95 GREENE STREET | JERSEY CITY

Tomorrow’s Research Today

95GREENESTREET.COM

BASE BUILDING LAB READY INFRASTRUCTURE IS COMPLETE!
PREBUILT SUITE UNDERWAY WITH DELIVERY MARCH 2022
FULLY ENTITLED AND ZONED
permitting all research applications

ROBUST UTILITIES INFRASTRUCTURE
ideal to serve R&D and technology requirements, served by multiple utility grids

EFFICIENT CENTRALIZED COMMON CORE
for lab design and renovation cost containment (elevators, restrooms, shaft space)

ROOF SPACE
ample space for supplemental HVAC and additional generator capacity

VERTICAL SHAFT CAPACITY
to accommodate lab exhaust and conduit

13 TO 14.5 FT
ceiling height for tech driven look and feel or distributed ductwork, centralized gas and lab support services (vacuum, DI/RO water, etc.)

SECURED INTERIOR LOADING DOCKS
and designated freight elevator

ON-SITE LIFE-SAFETY GENERATOR
with additional mobile generator hook-up to back-up entire premises

FLEXIBLE FLOOR PLATES
to accommodate full floor and multi-floor life sciences companies
THE PERFECT ELEMENTS

WORKFORCE
#1 - most PhD's in the Country
#4 - U.S. NY Metro Cluster Ranking

TRANSIT
Immediate access to PATH, Ferry, Light Rail and Bus

CLUSTER
Global leaders in Education, Health Care and Finance

COMMUNITY
Paulus Hook - Live/Work/Play neighborhood

LIFE SCIENCES STATISTICS COMBINED NY METRO*

#1 LIFE SCIENCE EMPLOYEES
more than any other market (127K PEOPLE)

#2 NIH FUNDING
($2.44 Billion)

#2 LAB INVENTORY
(30 Million SF)

#4 VC/PE FUNDING
($1.2 Billion)

1,000 PhD GRADS IN 2018 within a 90 mile radius
(This represents 10% of all PhD's completions in the life sciences in the United States)

*All statistics are derived from 2019 calendar year
Available space

8th Floor 45,728 RSF
7th Floor 45,728 RSF
6th Floor 45,728 RSF
5th Floor 44,841 RSF
4th Floor 33,851 RSF
3rd Floor 33,873 RSF
2nd Floor 45,728 RSF
Ground Floor 13,673 RSF
**PRE-BUILT**

**Premises**
- Third Floor up to 33,873 RSF
- Pre-Built: 23,354 RSF
- Vacant: 10,518 RSF
- Fork & Goode: 11,855 RSF

**Delivery Condition**

**Base Building Specifications**
- 13’ Slab to Slab, 100 PSI per floor live load
- Separate Lab and Office HVAC 1.25 CFM/SQFT, new system
- Three 2,000 KVA transformers feeding two 3,000 amp service switches delivering Lab Power: 10.5 W/SF, Standby Power 4W/SF, Office Power 4W/SF
- Freight elevator, concourse space for storage/services

**Pre-Built Specifications**
- Furnished office with modern finishes (Glass Office Fronts, LED Lighting, Collaborative eating/meeting areas)
- Lab suite with movable casework and flexible utility design
- Floor compressed air and vacuum system, DI Water, local pH neutralization
- Two fume hoods (ability to add more at Tenant expense)
*COMPLETED PRE-BUILT PHOTO COMING SOON
SITE DESCRIPTION:
- 350,885 square feet rentable
- 0.87 acres
- 200 feet of frontage on Greene Street
- 221 feet of frontage on Grand Street
- 145 feet of frontage on York Street

FOUNDATION:
- Reinforced poured-in-place concrete

BUILDING FRAME:
- Concrete beams with concrete deck

EXTERIOR WALLS:
- Concrete spandrel panels with tinted, insulated glass

FLOORS:
- Eight stories, plus basement level with average floor plates of 45,728 square feet

ROOF:
- Three-ply, hot asphalt, built-up roof with an asphalt-impregnated glass fiber cap sheet

FLOOR DESIGN
LIVE LOAD:
- Floors have a live load capacity of 100+ PSF

COLUMN SPACING:
- 19'-6 EW / 16'-6" NS on center typical

PARKING:
- 125 spaces are located in the basement and are accessible via an entrance ramp on the Grand Street side of the building

LOADING FACILITIES:
- Two truck loading docks and one compactor loading dock are located on the Grand Street side of the building

HVAC:
- Cooling is provided to the entire building at a rate of 1.25 CFM/SQFT. For laboratory space this is derived from 100% outside air AHU(s). For office space this is derived from return air AHU(s). All AHUs are capable of VAV operation. A condenser water and return water allowance is provided to each tenant for fume hood exhaust ductwork to be connected to high dilution, plume type exhaust fans. Heating and cooling is controlled by a building management system.

