



95 GREENE STREET | JERSEY CITY

Tomorrow's Research Today

95GREENESTREET.COM



THOR EQUITIES

**SPEED TO
OCCUPANCY**



**UNPARALLELED
TRANSIT
ACCESS**



**LAB READY
INFRASTRUCTURE**



**PHARMA
MEETS
FINANCE**

95



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)

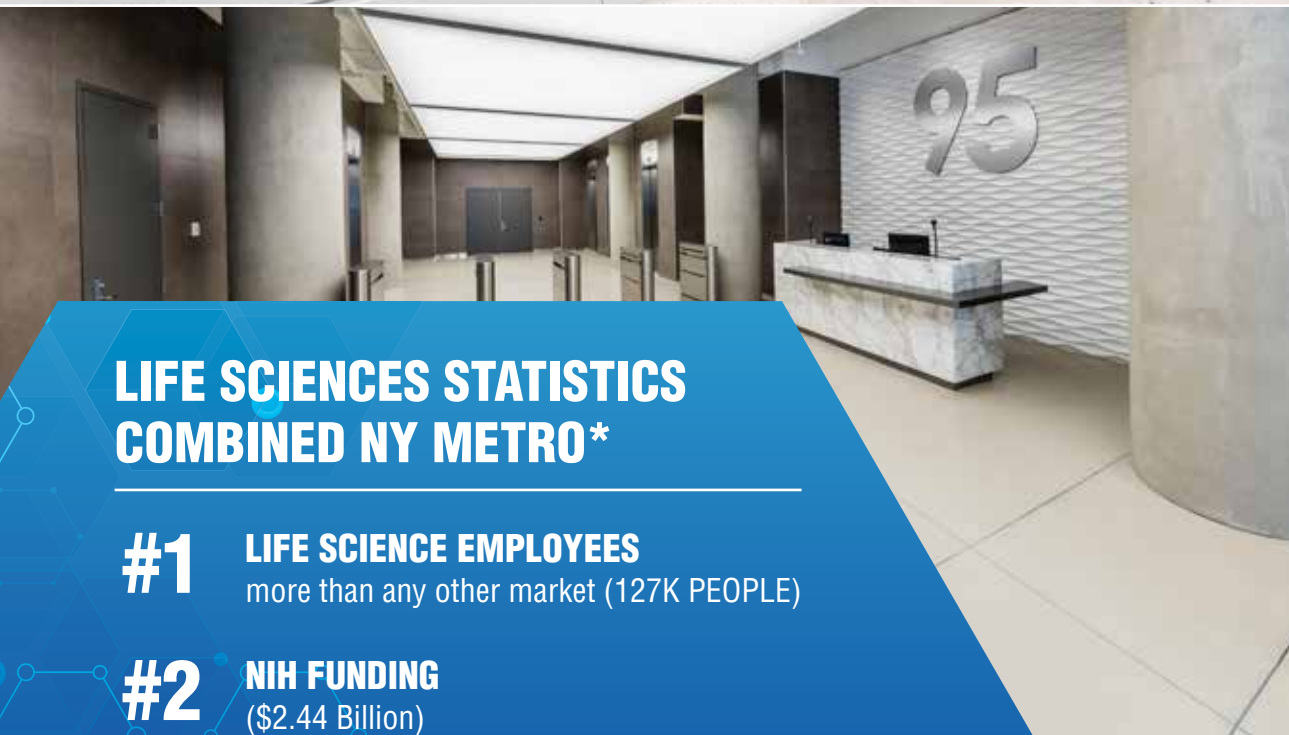
#2 NIH FUNDING
(\$2.44 Billion)

