



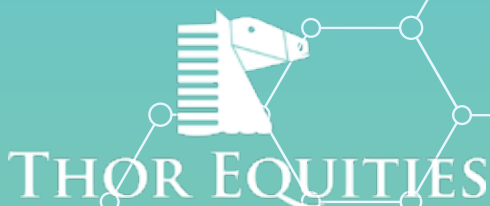
95 GREENE STREET | JERSEY CITY

Tomorrow's Research Today

95GREENESTREET.COM

**BASE BUILDING
LAB READY
INFRASTRUCTURE
IS COMPLETE!**

PREBUILT SUITE UNDERWAY
WITH DELIVERY MARCH 2022



**SPEED TO
OCCUPANCY**

95

**UNPARALLELED
TRANSIT
ACCESS**

**LAB READY
INFRASTRUCTURE**

**PHARMA
MEETS
FINANCE**



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*





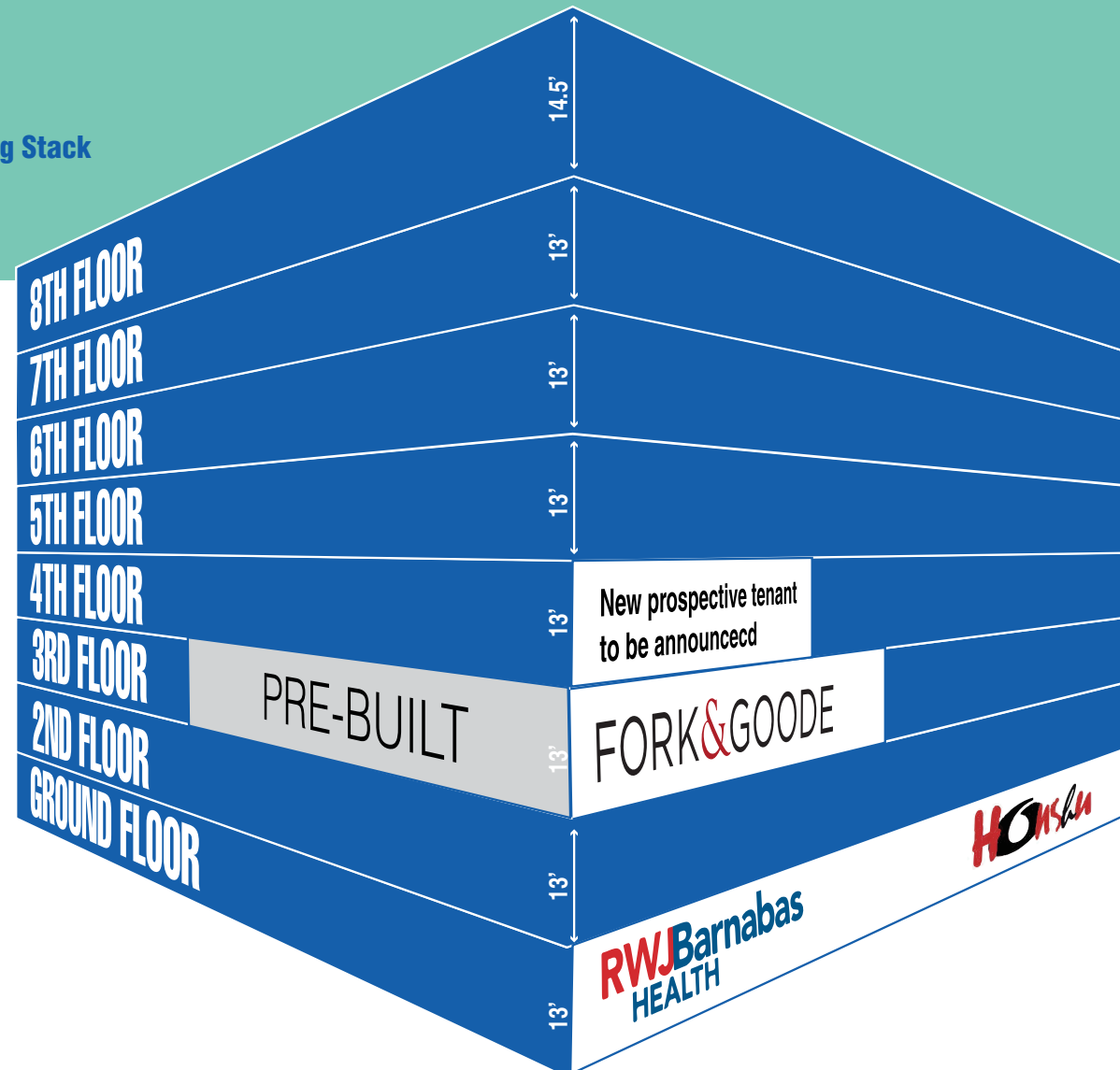


AVAILABILITIES

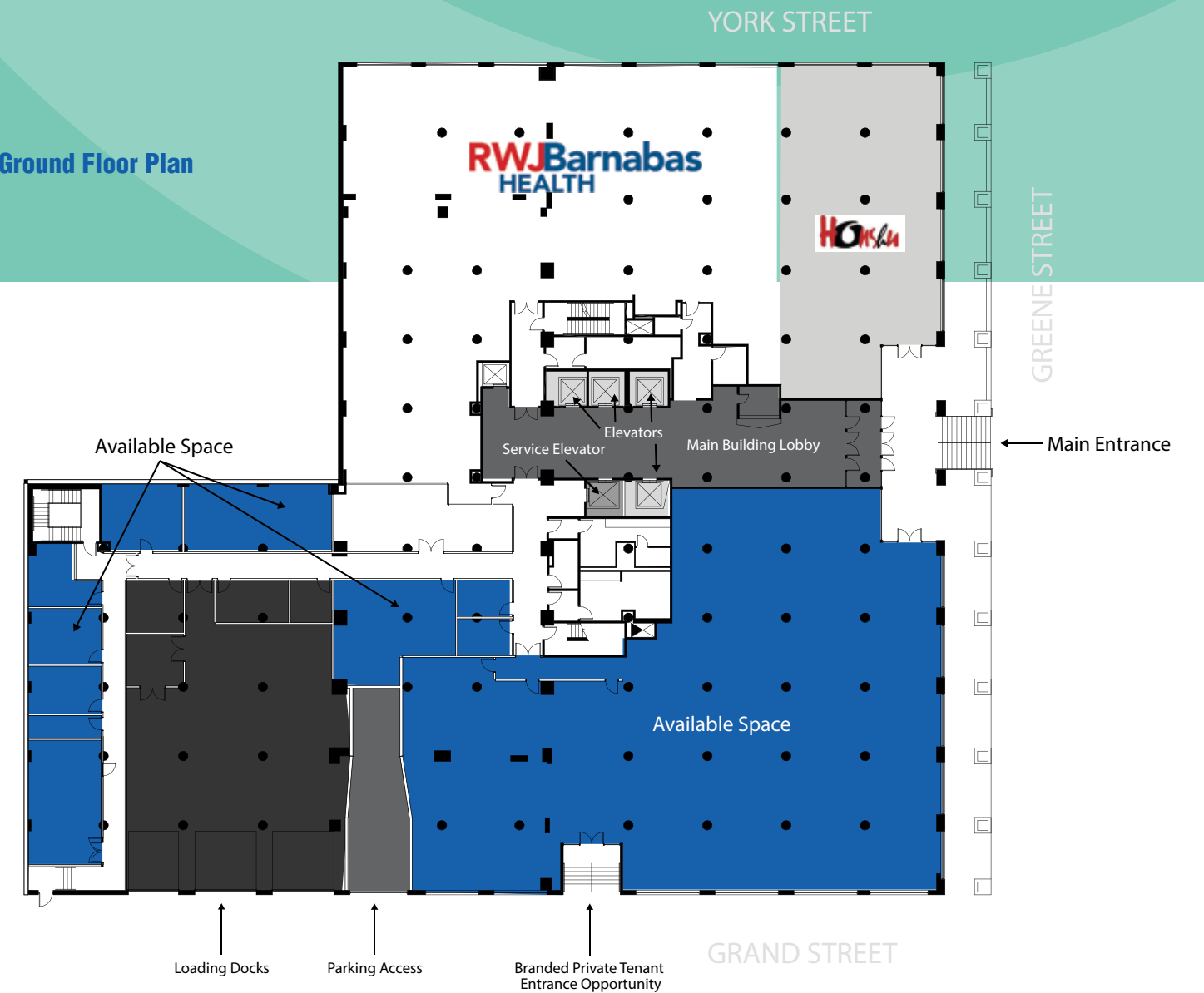
Available space

8 TH FLOOR	45,728	RSF
7 TH FLOOR	45,728	RSF
6 TH FLOOR	45,728	RSF
5 TH FLOOR	44,841	RSF
4 TH FLOOR	33,851	RSF
3 RD FLOOR	33,873	RSF
2 ND FLOOR	45,728	RSF
GROUND FLOOR	13,673	RSF

