

WORK 150

TAILORED OFFICE SPACES FOR SMART BUSINESSES IN DOWNTOWN JERSEY CITY



150 BAY STREET • JERSEY CITY, NJ

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150 BAY STREET

Located in the Powerhouse Arts District of Jersey City, just minutes from Manhattan by train or ferry, 150 Bay Street is the embodiment of the luxury loft experience.

A landmark building listed on the Federal Register of Historic Places, 150 Bay was built in 1908 as a warehouse by the architect Howard Chapman. Converted to residential, commercial and retail spaces in the 21st century, the building is truly a mix of historic and modern architectural details.

Large, open floor plans, 14' high ceilings, oversized windows, and polished concrete floors are just a few of the things that distinguish 150 Bay Street as a premiere luxury loft community.

Staying in? Fully equipped kitchens with granite counter tops, brand new appliances and a 10,000 ft² roof deck all help to complement spaces that are ideal for entertaining. Stepping out? 150 Bay Street is surrounded by a neighborhood filled with restaurants, bars, shops and galleries.

So, if you are looking for a desirable alternative to Manhattan, look no further than 150 Bay Street in Jersey City. It's all that you'll need for a truly modern, luxurious and convenient lifestyle.

THE BUILDING

Location

Bay Street between Provost Street and Marin Boulevard

Year Built

1908

Renovations

Residential Conversion - 2005

Ground Floor Retail Conversion - 2009

Building Size

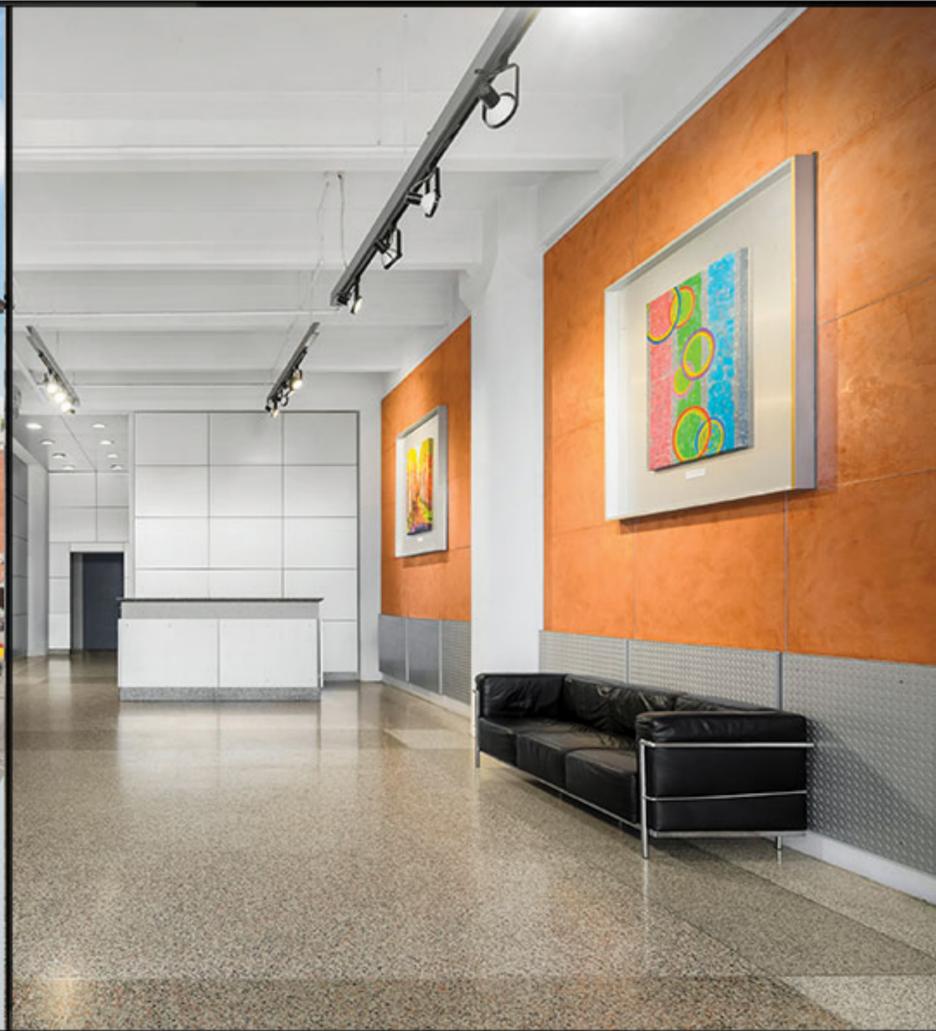
203,000 SF

Floors

9 plus penthouse

Mezzanine

1 below-grade





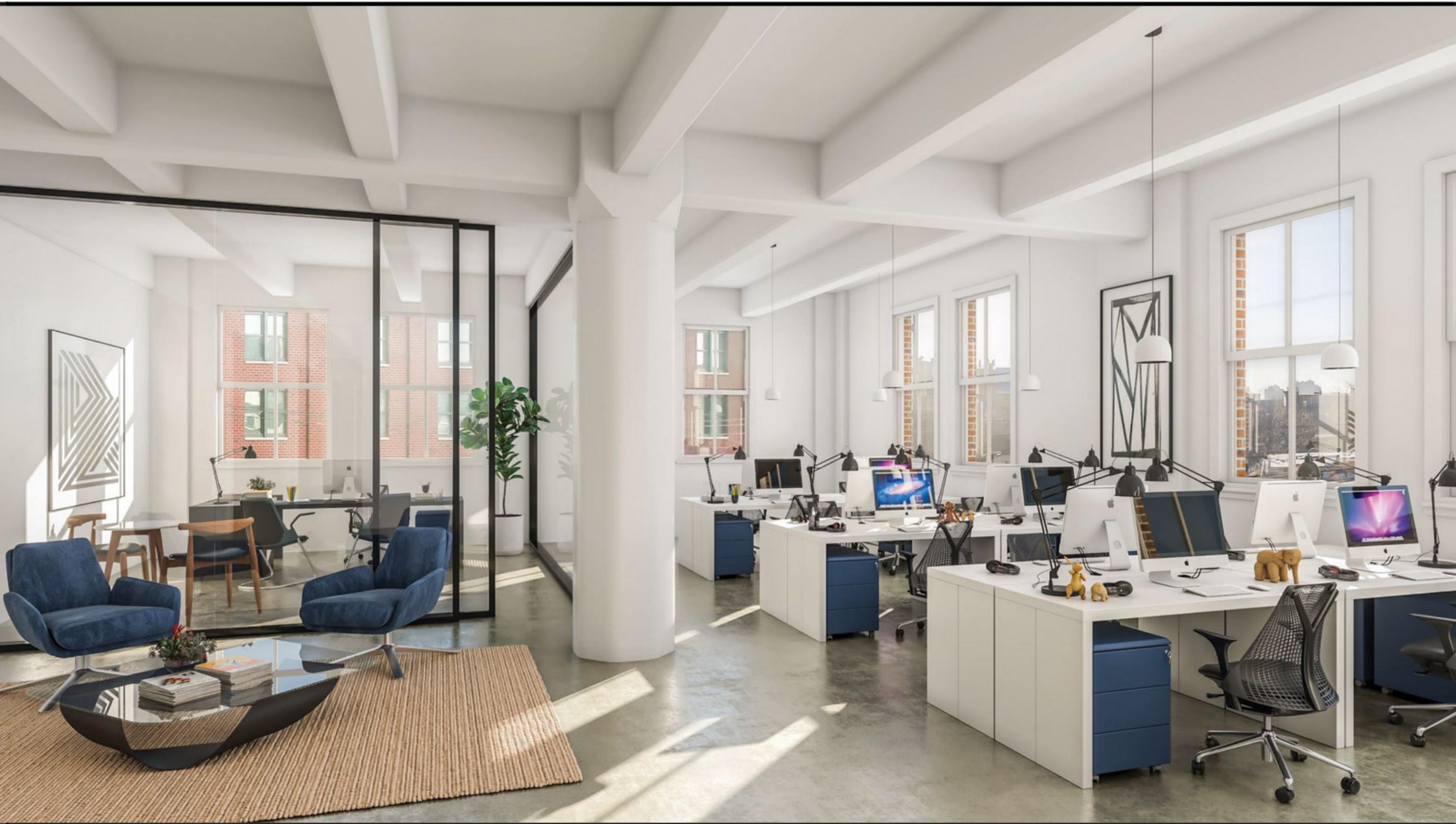
WORK150

Tailored offices for small to mid-sized business right in the heart of Downtown Jersey City

