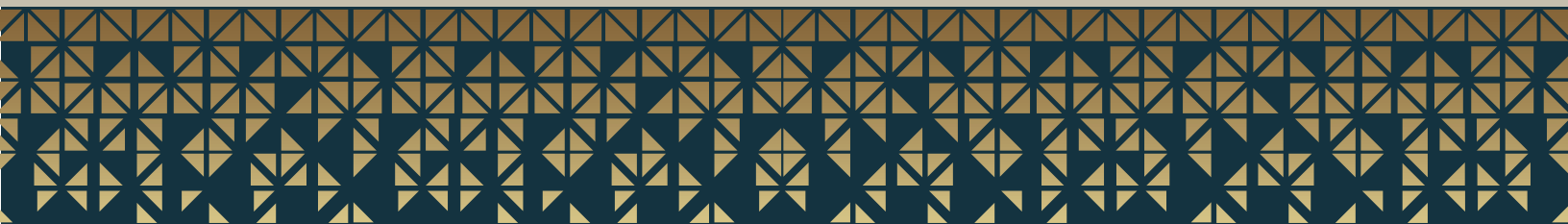


# FIFTEEN

BOUTIQUE OFFICE. UNRIVALED VIEWS. SOPHISTICATED LIFESTYLE.





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

With high-end prebuilt units ranging from 2,500 RSF to full-floors of 14,000 RSF, Fifteen Exchange Place beautifully blends Jersey City's lifestyle with unrivaled views of New York City. Under new ownership, this landmark building is undergoing a multimillion-dollar renovation to create a luxury workplace experience. And with space available right now – this is the perfect time to create a new home for your business.



Elevator

### PROPERTY HIGHLIGHTS

- ▶ American Equity Partners presents this 11-story boutique office building built in the 1900s and is currently undergoing a complete modernization
- ▶ Property features 128,760 RSF office space and 6,865 RSF street-level retail space – including a Starbucks with direct lobby access, PNC Bank, and Potbelly Sandwich Shop
- ▶ The building is located on the Hudson Waterfront with Manhattan in your front yard – offering spectacular, unobstructed views from every office suite
- ▶ 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.