Building Stack



Ground Floor Plan



PRE-BUILT

Premises

Third Floor up to 33,873 RSF

Pre-Built: 23,354 RSF

Vacant: 10,518 RSF

Fork & Goode: 11,855 RSF

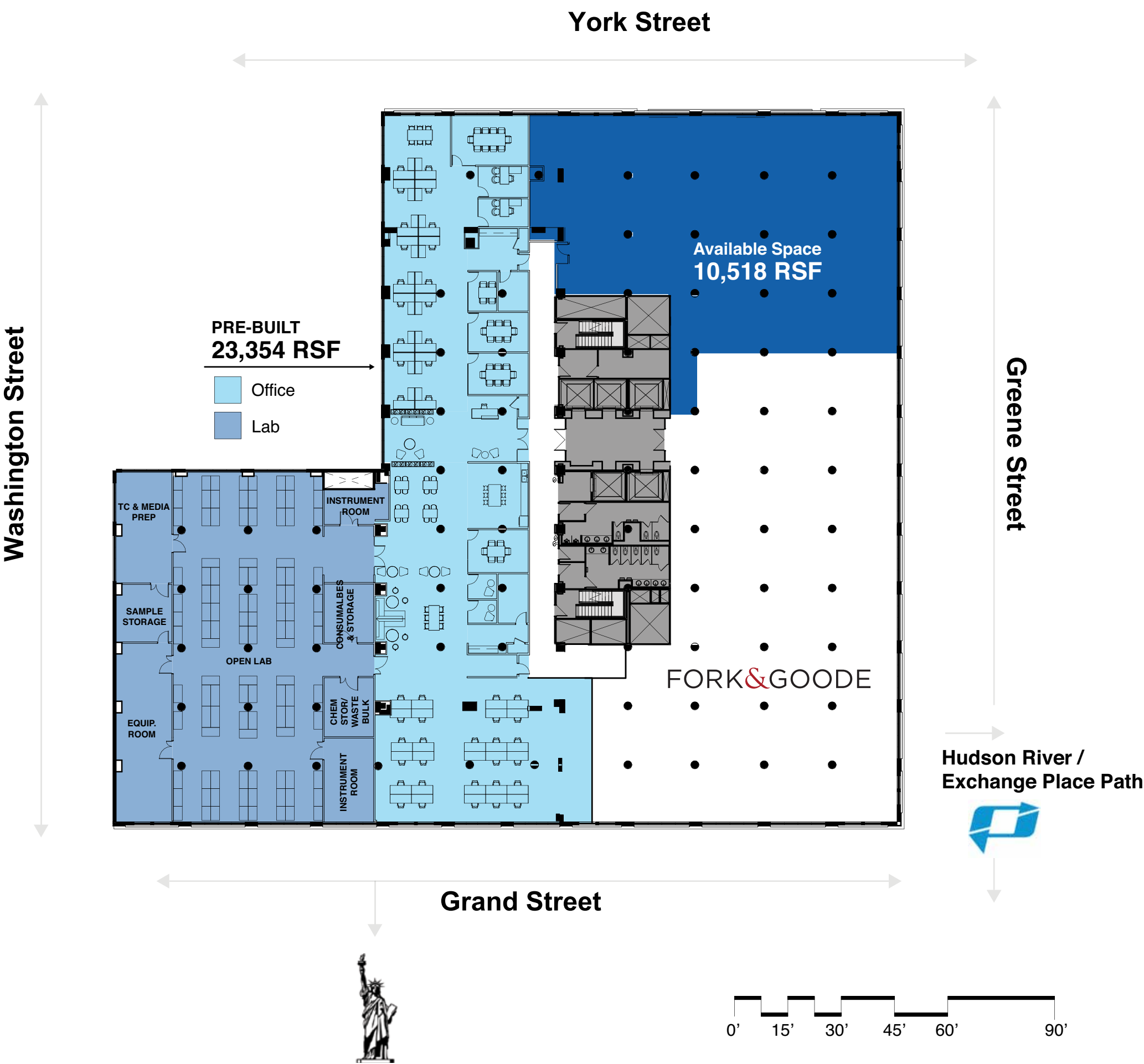
Delivery Condition

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 3,00 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**

BUILDING SPECIFICATIONS

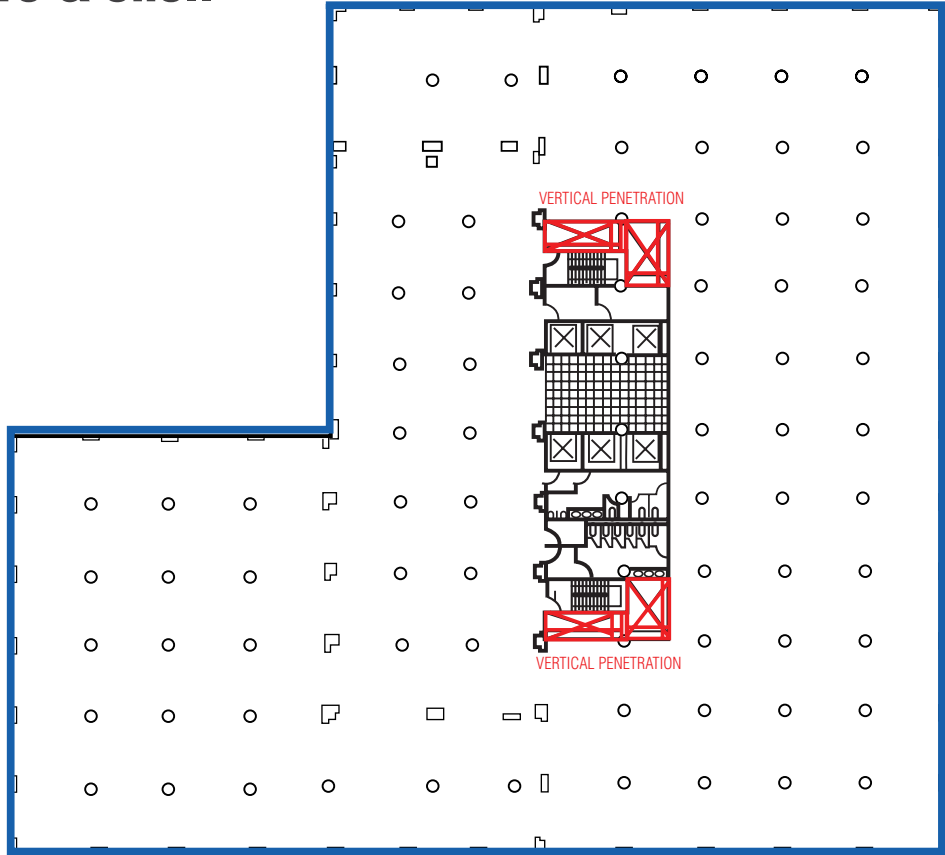
Tomorrow's Research Today



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
FLOOR TO CEILING HEIGHT:	Level 8: 15'-4" Level 7: 13'-3" Level 6: 13' Level 5: 13' Level 4: 13' Level 3: 13' Level 2: 13' Level 1: 14'-6" Cellar: 13'-3"
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 reheat water allowance is provided to each tenant via valved, capped risers at each floor. Shaft space will be 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
TELE-COMMUNICATIONS:	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 strobes, lights and handicapped accessible restrooms.