#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



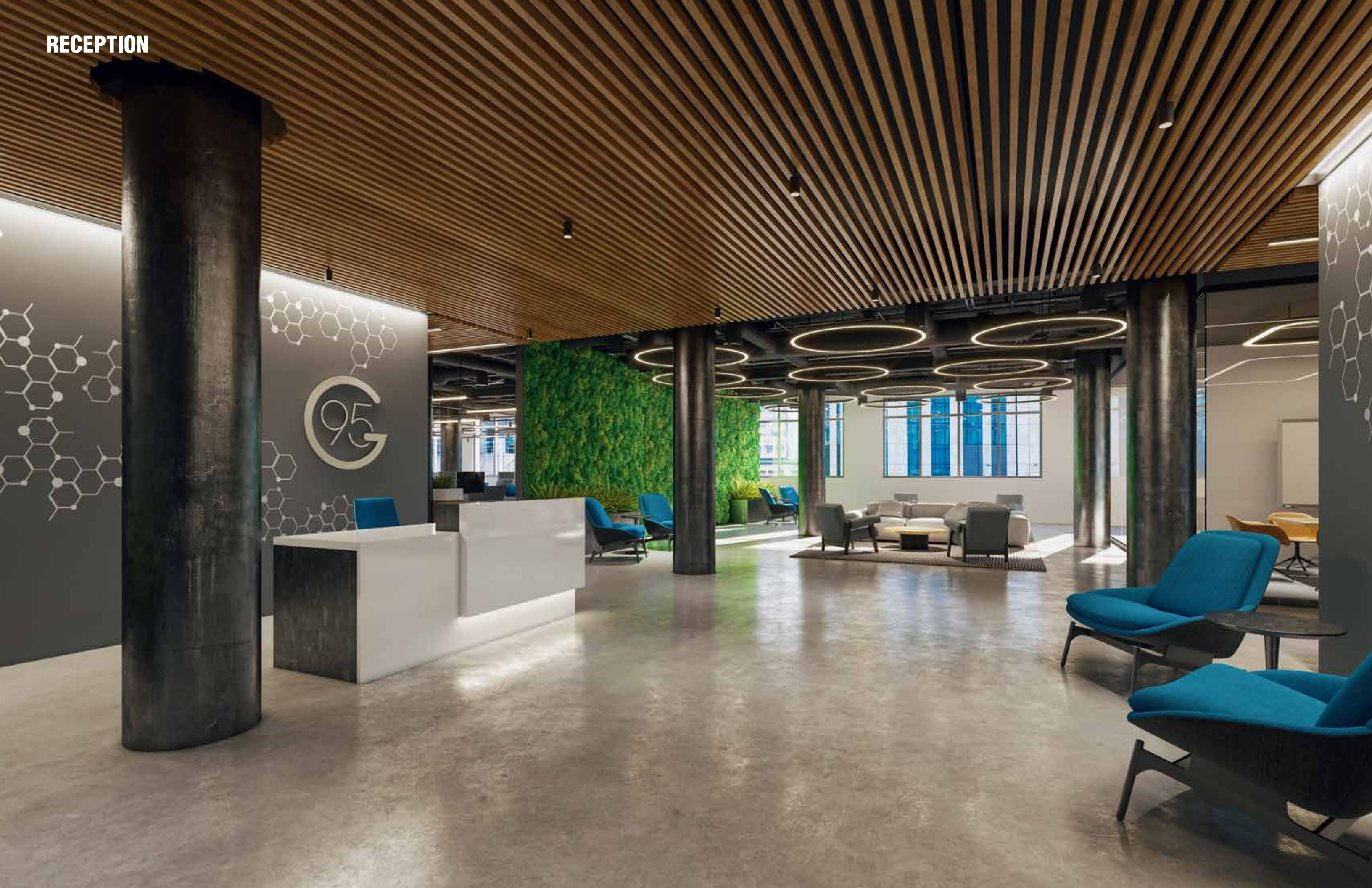
LAB SPACE



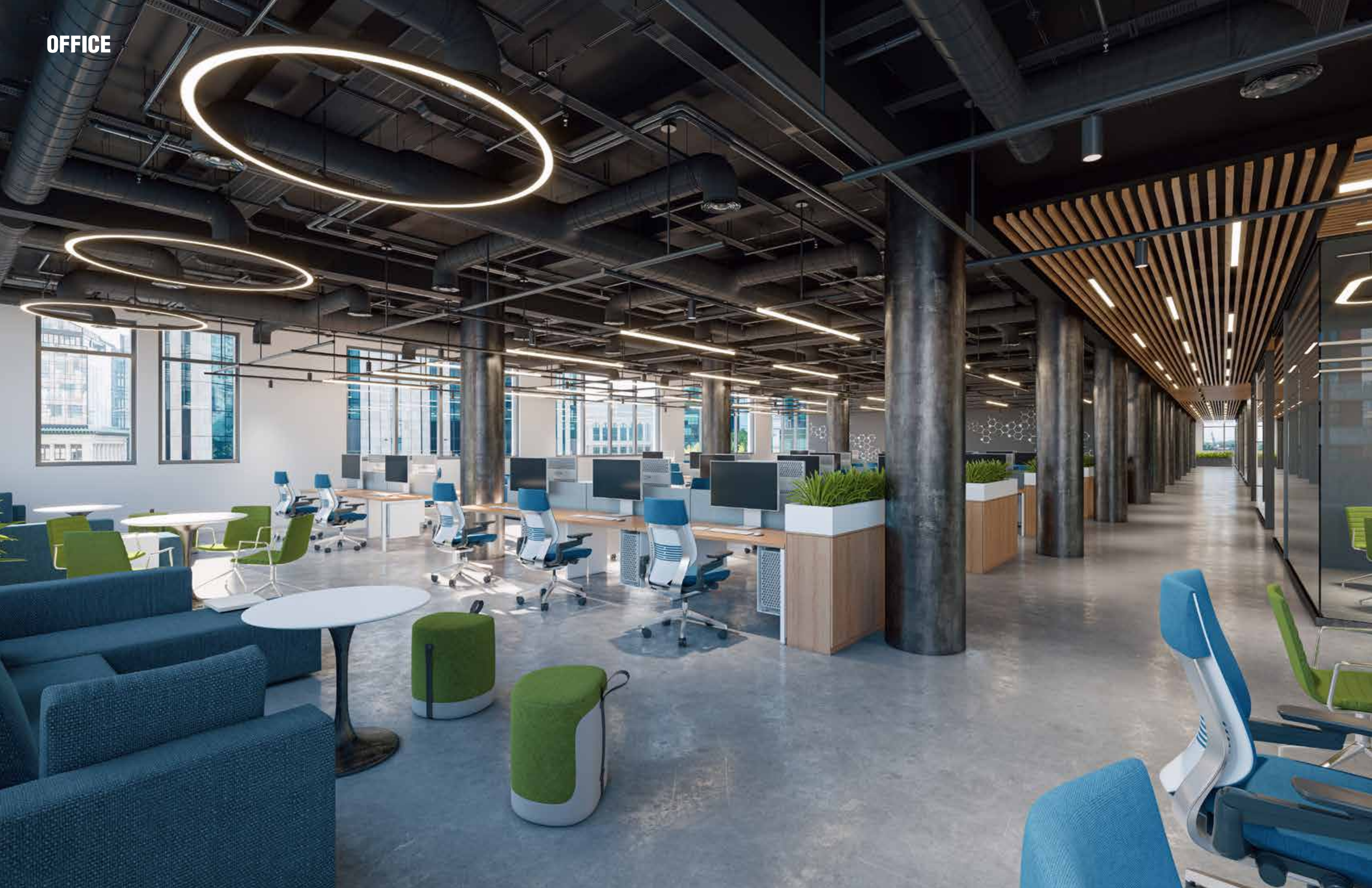
