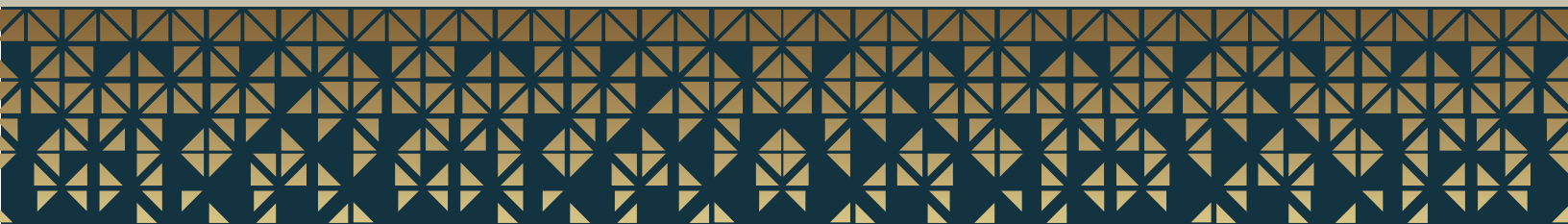


FIFTEEN

BOUTIQUE RETAIL.
PREMIER WATERFRONT LOCATION.
SOPHISTICATED LIFESTYLE.



STYLE. LOCATION. SERVICE. VIEWS. FIFTEEN HAS IT ALL.

Fifteen Exchange Place beautifully blends Jersey City's lifestyle with breathtaking waterfront views of New York City. Under new ownership, this 11-story boutique office and retail building is currently undergoing a multimillion-dollar renovation set to enhance the workplace experience.