With New York City right around the corner, 150 Bay Street is the ideal location to run your small to mid-size business. As part of our on-going evolution, the entire 40,000 sf third floor is now being redeveloped to create flexible, modern, light-filled office spaces that can be customized to meet your business needs. Whatever your industry or profession, our state-of-the-art design and premium amenities are sure to impress.

- Offering deminsed office spaces ranging from 400+ RSF up to 40,000 RSF
- PATH access 2 blocks away; only minutes to NYC
- Landmark building
- 14-foot ceilings
- Brand new lobby & commercial entrance
- WiFi capability
- Central HVAC
- Shared conference areas
- Communal pantry
- Freight car access
- Carpet or polished concrete floor options
- Oversized windows

Office Space Rendering



Conference Room Rendering



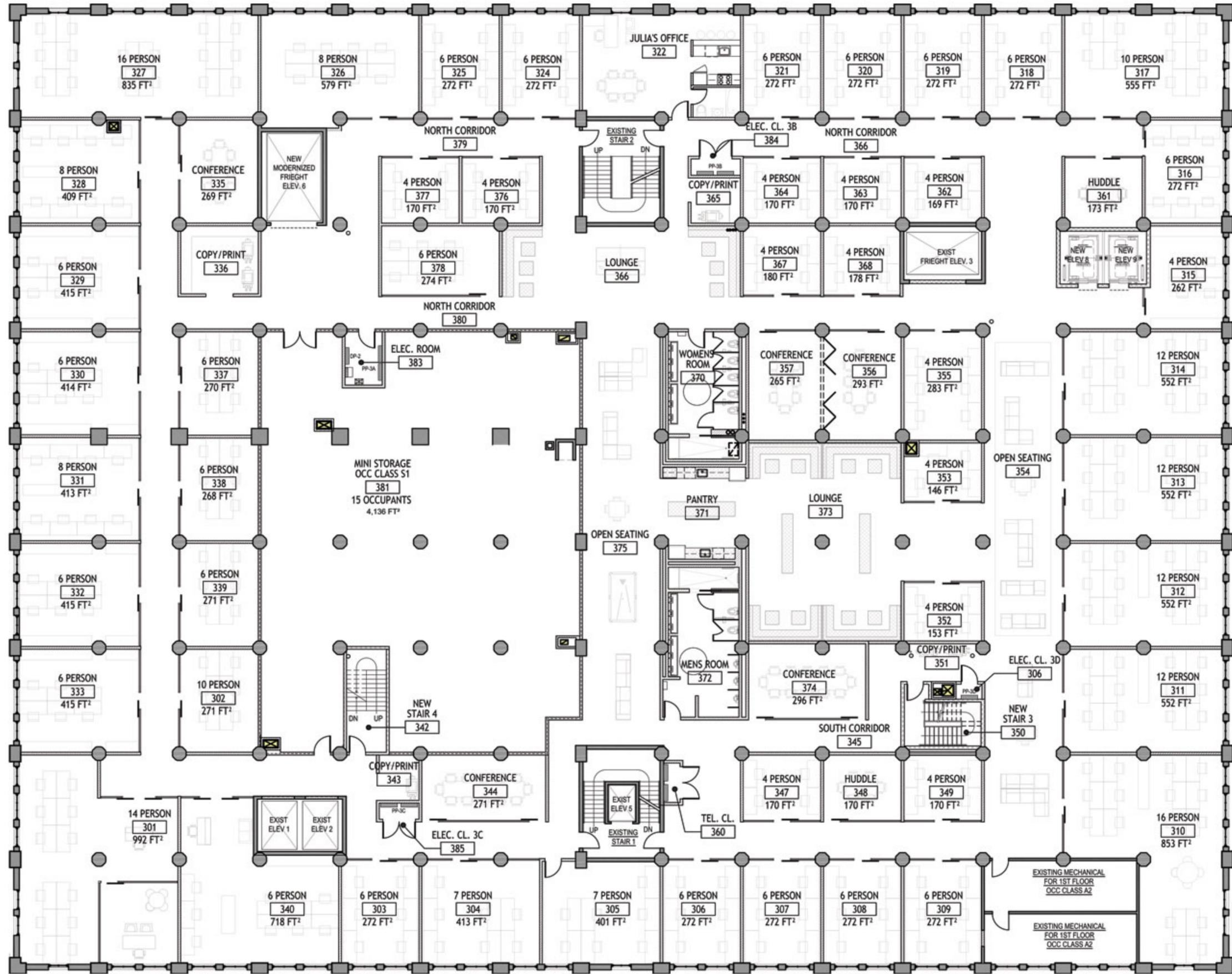
Lounge Rendering



FIRST STREET

MARIN BOULEVARD

PROVOST STREET



BAY STREET

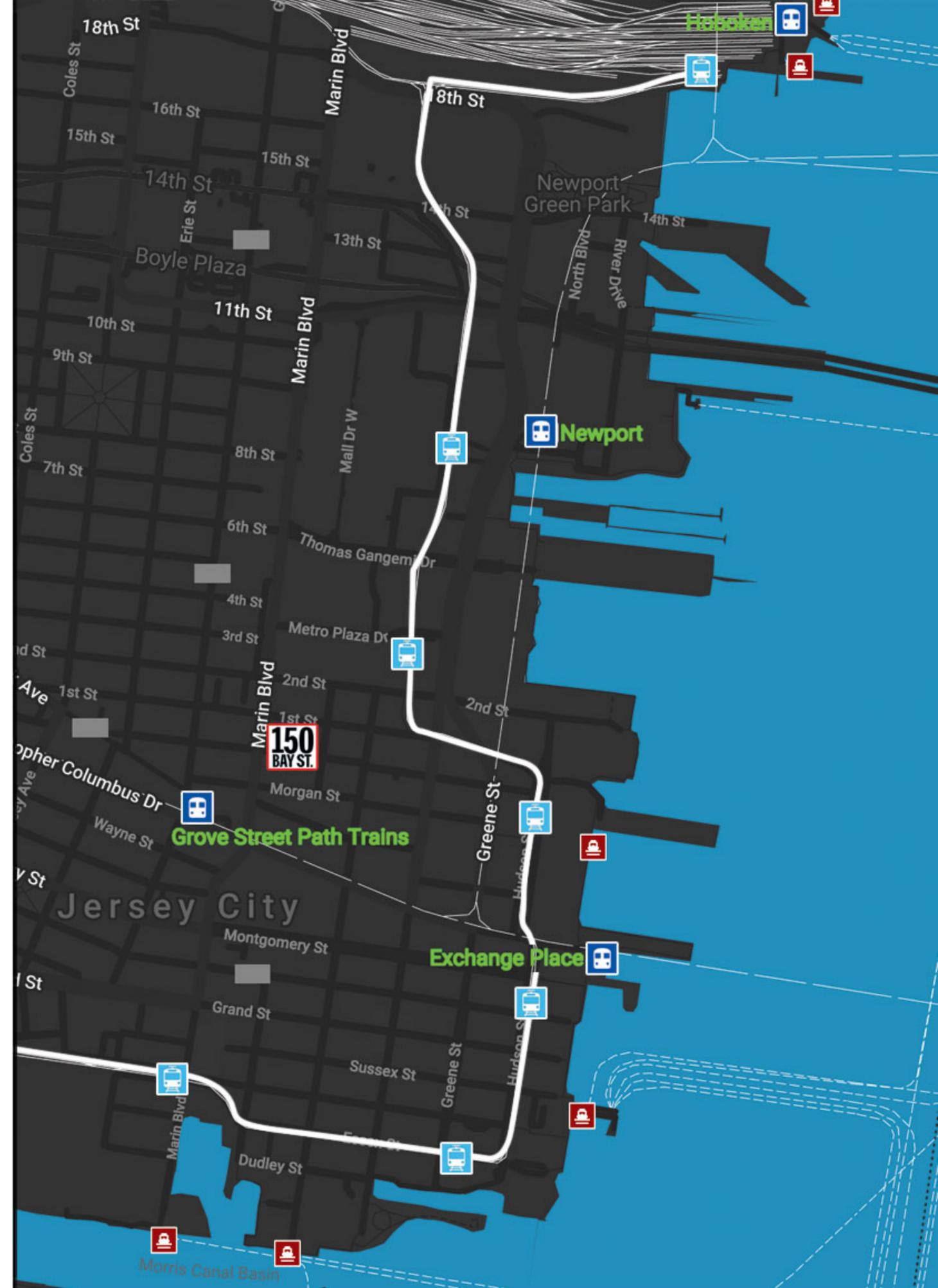
LOCATION

Part of the New York metropolitan area, and clearly seen from Manhattan over the expanse of the Hudson, Jersey City shares significant mass transit connections with Manhattan and has, over the last decade, established itself as one of the premier destinations to work and to live in New Jersey.

Fast transport is provided by PATH service from Exchange Place, connecting Jersey City to the World Trade Center transportation hub, Hoboken, and Newark Penn Station. The Hudson Bergen Light Rail has three stations at Harborside Financial Center, Essex Street and Exchange Place, where transfer to PATH service and ferry is possible.