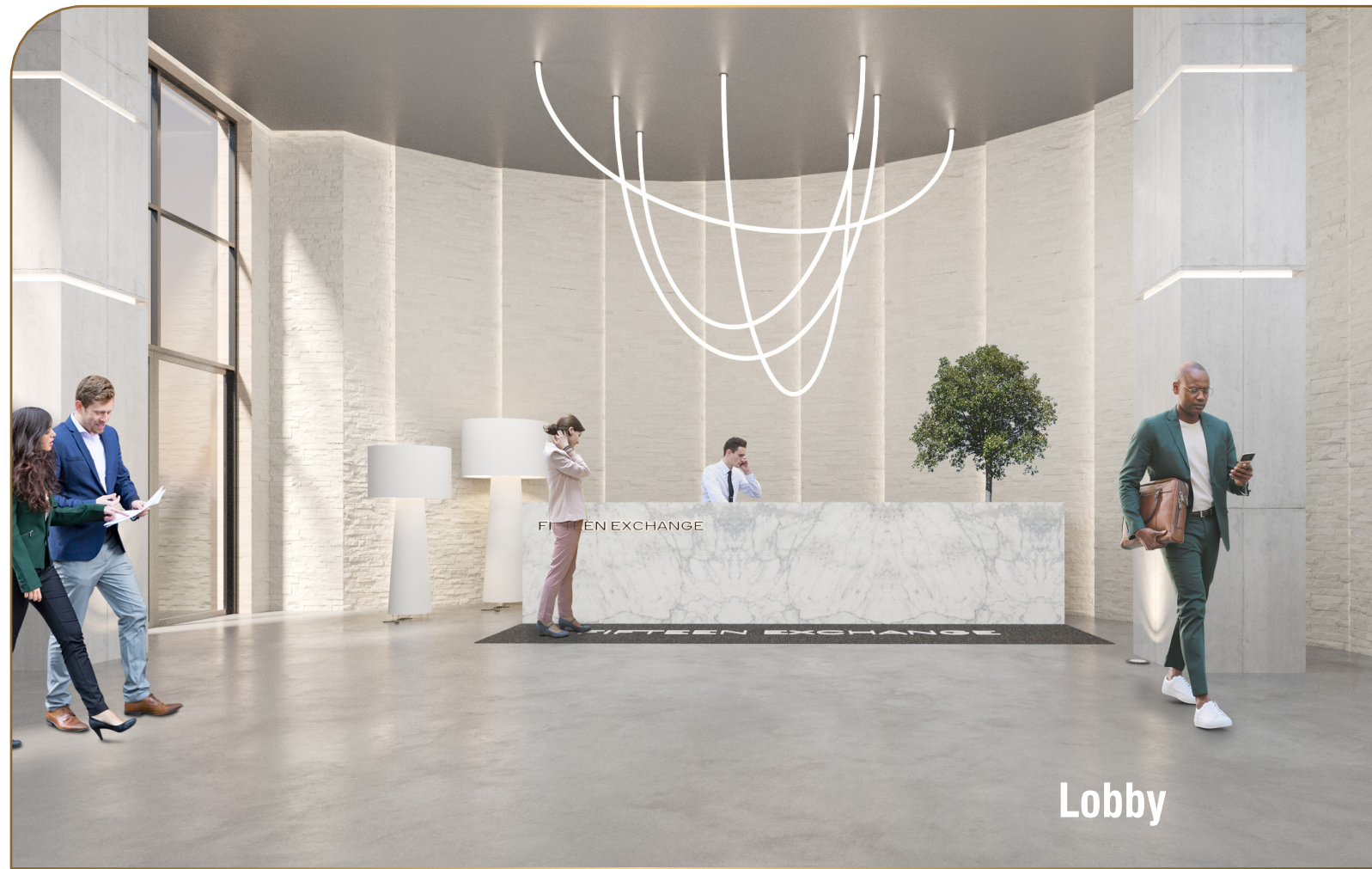
Lobby



## EXPERIENCE THE LUXURY

Our hospitality-style concierge service is on hand to cater to your needs, from booking reservations to helping you and your clients feel at home. This premier treatment continues outside with drive-up access to the building and on-grade parking for 20 vehicles. With a \$9.5 million capital improvement program set to enhance the lobby, social spaces, and building systems – coming to the office will always feel like a luxury experience.

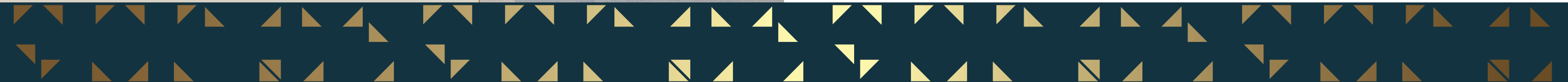
Entryway



Lobby



Elevator



# ICONIC VIEWS FROM EVERY SUITE. SWEET.

On top of its prime location, Fifteen Exchange Place also offers smaller, efficient floorplates with views from every corner. No matter the size of your business, you will find the perfect workspace to benefit from this incredible location and the opportunity to join a roster of prestigious clientele.



**SEVENTH FLOOR**  
Suite 703, 704 - 5,344 SF

**SIXTH FLOOR**  
Suite 603 - 4,986 SF

**FIFTH FLOOR**  
Suite 501, 503 - 5,274 SF

**FOURTH FLOOR**  
Suite 401 - 14,073 SF

**THIRD FLOOR**  
Suite 301 - 8,781 SF

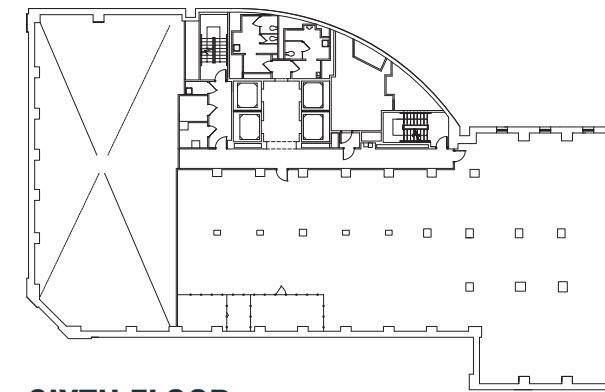
**SECOND FLOOR**  
Suites 201, 202, 203 - 13,552 SF

