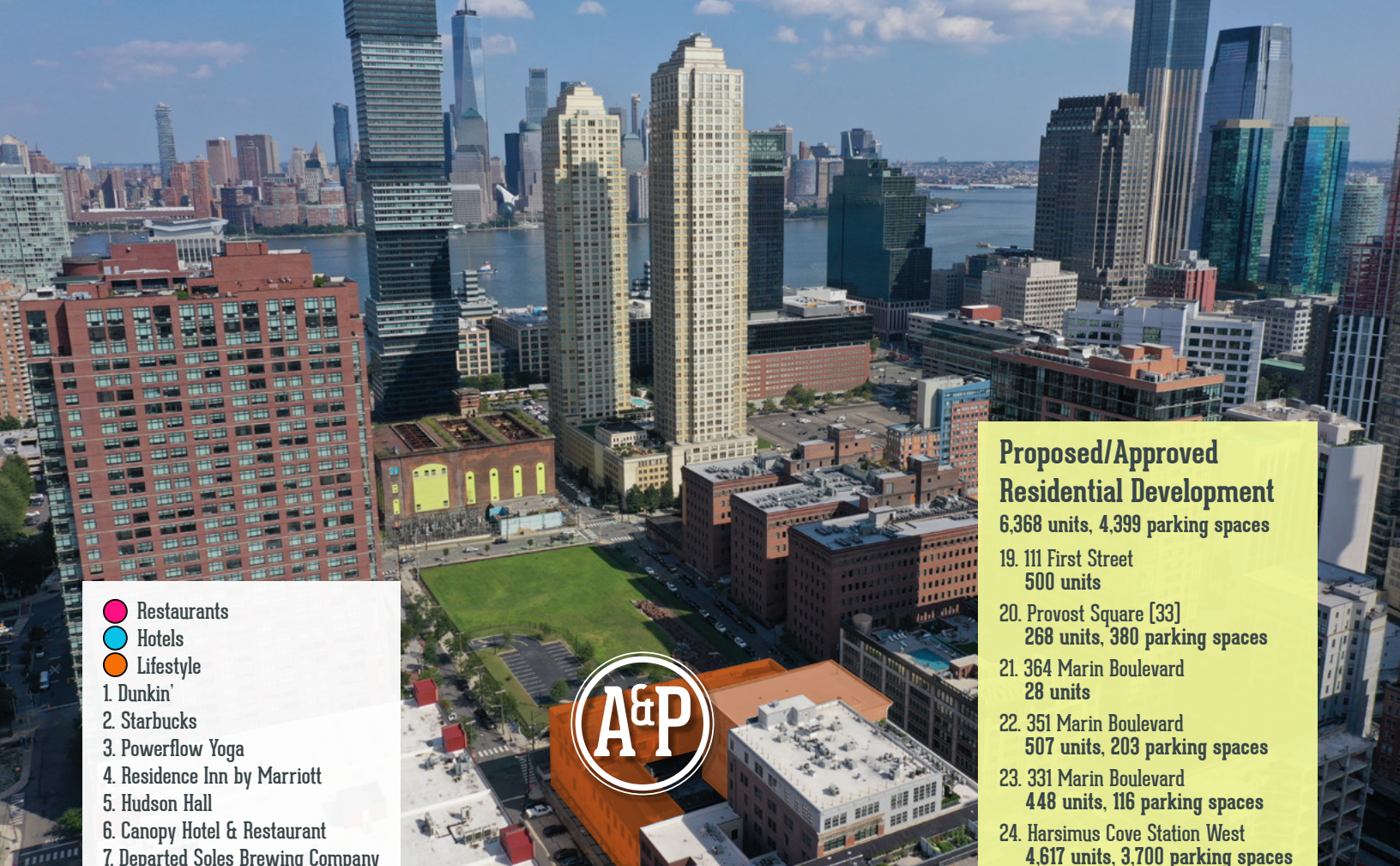
dedicated to the display of
works created by local artists



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3

CBRE



- Restaurants
 - Hotels
 - Lifestyle
1. Dunkin'
 2. Starbucks
 3. Powerflow Yoga
 4. Residence Inn by Marriott
 5. Hudson Hall
 6. Canopy Hotel & Restaurant
 7. Departed Soles Brewing Company
 8. Lackawanna Coffee
 9. Chase
 10. Nimbus Arts Center
 11. HaiDiLao
 12. Whole Foods
 13. Orangetheory Fitness
 14. CVS Pharmacy
 15. Wells Fargo
 16. Ample Hills Creamery
 17. Candlewood Suites
 18. DOMODOMO Sushi