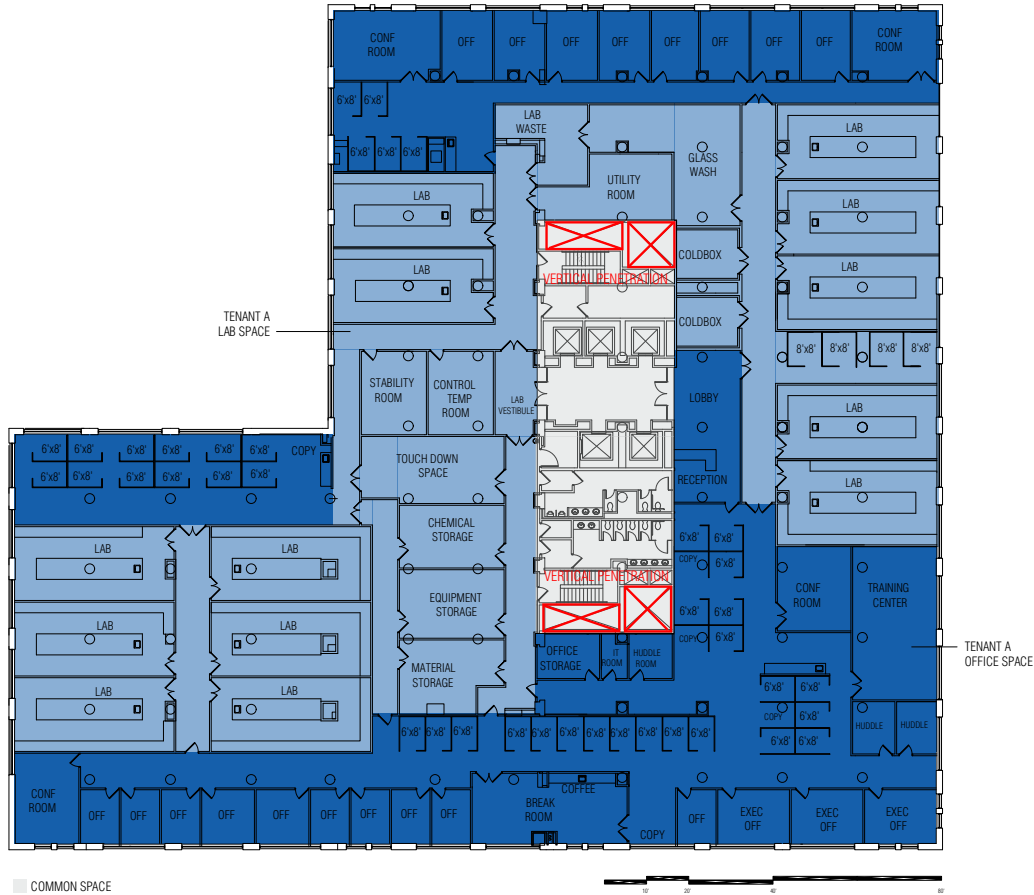
Central Core & Shell



2 Tenant Test-fit



Single Tenant Test-fit



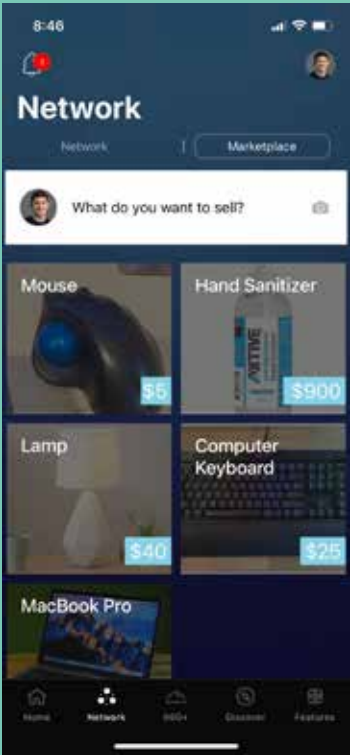
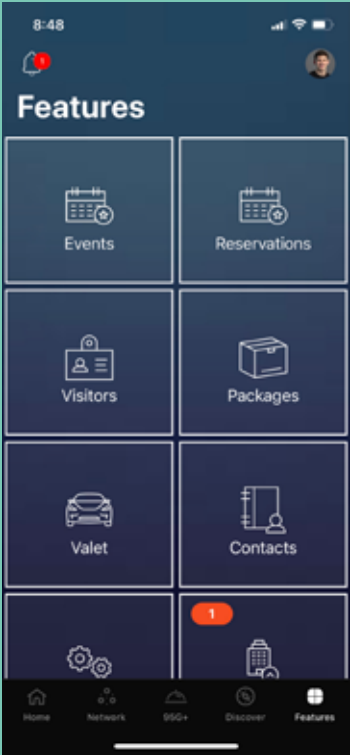
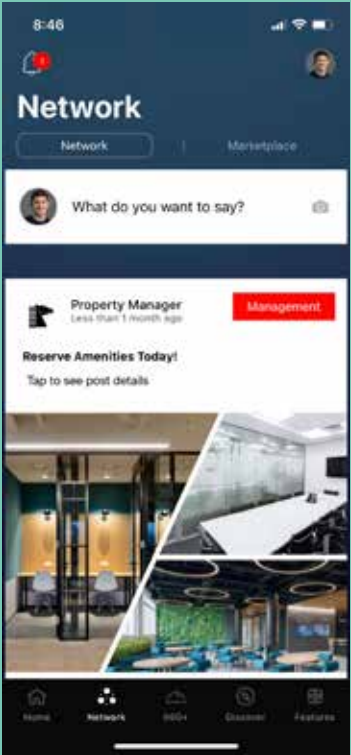
3 Tenant Test-fit



ELEVATED BY TECHNOLOGY

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.