LAB CORRIDOR



RECEPTION



OFFICE



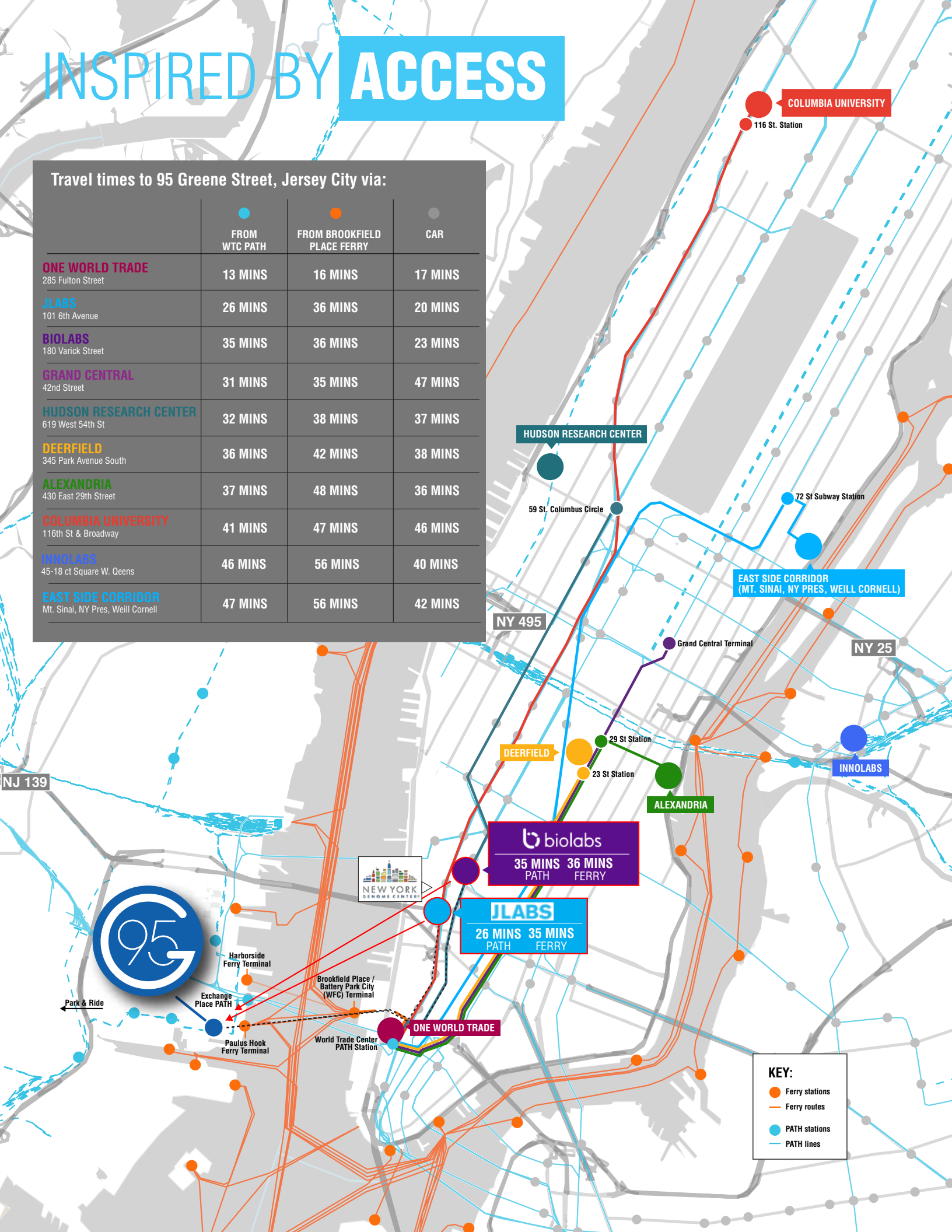
CAFETERIA



INSPIRED BY ACCESS

Travel times to 95 Greene Street, Jersey City via:

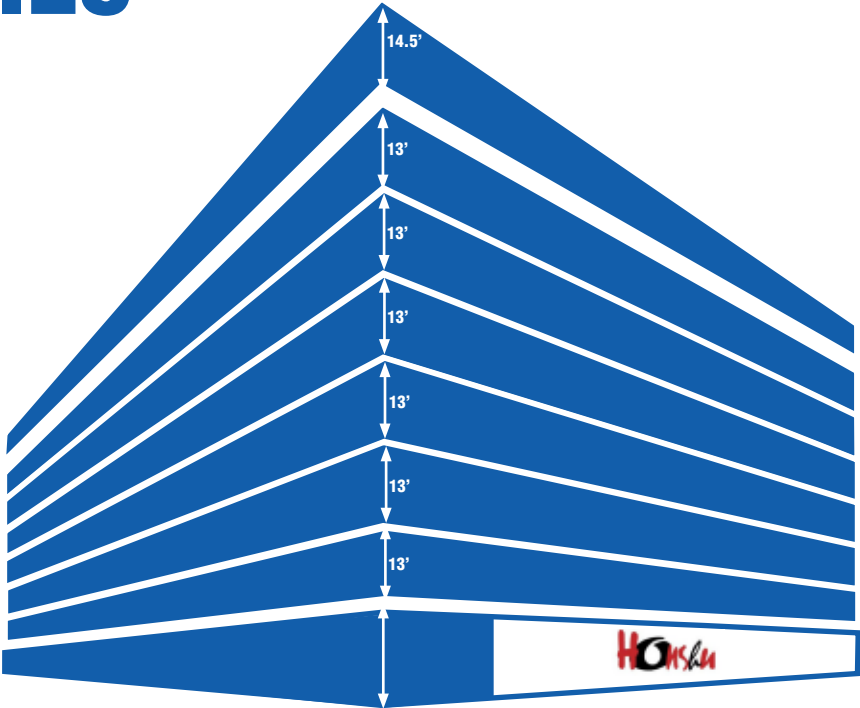
| | FROM WTC PATH | FROM BROOKFIELD PLACE FERRY | CAR |
|---|---------------|-----------------------------|---------|
| ONE WORLD TRADE 285 Fulton Street | 13 MINS | 16 MINS | 17 MINS |
| JLABS 101 6th Avenue | 26 MINS | 36 MINS | 20 MINS |
| BIOLABS 180 Varick Street | 35 MINS | 36 MINS | 23 MINS |
| 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 |