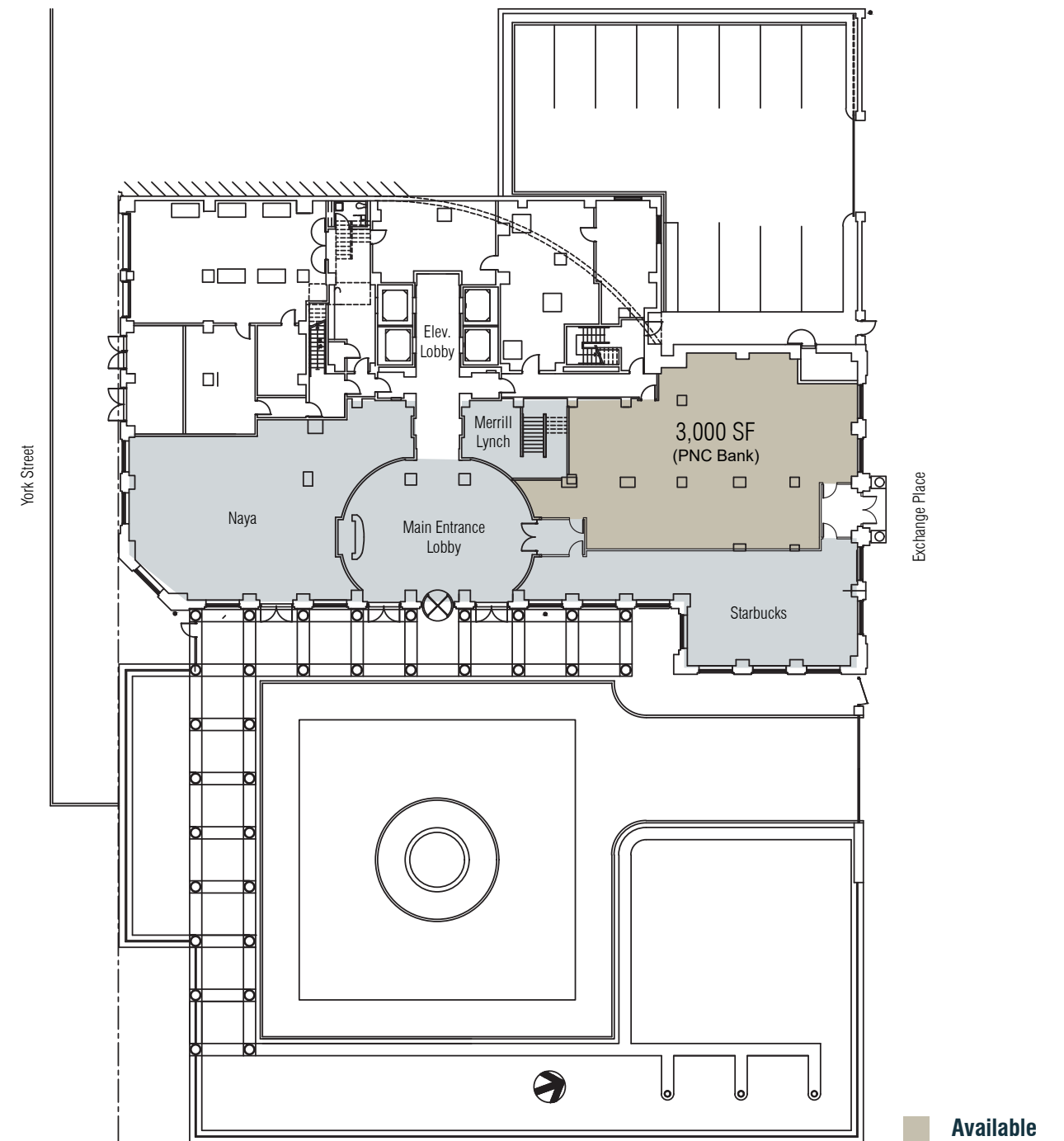


PROPERTY HIGHLIGHTS

- ▶ Situated between two major hubs, the property features 128,760 RSF office space and 6,865 RSF street-level retail space – including a Starbucks with direct lobby access, second gen restaurant space and an additional third space for other uses
- ▶ The building is located on the Hudson Waterfront with Manhattan in your front yard
- ▶ With the Exchange Place PATH, LightRail, and New York Waterway Ferry at your doorstep, and easy access to major highways, Fifteen is easily accessible by everyone, everywhere.



FIRST FLOOR



Available

MANHATTAN IS YOUR FRONT YARD

Fifteen Exchange Place offers a premier location for retail space, with this iconic view to look out over everyday. With unrestricted access to major highways and mass transit, beautiful parks and rich amenities, this building is Class-A prime real estate.


Hoboken Rail
 7 minutes


Newark Liberty International Airport
 24 minutes

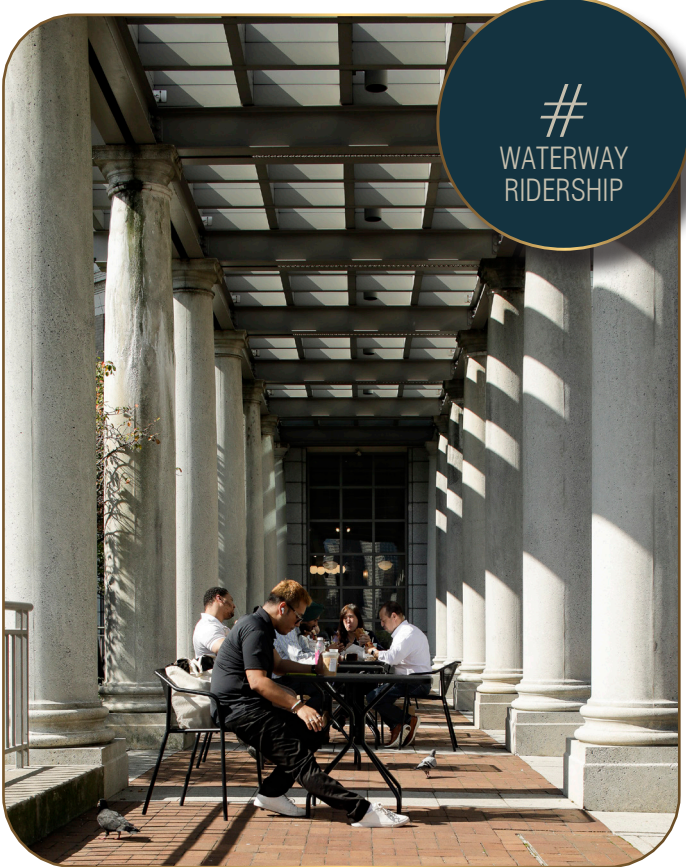

NY Penn Station
 16 minutes


La Guardia Airport
 29 minutes


I-95/NJ Turnpike
 20 minutes


John F. Kennedy International Airport
 40 minutes


Holland Tunnel
 18 minutes



#1
 fastest growing city
 in New Jersey

#2
 most diverse places to
 live in New Jersey

85%
 white collar
 employees

#17
 best city for young
 professionals in the U.S

95%
 population growth
 (1-mile radius, 2020-2020)

>9K
 multi-family
 inventory units

NY STATIONS
46,865
 YTD AVG RIDERSHIP
 DAILY COUNT

NJ STATIONS
56,458
 YTD AVG RIDERSHIP
 DAILY COUNT

50% of Jersey
 City Resident's use
 public transit to
 commute to work



A SOCIAL HUB FOR RETAIL AND OFFICE

Jersey City is a prime location for retail space, rich with culture and heritage. With endless local restaurants to eat or bars to grab a drink at, along with a wealth of retail locations and premier hotels, Fifteen Exchange Place is the social hub of it all.