ELECTRIC SYSTEMS:
- The Property is served by three 2,000-KVA transformers feeding two 3,000-amp service switches which provide 277/480 volts to the building and is fed by two substations. Capacities as follows:
  - Laboratory normal power: 10.5 W/sf
  - Laboratory optional standby power: 4 W/sf
  - Office normal power: 4W/sf

ELEVATORS:
- The Property utilizes four geared-traction, 3,500-lb. capacity Dover passenger elevators and one geared traction, 4,000-lb. capacity Dover combined service and passenger elevator. The Property also has one hydraulic Dover elevator, which serves the basement and ground floor exclusively.

EMERGENCY GENERATOR AND SWITCHGEAR:
- The building is equipped with a 300kw emergency life safety generator. In addition, there is an in-place switchgear in the building garage that is connected to the office floors. This system allows for a mobile generator connection giving a prospective tenant back-up power for their entire Premises in the event of an emergency. An optional standby generator will be provided to supply up to 4W/sf for laboratory tenants and to support the building’s central air, exhaust and boiler plant.

FIRE SAFETY SYSTEMS:
- The building is fully equipped with a fire/smoke detection system. Speakers, strobes and phone stations are located throughout the building. The building is fully sprinklered with a traditional wet pipe system from the first to eighth floors inclusive. The parking garage is sprinklered by a dry pipe system.

UTILITIES:
- Electric and Gas: PSE&G
- Water and Sewer: City of Jersey City
- Telephone: Verizon

TELECOMMUNICATIONS:
- The building offers cutting edge connectivity from multiple high capacity Internet Providers and Local Exchange Carriers. Geographically diverse conduit pathways from different communication manholes route into the building demarcation and tenant connectivity is supported by two spatially-diverse risers within the building. This provides communications carrier connection diversity, reliability and redundancy.

ADA COMPLIANCE:
- All ADA requirements have been addressed as part of the Property’s redevelopment and construction. The Property is equipped with handicapped accessible parking, ramps and curb cuts, as well as stairs, lights and handicapped accessible restrooms.
Central Core & Shell

2 Tenant Test-fit

Single Tenant Test-fit

3 Tenant Test-fit
The building will feature a fully integrated and custom designed, technology-enabled platform to optimize the Building’s security and management operating procedures as well as promote community engagement through the Rise Building technology platform.

www.risebuildings.com
**LIFE SCIENCES & HIGHLY EDUCATED WORKFORCE**

95 Greene access to talent
Local and regional accessibility to Life Sciences’ labor and highly educated labor

<table>
<thead>
<tr>
<th>Commute Time</th>
<th>Occupation Management</th>
<th>Occupation Computer / Mathematical</th>
<th>Occupation Life / Social Sciences</th>
<th>Education Bachelor's Degree</th>
<th>Education Grad / Professional Degree</th>
<th>Total Labor</th>
<th>Total Education</th>
</tr>
</thead>
<tbody>
<tr>
<td>Within 20 minutes</td>
<td>37,192</td>
<td>17,909</td>
<td>2,575</td>
<td>12,065</td>
<td>117,362</td>
<td>77,577</td>
<td>69,738</td>
</tr>
<tr>
<td>Within 30 minutes</td>
<td>128,598</td>
<td>44,748</td>
<td>10,204</td>
<td>60,046</td>
<td>415,129</td>
<td>243,596</td>
<td>688,644</td>
</tr>
<tr>
<td>Within 40 minutes</td>
<td>311,569</td>
<td>108,089</td>
<td>28,086</td>
<td>143,889</td>
<td>970,045</td>
<td>591,635</td>
<td>1,662,750</td>
</tr>
<tr>
<td>Within 60 minutes</td>
<td>686,918</td>
<td>217,816</td>
<td>66,938</td>
<td>345,636</td>
<td>2,155,406</td>
<td>1,317,308</td>
<td>3,756,298</td>
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Note: Life Sciences’ occupations were defined by BLS major codes; Life and social sciences, health practices, computer/math, and management. Accessibility was defined by the reach of 95 Greene St to block groups or zip code. Commuting from those areas to 95 Greene St were determined by either public transit for urban areas and driving from suburban areas. Source: JLL Research, Bureau of Labor Statistics.
NEW JERSEY
LIFE SCIENCES
ECOSYSTEM &
GREATER TRANSIT
NETWORK