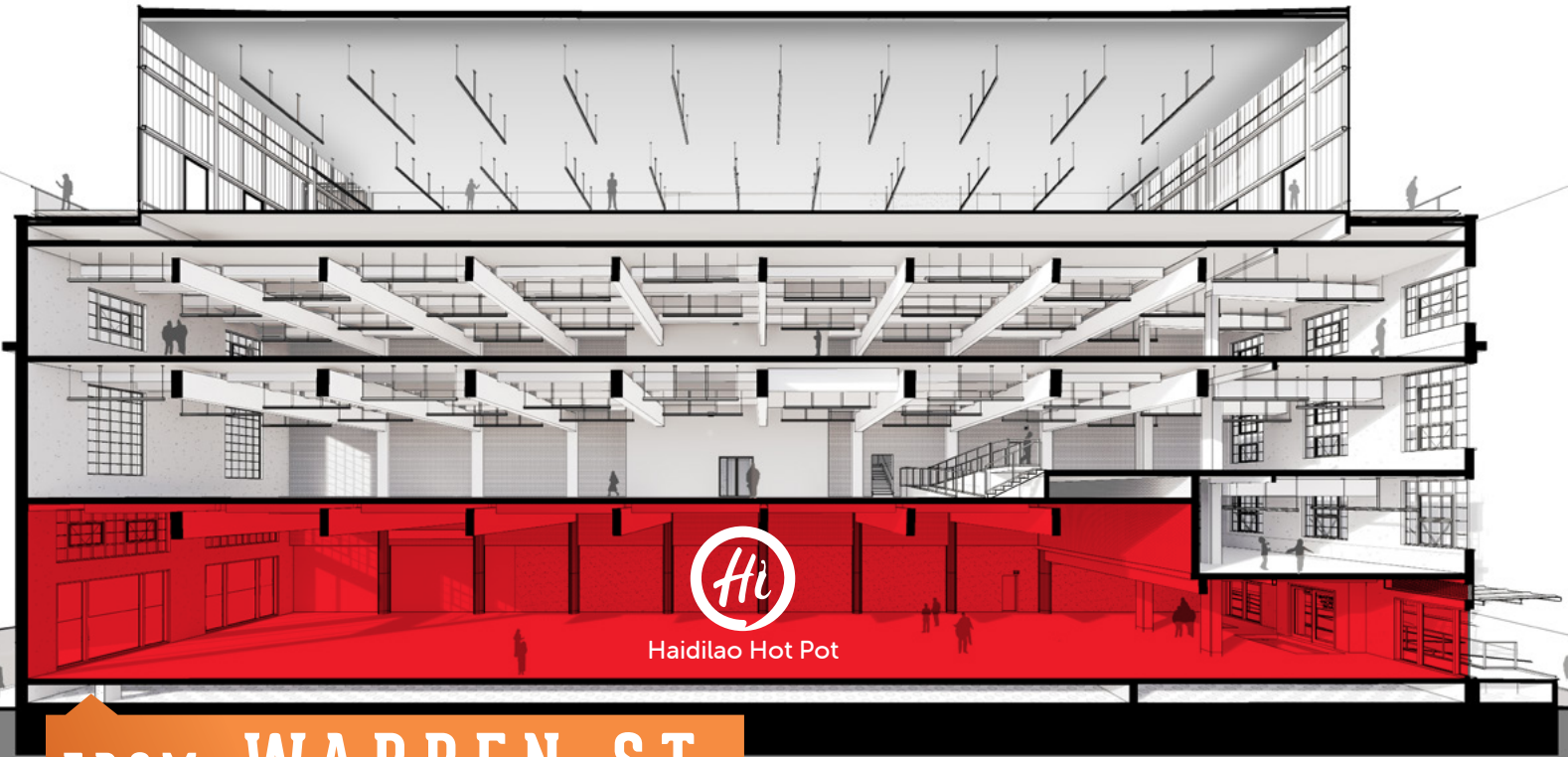


- ### Proposed/Approved Residential Development
- 6,368 units, 4,399 parking spaces
19. 111 First Street
500 units
 20. Provost Square [33]
268 units, 380 parking spaces
 21. 364 Marin Boulevard
28 units
 22. 351 Marin Boulevard
507 units, 203 parking spaces
 23. 331 Marin Boulevard
448 units, 116 parking spaces
 24. Harsimus Cove Station West
4,617 units, 3,700 parking spaces

- ### Recently Completed Nearby Residential Units
- 23,794 units, 27,665 parking spaces