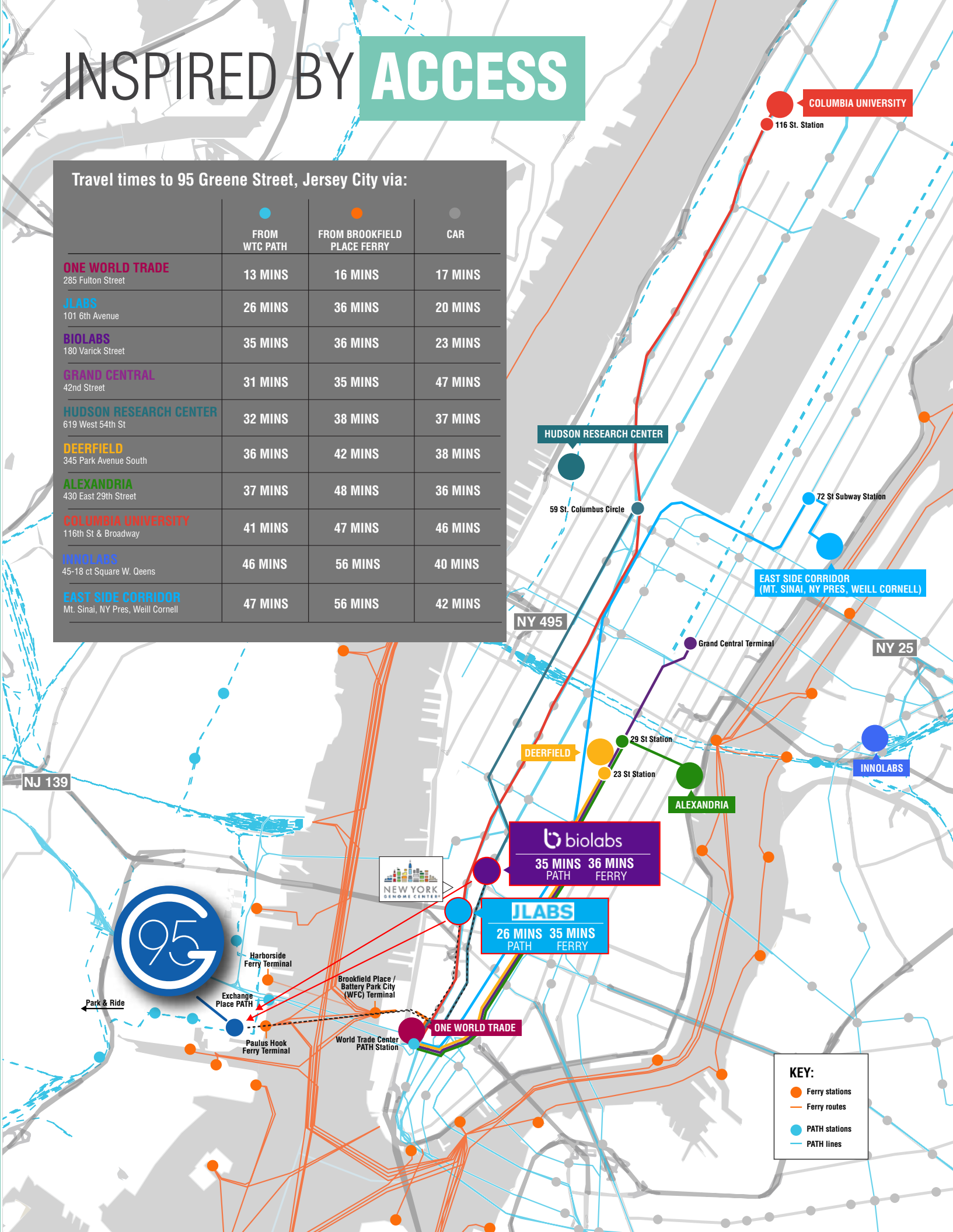
www.risebuildings.com



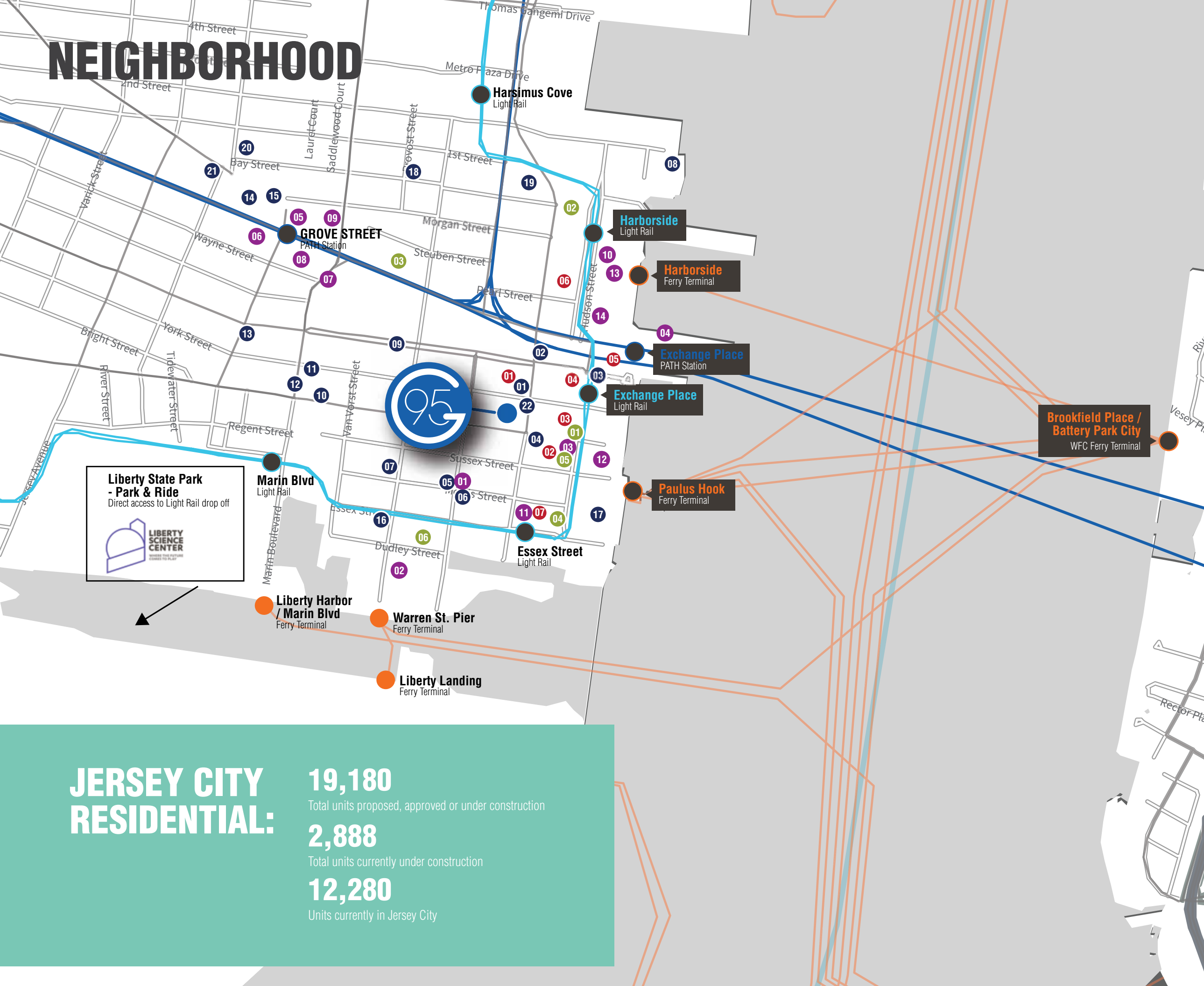
INSPIRED BY ACCESS

Travel times to 95 Greene Street, Jersey City via:

	FROM WTC PATH	FROM BROOKFIELD PLACE FERRY	CAR
ONE WORLD TRADE 285 Fulton Street	13 MINS	16 MINS	17 MINS
JLABS 101 6th Avenue	26 MINS	36 MINS	20 MINS
BIOLABS 180 Varick Street	35 MINS	36 MINS	23 MINS
GRAND CENTRAL 42nd Street	31 MINS	35 MINS	47 MINS
HUDSON RESEARCH CENTER 619 West 54th St	32 MINS	38 MINS	37 MINS
DEERFIELD 345 Park Avenue South	36 MINS	42 MINS	38 MINS
ALEXANDRIA 430 East 29th Street	37 MINS	48 MINS	36 MINS
COLUMBIA UNIVERSITY 116th St & Broadway	41 MINS	47 MINS	46 MINS
INNOLABS 45-18 ct Square W. Queens	46 MINS	56 MINS	40 MINS
EAST SIDE CORRIDOR Mt. Sinai, NY Pres, Weill Cornell	47 MINS	56 MINS	42 MINS