**1 Retail**



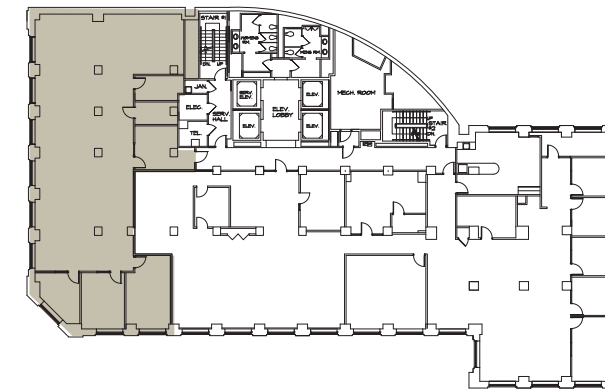
## NINTH FLOOR

Suite 904 - 1,900 SF Leased



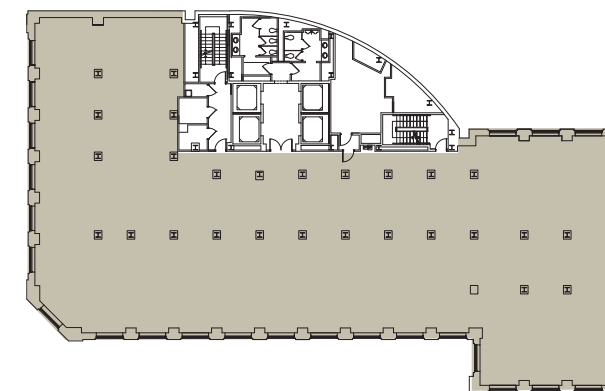
## SIXTH FLOOR

Suite 603 - 4,986 SF Available



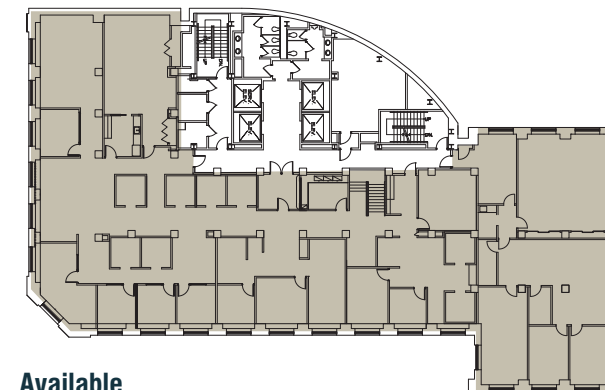
## FOURTH FLOOR

Suite 401 - 14,073 SF Available



## SECOND FLOOR

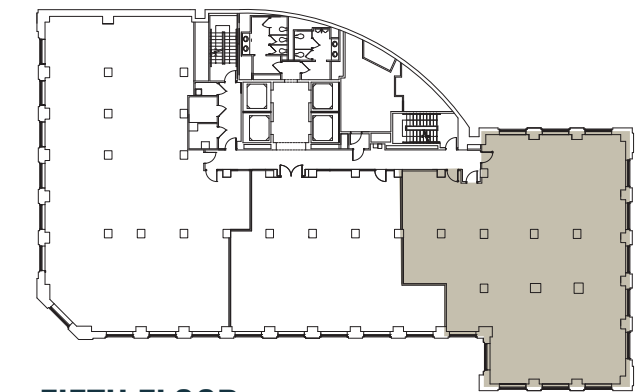
Suites 201, 202, 203 - 13,552 SF Available