- Parking
- PATH & NJ Transit Stations
- PATH
- Hudson Bergen Light Rail



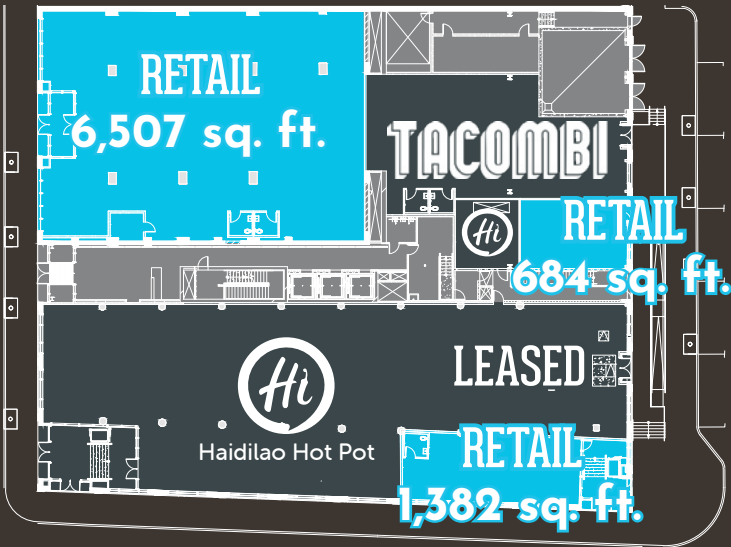


FROM WARREN ST.

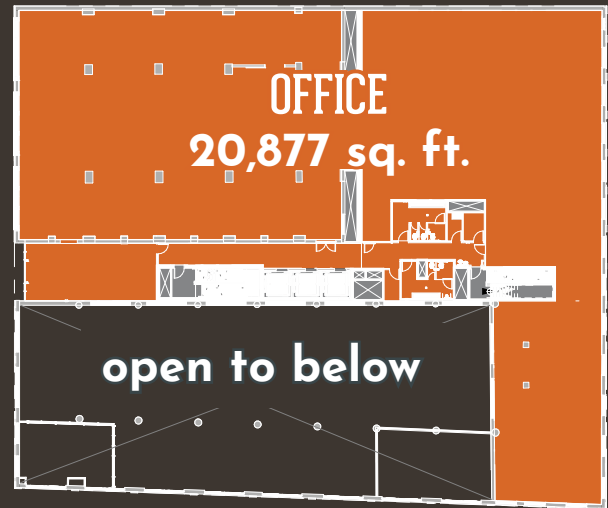
FROM BAY ST.



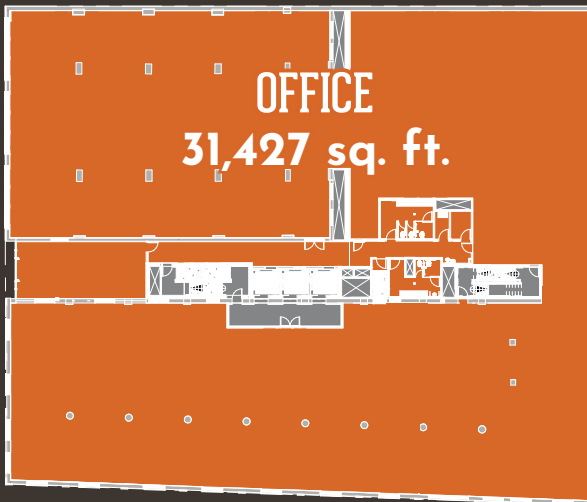
First Floor



Second Floor



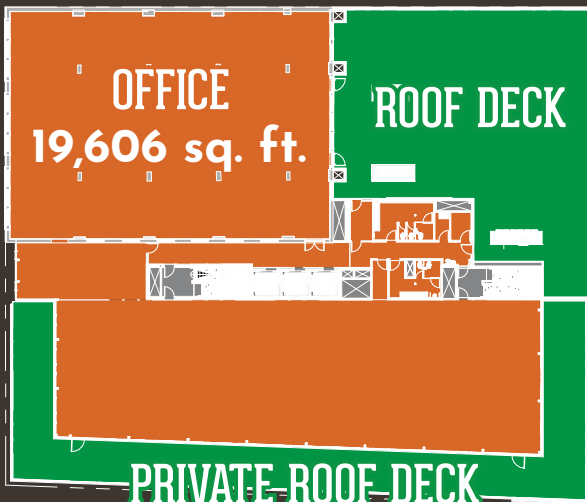
Third Floor



Fourth Floor



Fifth Floor



Sixth Floor





WELLNESS

UV filtered elevator cabs with touchless access to be installed throughout the building, an abundance of outdoor space, open floor plans, state-of-the-art HVAC filtration. Tenants can control their own floors ranging from 6,000 RSF-30,000 RSF.