NEIGHBORHOOD



Transportation:

● **PATH**

● **Ferry**

● **Light Rail**

Residential

- 01. 99 Hudson
- 02. URB
- 03. Columbus Towers
- 04. Liberty Towers
- 05. 70 Greene Apartments
- 06. Windsor Liberty House

Parking

- 01. 105 Greene St
- 02. 70 Greene St
- 03. 99 Hudson
- 04. 101 Hudson
- 05. 10 Exchange place
- 06. Harborside 4A and Harborside 5
- 07. 33 Hudson

Restaurants & Bars

- 01. Iron Monkey
- 02. CAVA
- 03. Rooftop at Exchange Place
- 04. Greene Hook Bar & Kitchen
- 05. Light Horse Tavern
- 06. Bistro La Source
- 07. Thinking Cup Cafe
- 08. Hudson & Co. Bar and Grill
- 09. Liberty Prime Steakhouse
- 10. Legal Grounds Coffee Co
- 11. Vogue Café
- 12. Edward's Steakhouse
- 13. Frankie
- 14. Porta
- 15. Atlas Public House
- 16. White Star Bar
- 17. Cosi
- 18. Lackawanna Coffee
- 19. 9 Bar Cafe
- 20. Talde Jersey City
- 21. Barcade
- 22. Honshu

Neighborhood Services

- 01. Liberty Wine and Deli
- 02. Waterfront Montessori
- 03. Hudson Greene Market
- 04. Hyatt Regency
- 05. Duane Reade
- 06. CrossFit Jersey City
- 07. Blue Salon & Spa
- 08. GNC
- 09. Starbucks
- 10. NYSC
- 11. Downtown Pharmacy
- 12. CVS Pharmacy
- 13. GNC
- 14. Whole Foods

JERSEY CITY RESIDENTIAL:

19,180

Total units proposed, approved or under construction

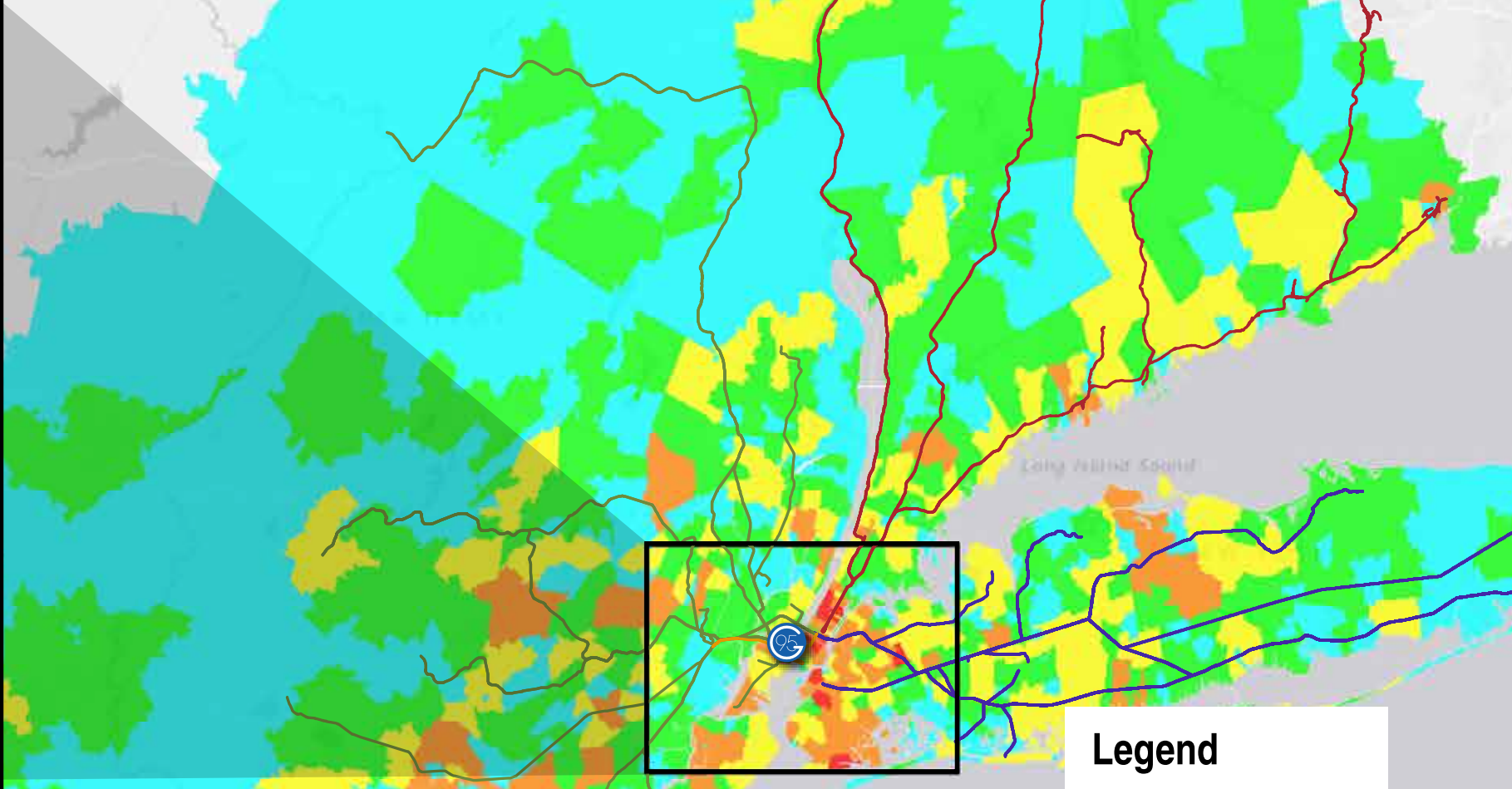
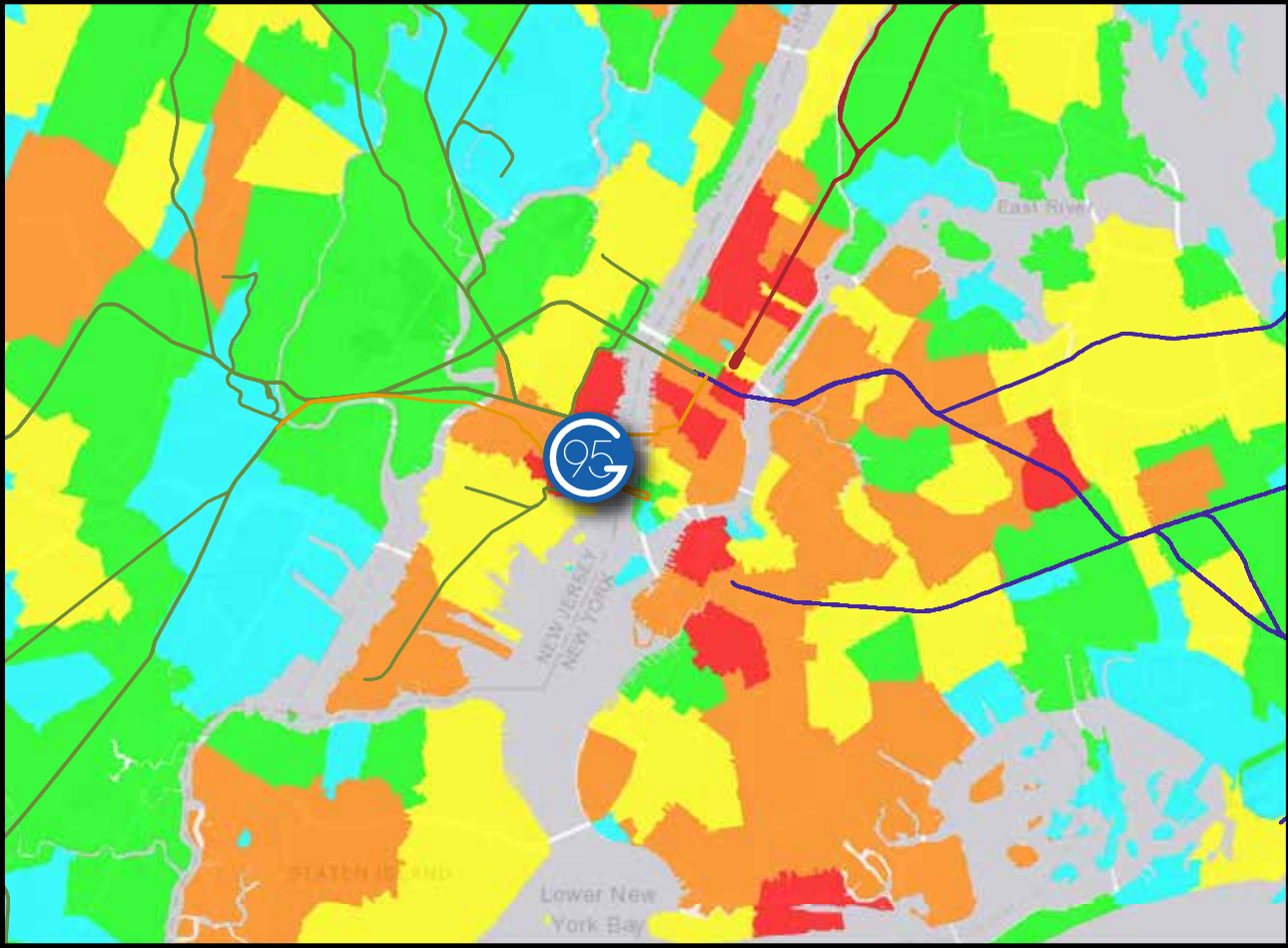
2,888

Total units currently under construction

12,280

Units currently in Jersey City

LIFE SCIENCES & HIGHLY EDUCATED WORKFORCE




95 Greene access to talent

Local and regional accessibility to Life Sciences' labor and highly educated labor





Commute Time	Occupation Management	Occupation Computer / Mathematical	Occupation Life / Social Sciences	Education Bachelor's Degree	Education Grad / Professional Degree	Total Labor	Total Education
Within 20 minutes	37,192	17,909	2,575	12,065	117,362	77,577	69,738
Within 30 minutes	128,598	44,748	10,204	60,046	415,129	243,596	688,644
Within 40 minutes	311,569	108,089	28,088	143,889	970,045	591,635	1,662,750
Within 60 minutes	686,918	217,816	66,938	345,636	2,155,406	1,317,308	3,756,298

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 codes. 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






Legend

 95 Greene Street

Services

-  LIRR
-  METRO NORTH
-  NJ TRANSIT
-  PATH

Educational attainment

-  0 - 3,600
-  3,601 - 8,500
-  8,501 - 15,000
-  15,001 - 30,000
-  30,001 - 50,373

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. Hackettstown Medical Center, Hackettstown
- 6. Goryeb Children's Hospital, Morristown