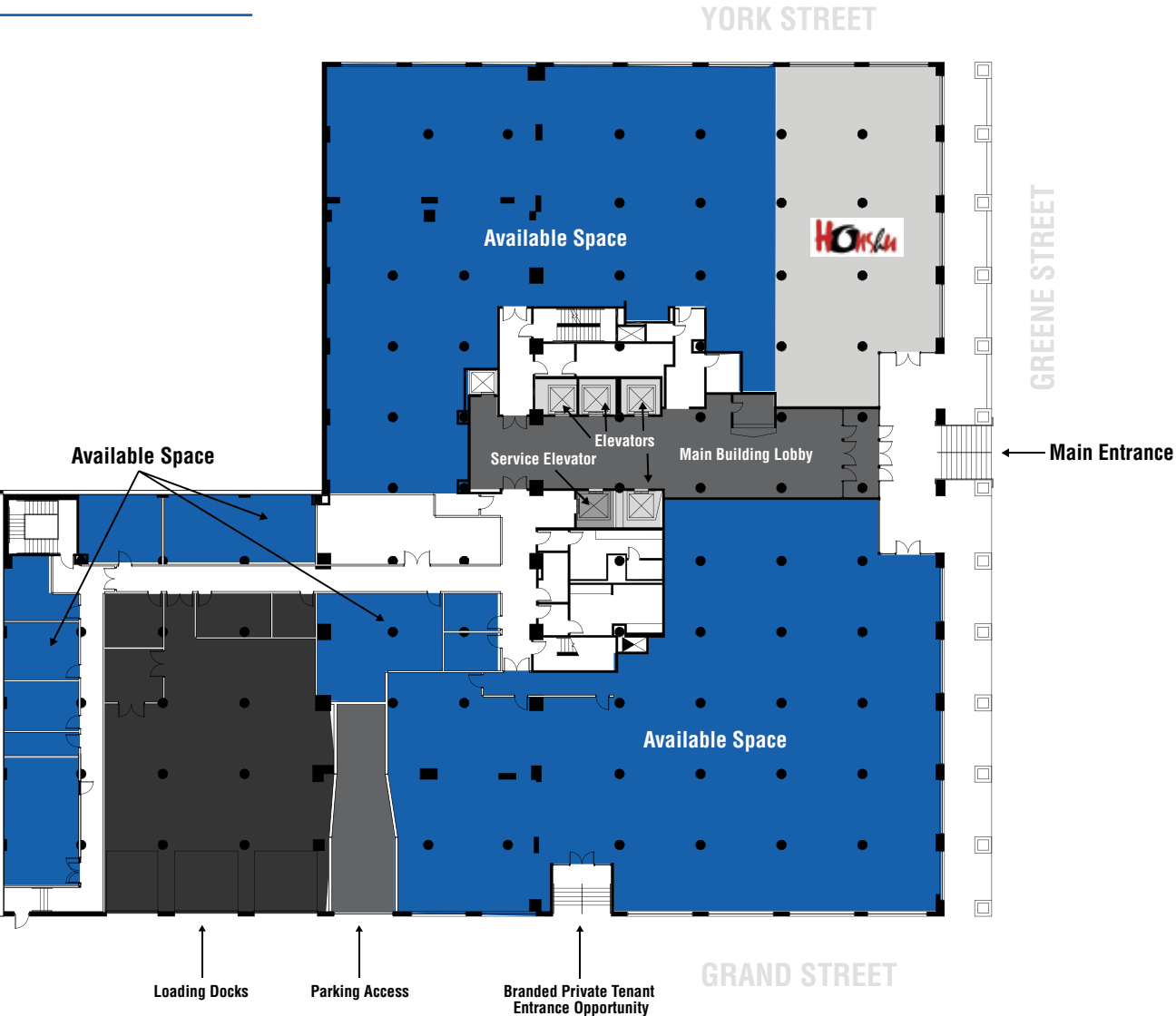
AVAILABILITIES

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 | 45,728 RSF |
| 3 RD FLOOR | 45,728 RSF |
| 2 ND FLOOR | 45,728 RSF |
| GROUND FLOOR | 23,134 RSF |