ELECTRICAL

Tenant distribution panels on floors two, three and four have 600 amps, and floors five and six have 400 amps. All panels are 208/120V 3-phase. There is one panel per floor.



HVAC

Capped refrigerant piping will be delivered to each space and connected to an AC condenser unit on the roof provided by owner. All air handlers in the unit shall be will be part of Tenant Improvement Package. System is a heat recovery system, so tenant shall connect to heat recovery box prior to air handlers. Outside air shall be capped at each tenant space.



Manhattan

7 min / 2.3 mi.

Interstate 78

8 min / 1.5 mi.

Route 9

10 min / 2.5 mi.

Interstate 280

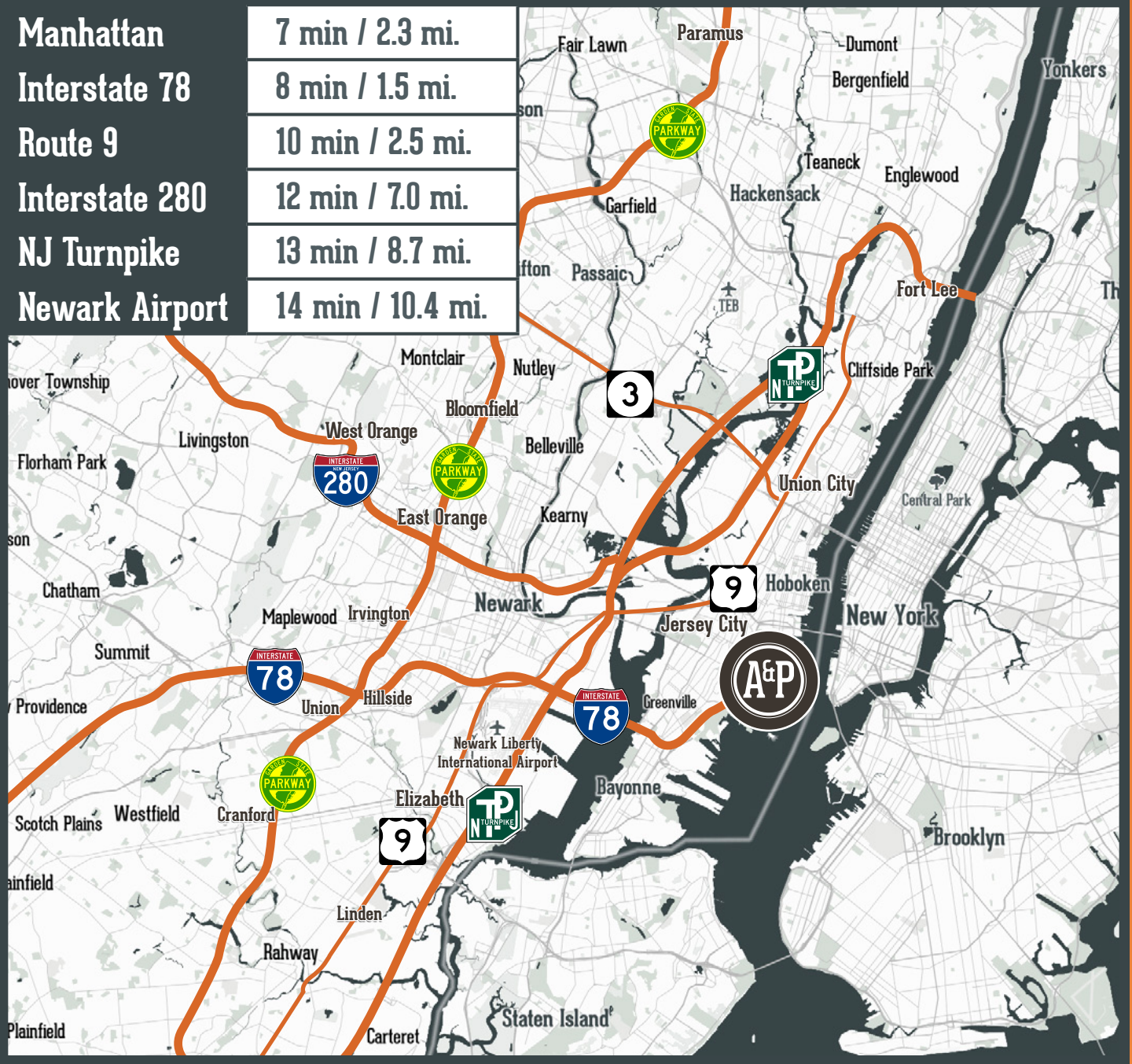
12 min / 7.0 mi.

NJ Turnpike

13 min / 8.7 mi.

Newark Airport

14 min / 10.4 mi.



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