Hospitals/Medical Centers

Atlantic Health System
1. Morristown Medical Center, Morristown
2. Overlook Medical Center, Summit
3. Newton Medical Center, Newton
4. Chilton Medical Center, Pompton Plains
5. Hanover Medical Center, Hanover
6. Joseph’s Children’s Hospital, Morristown

Hackensack Meridian Health
1. Hackensack University Medical Center, Hackensack
2. JFK Medical Center, Edison
3. Joseph M. Sanzari Children’s Hospital, Hackensack
4. Mountainside Medical Center, Montclair
5. Palisades Medical Center, North Bergen
6. Pascack Valley Medical Center, Woodland Park

St. Joseph’s Health
1. St. Joseph’s University Medical Center / St. Joseph’s Children’s Hospital, Paterson
2. St. Joseph’s Wayne Medical Center, Wayne
3. St. Joseph’s Healthcare and Rehab Center, Cedar Grove

RWJ Barnabas Health
1. Children’s Hospital of New Jersey / Newark Beth Israel Medical Center, Newark
2. Clara Maass Medical Center, Belleville
3. Jersey City Medical Center, Jersey City
4. PSE&G Children’s Specialized Hospital, New Brunswick
5. Robert Wood Johnson University Hospital, New Brunswick
6. RWJ University Hospital Rahway, Rahway
7. RWJ University Hospital Somerset, Somerville
8. Saint Barnabas Medical Center, Livingston
9. The Bristol-Myers Squibb Children’s Hospital at RWJUH, New Brunswick

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Services
LIRR
METRO NORTH
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PATH

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Tenants locating at 95 Greene Street may be eligible to participate in the NJ Emerge Program, a powerful job creation program designed to strengthen New Jersey's competitive edge that will be available in the spring of 2021. Companies that create jobs in Jersey City are eligible for a potential gross benefit ranging from $3,500 to a maximum $6,000 (the anticipated program cap for a Jersey City location) per qualifying new employee, per year in tax incentives for up to seven years.

At a 200 square feet per employee space metric, this incentive could provide approximately $17.50 PSF - $30.00 PSF in gross savings per year.

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<tr>
<th>NJ EMERGE AWARD POTENTIAL</th>
<th>PER NEW JOB</th>
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<tr>
<td>Qualified Site Base Credit</td>
<td>$3,500</td>
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* Assumes that Jersey City will be designated an “Enhanced Area.”

POTENTIALLY AVAILABLE BONUS CREDITS

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<th>PER NEW JOB</th>
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<tr>
<td>Median salary in excess of county’s existing median</td>
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- $250-$1,500

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<th>LARGE NUMBER of new and retained full-time jobs (250-1,001+)</th>
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- $500-$1,500

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<th>TARGETED industries, including Life Sciences and several others</th>
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- $500

Other bonuses may apply. Total annual credit cannot exceed $6,000.

Total NJ Emerge Award per New Job, per Year up to 7 Years

| $3,500-$6,000 |

NJ Emerge applicants must meet several basic eligibility requirements, including a minimum tenant capital investment to outfit existing space ($40/SF office, $20/SF R&D and industrial; landlord expenditures are not included), the creation of at least 25 new jobs in targeted industries and 35 otherwise, and meeting New Jersey’s “material factor” requirement, which must be documented and certified, and is rigorously enforced.

Program regulations, forms and mapping are in development, and applications will likely not be available until 2021. As such, all program details are subject to change and should be considered preliminary.

NJ Emerge is a complex program, and applicant companies must comply with various eligibility thresholds and ongoing administrative requirements. The JLL Location Economics team can assist with these details.

JLL Location Economics provides a comprehensive range of incentives services to clients around the nation and the world, and has extensive experience with New Jersey incentives. References are available upon request.
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