Ground Floor Plan



BUILDING SPECIFICATIONS

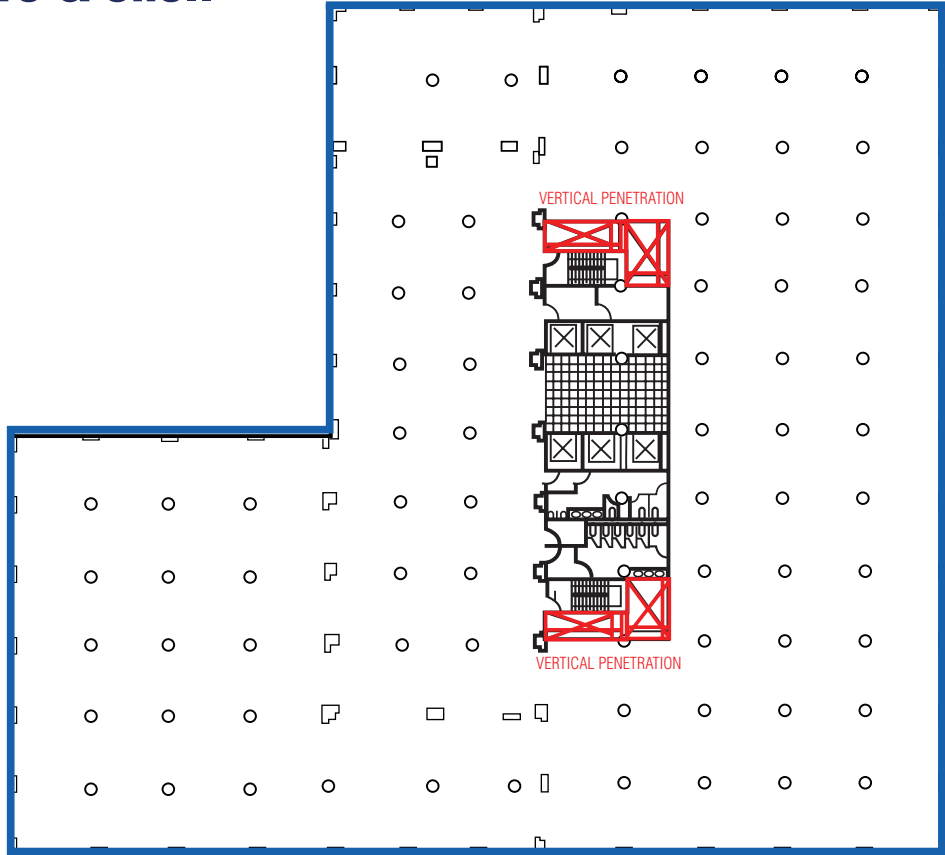
Tomorrow's Research Today



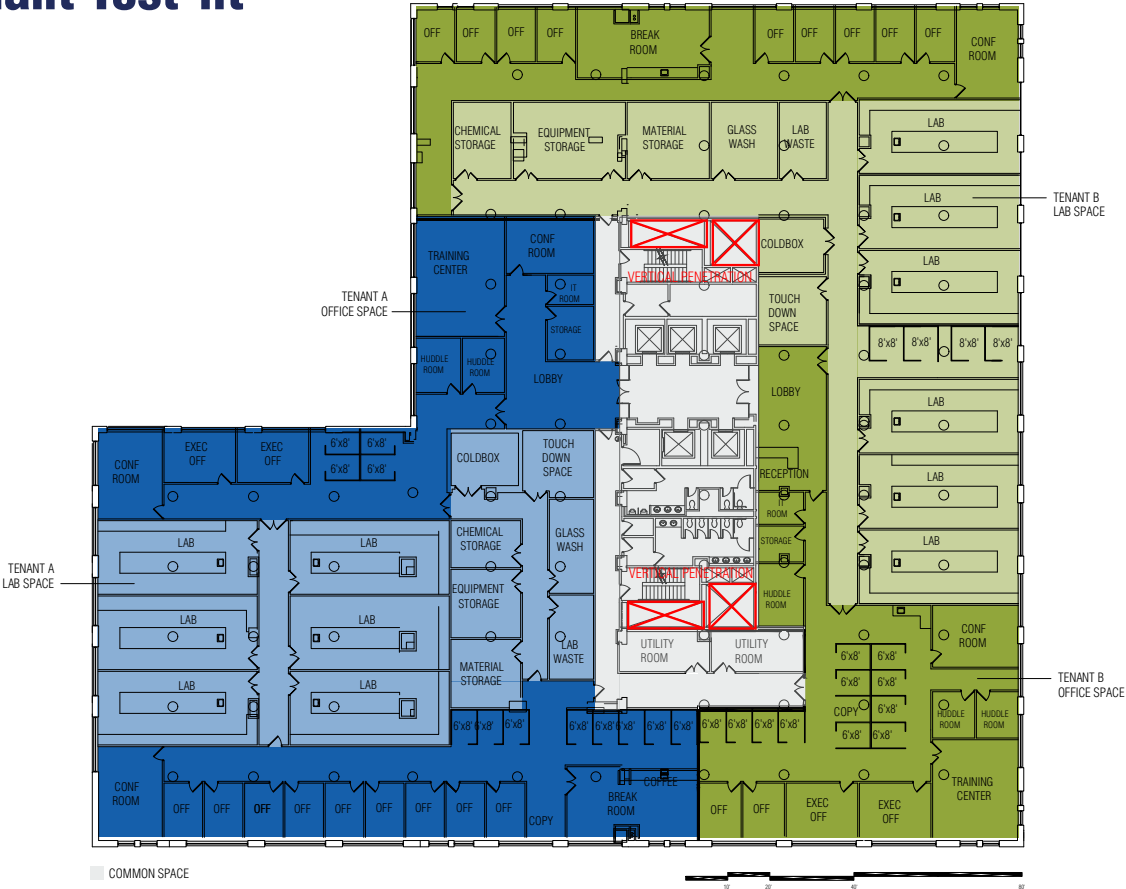
| | |
|---------------------------------|--|
| SITE DESCRIPTION: | 350,885 square feet rentable 0.87 acres 200 feet of frontage on Greene Street 221 feet of frontage on Grand Street 145 feet of frontage on York Street |
| FOUNDATION: | Reinforced poured-in-place concrete |
| BUILDING FRAME: | Concrete beams with concrete deck |
| EXTERIOR WALLS: | Concrete spandrel panels with tinted, insulated glass |
| FLOORS: | Eight stories, plus basement level with average floor plates of 42,236 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. |