Downtown Jersey City is the area from the Hudson River westward to the Newark Bay Extension of the New Jersey Turnpike (Interstate 78) and the New Jersey Palisades; it is also bounded by Hoboken to the north and Liberty State Park to the south.

-  Path Train Station
-  Light Rail Station
-  Ferry Terminal



THE NEIGHBORHOOD

Vibrant, lively, fun and full of activity, the Powerhouse Arts District (PAD) is the center of downtown and the creative heart of Jersey City — and 150 Bay Street is right in the middle of all of the action!

A quick online search will yield 100+ restaurants and bars to choose from, food and wine markets, art galleries, music venues, boutiques, fresh farmer's markets, and more all in walking distance from 150 Bay.



BUILDING SPECIFICATIONS

Location	Bay Street between Provost Street and Marin Boulevard
Year Built	1908
Architect	Howard Chapman
Building Size	203,000 SF
Floors	9 plus penthouse, mezzanine, 1 below-grade
Construction	Concrete
Renovations	Residential conversion - 2005; ground floor, retail conversion - 2009
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	120 lbs./SF
Avg Slab-to-Slab Ceiling Heights	14'
Column Spacing	10'
Elevators	4 passenger, 2 freight
HVAC	Heat pump, cooling tower, space heaters in commercial spaces, tenant-controlled package units in residential spaces
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Fire alarm system with command station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key fob access, closed-circuit cameras
Building Hours	24/7 residential, 7am-7pm commercial