■ Available

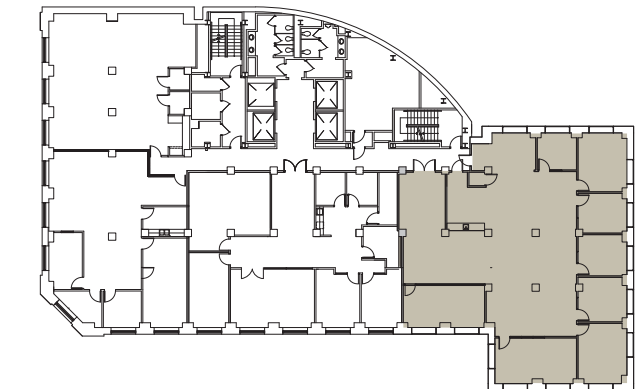
## SEVENTH FLOOR

Suite 703, 704 - 5,344 SF Available



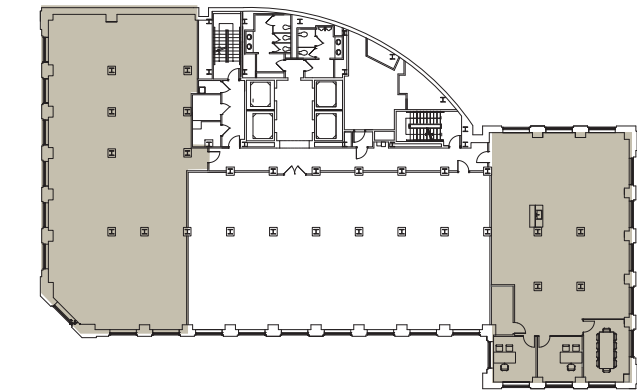
## FIFTH FLOOR

Suite 501, 503 - 5,274 SF Available

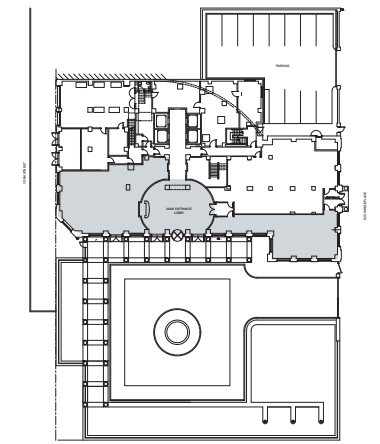


## THIRD FLOOR

Suite 301 - 8,781 SF Available










## FIRST FLOOR



# MANHATTAN IS YOUR FRONT YARD

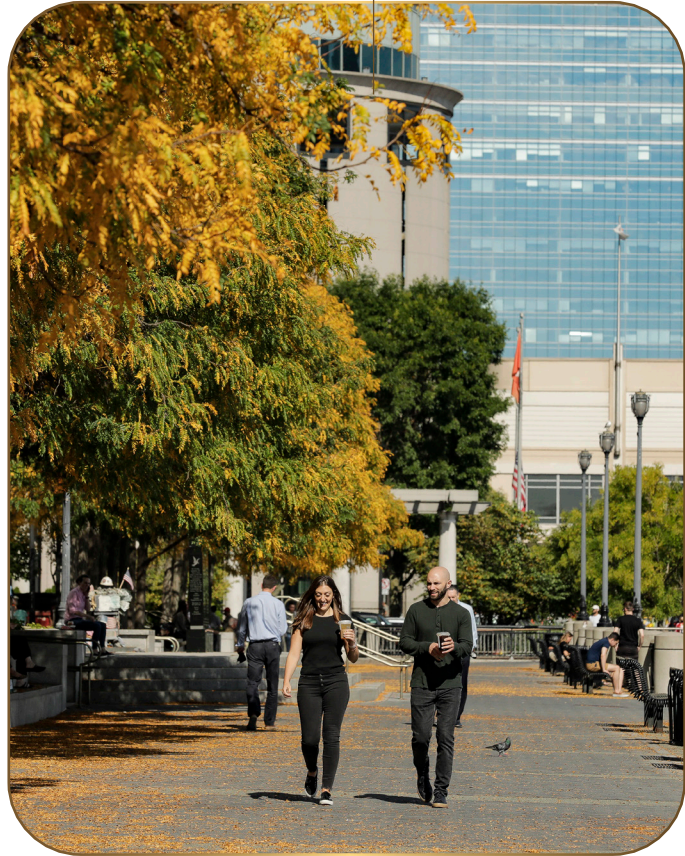
Nothing says success like the Manhattan skyline. This iconic view is yours to look out over every day – whichever office suite you choose to lease. Exchange Place also offers a desirable location for your business and employees, with unrestricted access to major highways and mass transit, beautiful parks and rich amenities at your doorstep.

-  **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



## A SOCIAL HUB FOR BUSINESS AND MORE

and a medium age of **35 years** old with **86%** of employees considered white collar



- #1**  
fastest growing city in New Jersey
- #2**  
most diverse places to live in New Jersey
- \$45.49/SF**  
Average market rents for Class-A project at
- #17**  
best city for young professionals in the U.S
- 95%**  
population growth (1-mile radius, 2020-2020)
- >9K**  
multi-family inventory units



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



# A SOCIAL HUB FOR BUSINESS AND MORE

Jersey City is rich with culture and heritage, which puts a deluxe range of amenities all walkable from your new workplace. Whether you're looking for sushi or tacos, Mediterranean or Italian, fast-casual or power lunch – there's endless local restaurants to eat at or bars to grab a drink at, along with a wealth of retail locations and premier hotels.



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



- Parking
- Retail
- Bars
- Restaurants
- Residential
- Coffee
- Hotels
- Gym

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,  
Fifteen is a workplace like no other.  
With space available right now – there's  
never been a better time to experience this  
boutique, luxury space for yourself.

## TAKE THE TOUR TODAY

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