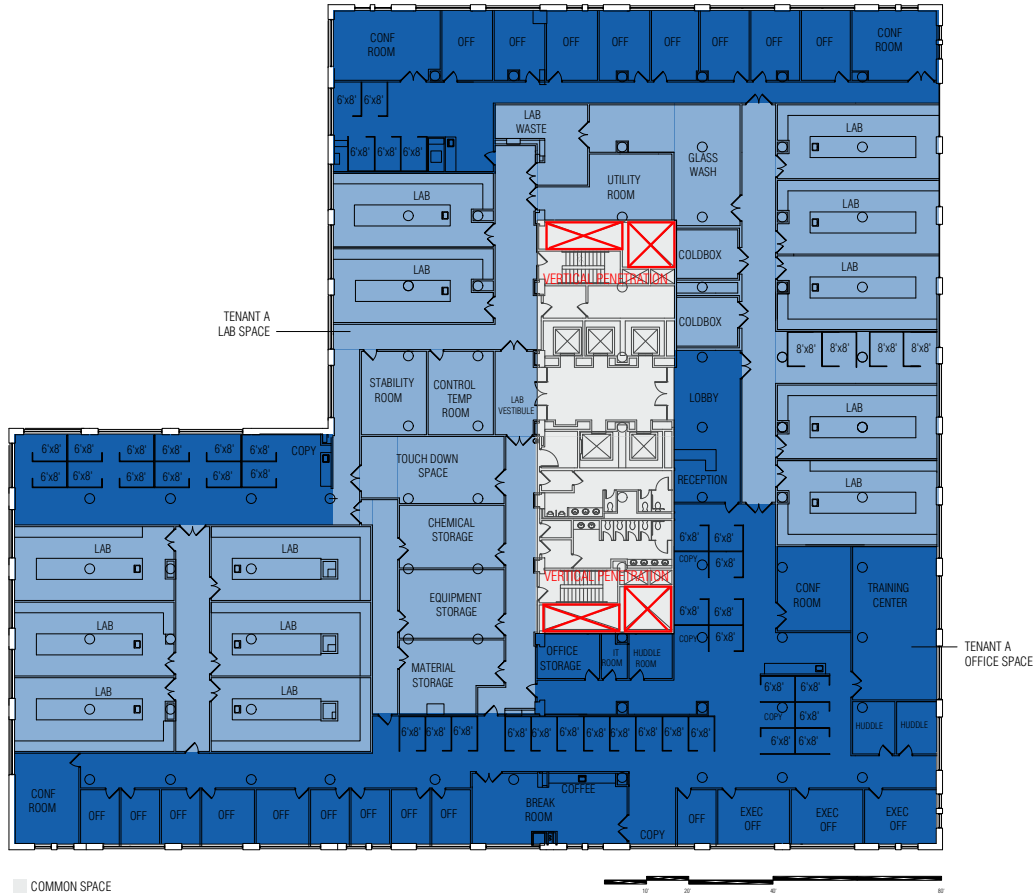
Central Core & Shell



2 Tenant Test-fit



Single Tenant Test-fit



3 Tenant Test-fit



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

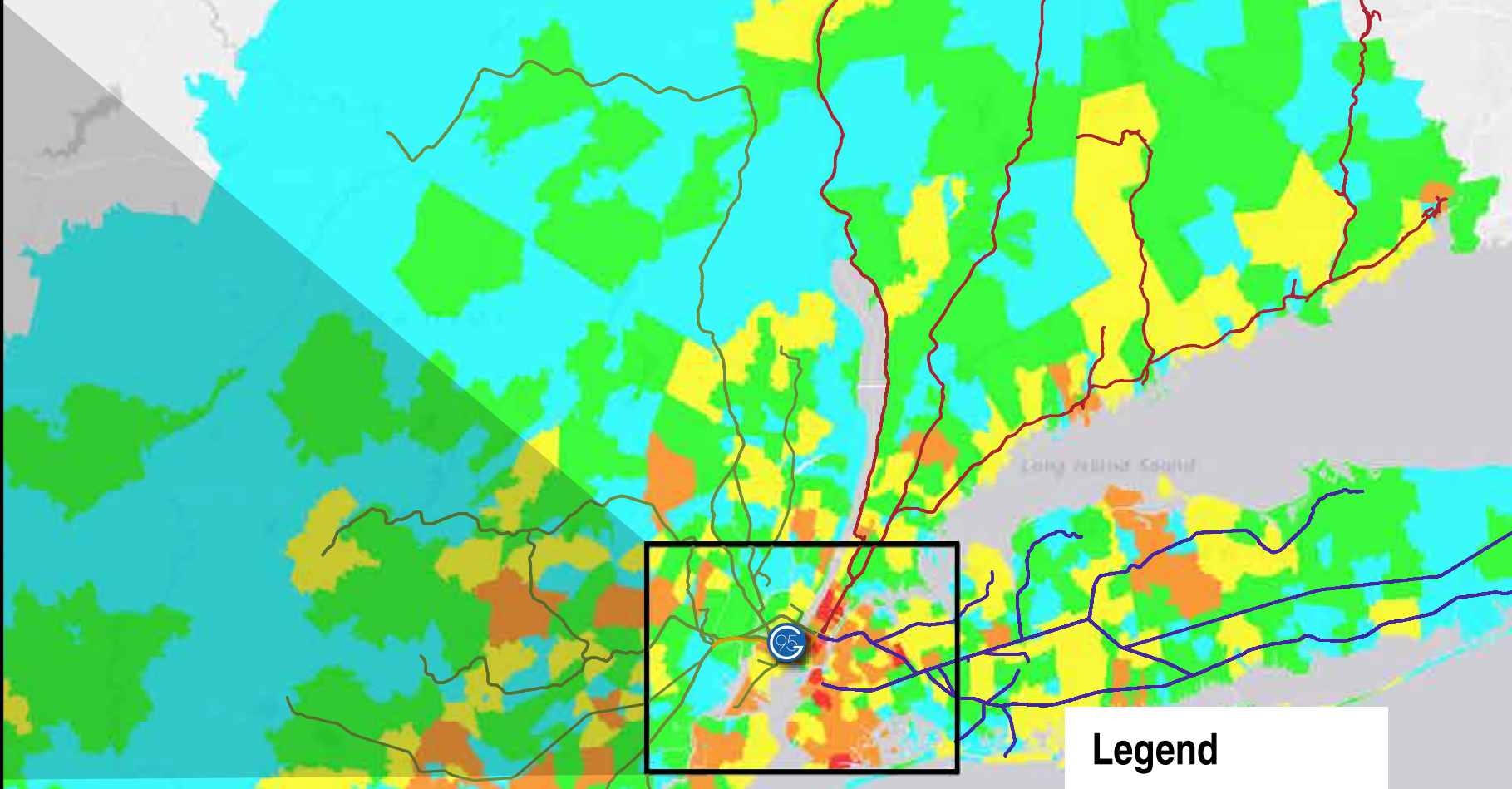
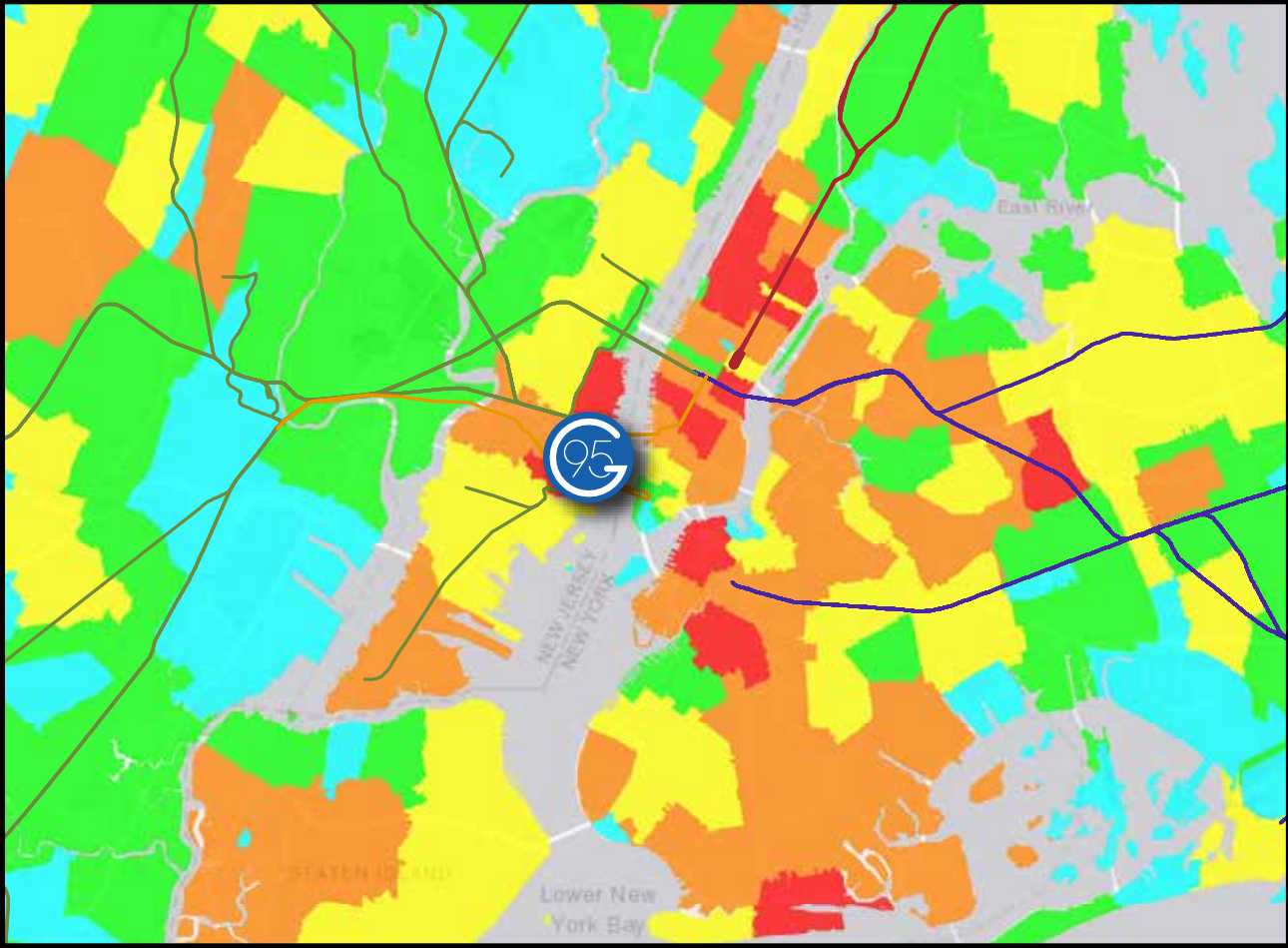
2,888

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 Institute 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 Downstate 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



Legend

 95 Greene Street

Services

 LIRR

 METRO NORTH

 NJ TRANSIT

 PATH



Tomorrow's Research Today

95GREENESTREET.COM

FOR MORE LEASING INFORMATION, CONTACT:



John K. Cunningham
+1 973 829 4677
johnk.cunningham@am.jll.com

John Cahill
+1 212 812 6030
john.cahill@am.jll.com

Blake Goodman
+1 973 829 4739
blake.goodman@am.jll.com

Dan Loughlin
+1 973 829 4695
dan.loughlin@am.jll.com



THOR EQUITIES

William D. Hunter
+1 212 432 3040
whunter@thorequities.com