Hackensack Meridian Health

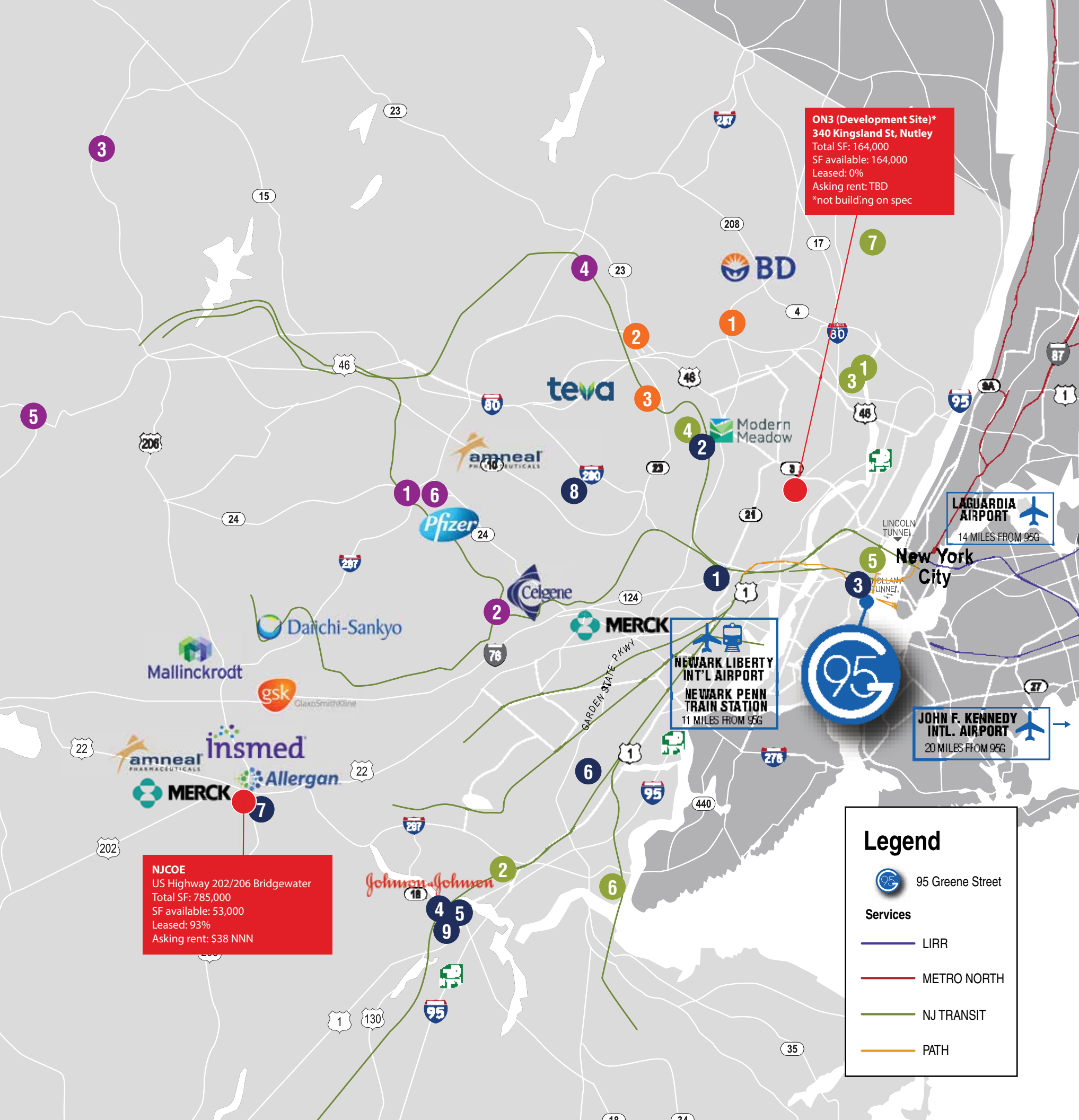
- 1. Hackensack University Medical Center, Hackensack
- 2. JFK Medical Center, Edison
- 3. Joseph M. Sanzari Children's Hospital, Hackensack
- 4. Mountainside Medical Center, Montclair
- 5. Palisades Medical Center, North Bergen
- 6. Raritan Bay Medical Center Perth Amboy, Perth Amboy
- 7. Pascack Valley Medical Center, Westwood

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 Mass 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



NYC LIFE SCIENCES ECOSYSTEM & GREATER TRANSIT NETWORK

● Life Science University

1.

ASA College
2.

Barnard College
3.

Baruch College
4.

Berkeley College
5.

City College of New York
6.

Columbia University
7.

Cornell Tech
8.

Fordham University
9.

Hunter College
10.

Icahn School of Medicine at Mt. Sinai
11.

Marymount Manhattan College
12.

Metropolitan College of New York
13.

New York Insitute of Technology
14.

New York University School of Medicine
15.

NYACK College
16.

Pace University
17.

Rockefeller University
18.

St. John's University
19.

Steven's Institute of Technology
20.

TCI College
21.

The King's College
22.

The New School for Social Research
23.

Touro College
24.

Yeshiva University

● Hospitals

1.

Bellevue Hospital
2.

Columbia University
3.

NYC H+H - 97th St
4.

Harlem
5.

NYC H+H - Gouverneur
6.

Mount Sinai Central Park
7.

Northwell
8.

NYU Langone
9.

NY Presbyterian - WC - Lower Manhattan
10.

NY Presbyterian - Weill Cornell
11.

VA NY Harbor
12.

Rockefeller
13.

Sloan Kettering
14.

MS - Beth Israel
15.

Mount Sinai West
16.

Mount Sinai St. Lukes
17.

Jersey City Medical Center
18.

Alliance Community Healthcare - Christopher Columbus Drive
19.

NHCAC Jersey City
20.

Hoboken University Medical Center

● Incubators

1.

JLABS @ NYC
2.

Alexandria LaunchLabs
3.

LaunchLabs @ Columbia
4.

BioLabs @ NYULangone
5.

Harlem BioSpace
6.

SUNY Downsate Incubator
7.

IndieBio New York
8.

Alexandria
9.

Innolabs

● Campuses

1.

Alexandria Center for Life Sciences
2.

Hudson Research Center
3.

Manhattanville – West Harlem
4.

New York Genome Center/JLABS



INCENTIVES

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.

\$3,500 - \$6,000

tax credit per new job per year

\$17.50 - \$30.00

potential occupancy cost savings per annum

NJ EMERGE AWARD POTENTIAL

Qualified Site Base Credit *

PER NEW JOB

\$3,500

* Assumes that Jersey City will be designated an “Enhanced Area.”

POTENTIALLY AVAILABLE BONUS CREDITS

Median salary in excess of county’s existing median

PER NEW JOB

\$250-\$1,5000

Large number of new and retained full-time jobs (250-1,001+)

\$500-\$1,5000

Targeted industries, including Life Sciences and several others

\$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 advise as to 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.



Tomorrow's Research Today

95GREENESTREET.COM

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