Telecom Providers	Nextel, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	1 rack
Municipal Incentives	N/A
Transportation	Yellow and red line PATH trains from Grove Station. The Hudson-Bergen Light Rail stops nearby at Harsimus Cove Station. Travel to the World Financial Center or Midtown from the Harborside Ferry Terminal
Amenities (Neighborhood)	Hyatt Regency and Jersey City on the Hudson, Bucket and Bay Gelato, Departed Soles Brewing Co, Hertz and Budget car rentals, the Warehouse Cafe for organic tea and coffee paired with panini, ShopRite grocery store. New York Sports Club
Building Website	www.150baystreet.com

ABOUT THE OWNERS

Over three generations and nearly seven decades, the Gural Family has worked to build a better New York City through its ownership and management of commercial real estate, work with non-profit organizations and dedication to the community. Formerly Newmark Holdings, the newly renamed GFP Real Estate is defined by its commitment to its tenants, partners and property.

Carrying on the tradition started by Founder Aaron Gural, today's Family leadership includes Chairman Jeffrey Gural, Co-Chief Executive Officers Eric Gural and Brian Steinwurtzel, Principal Jane Gural-Senders and General Counsel AnnyRose Pahl. Each member of the team is dedicated to improving New York City through property development, strong tenant relationships, and community involvement. With that legacy in mind, the company focuses on the small- and medium-sized tenants and nonprofit organizations within New York City. To work with GFP Real Estate is to become part of our family.



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