Located minutes from 70 restaurants and bars



Starbucks Coffee connected to lobby



5 hotels within 4 blocks



PNC Bank located on first floor



258 luxury rooms at the Hyatt House directly across the street



DEMOGRAPHICS



Total Population

- ▶ .05 miles – 29,076
- ▶ 1 mile – 72,896
- ▶ 2 miles – 292,256



Number of Businesses

- ▶ .05 miles – 824
- ▶ 1 mile – 2,494
- ▶ 2 miles – 26,279



Medium Household Income

- ▶ .05 miles – 187,567
- ▶ 1 mile – 174,475
- ▶ 2 miles – 141,990



Total Employees

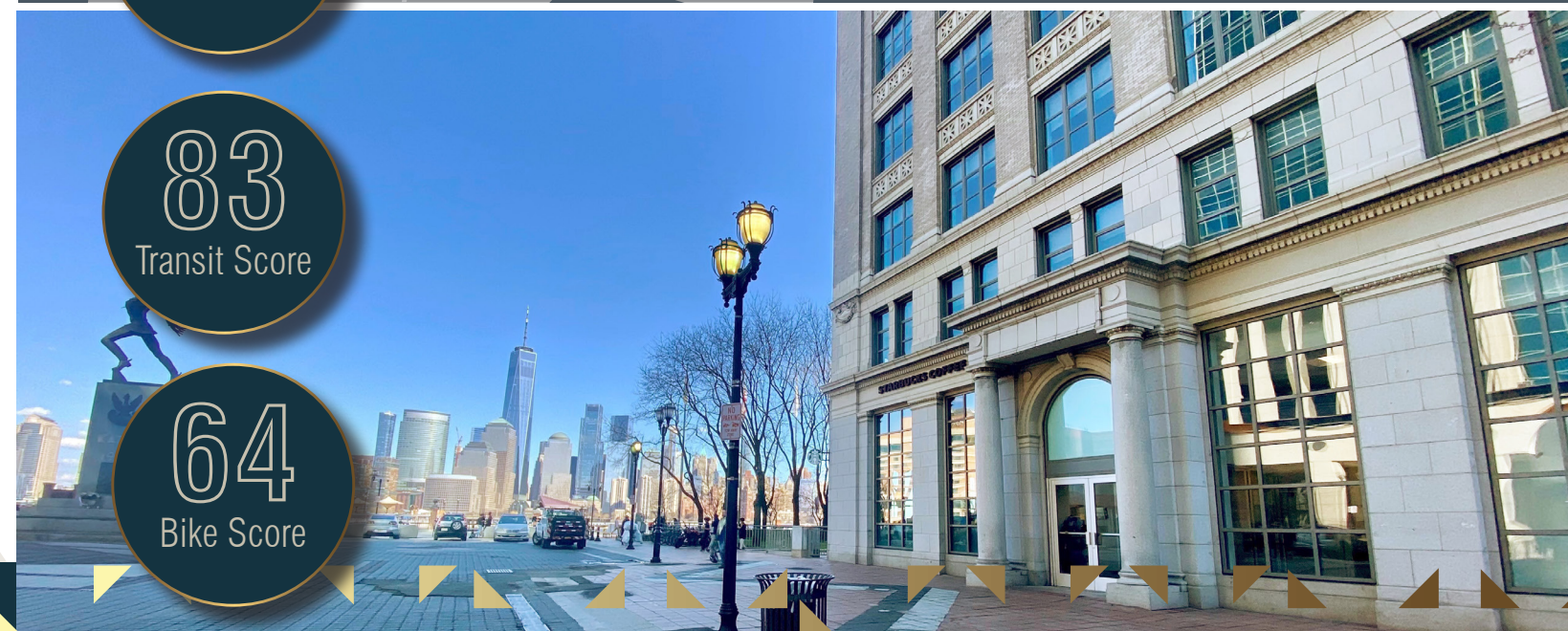
- ▶ .05 miles – 17,685
- ▶ 1 mile – 97,404
- ▶ 2 miles – 499,667



92
Walk Score

83
Transit Score

64
Bike Score





FIFTEEN HAS IT ALL.

With the life of Jersey City around you
and Manhattan a short trip away,
this is a unique opportunity like no other.
With retail space available right now, there's
never been a better time to experience this
boutique retail and office building for yourself.

TAKE THE TOUR TODAY

BLAKE SHANAPHY

+1 201 424 3506

Blake.Shanaphy@am.jll.com

JONES LANG LASALLE BROKERAGE, INC.

+1 973 829 4689

A licensed real estate broker



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.