



# The Arts & Powerhouse Building

130 BAY STREET, JERSEY CITY

ARTSANDPOWERHOUSEBUILDING.COM

**CONSTRUCTION  
COMPLETE**

**LOFT-STYLE**  
space available  
in the heart of Jersey City's  
**POWERHOUSE  
ARTS DISTRICT**

**KABR** KABR GROUP

**K** KUSHNER

**CBRE**

**PLAY PROPERTY VIDEO**



# \$30 MILLION

invested in renovations



More than 10,000 sq. ft. rooftop deck available to tenants



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KABR GROUP



KUSHNER





# SIGNAGE

6 10,602 sq. ft.

5 19,906 sq. ft.

4 31,506 sq. ft.

3 31,427 sq. ft.

2 20,877 sq. ft.

SAVE UP TO \$40 PER SQUARE FOOT PER YEAR WITH THE NJ EMERGE INCENTIVES PROGRAM.

[CLICK HERE TO LEARN MORE](#)

# \$250,000

dedicated to the display of  
works created by local artists



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# Demographics

- One Mile Radius -



**3.55%**  
2020-2023 Annual  
Population Growth Rate



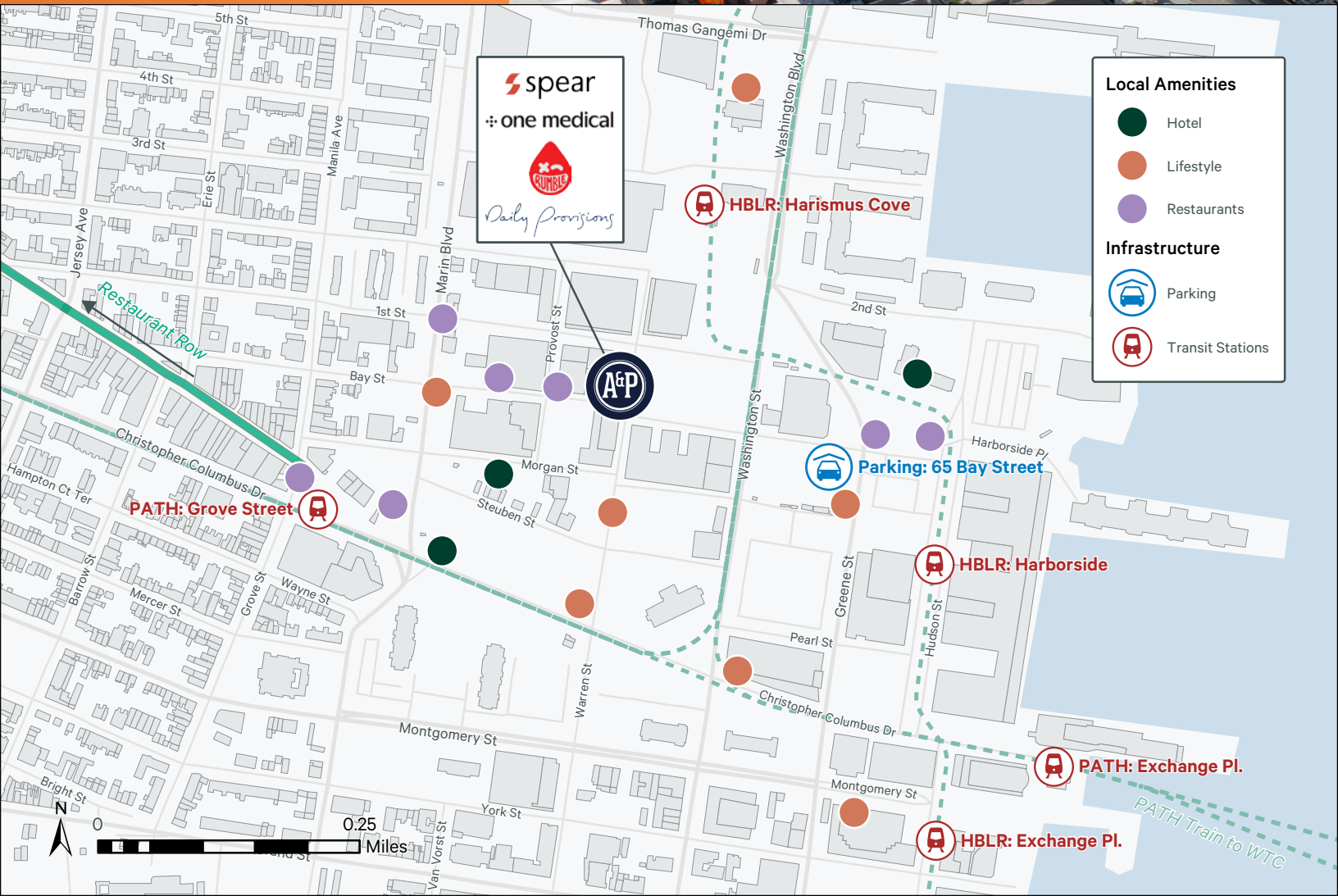
**36.1**  
2023 Median Age



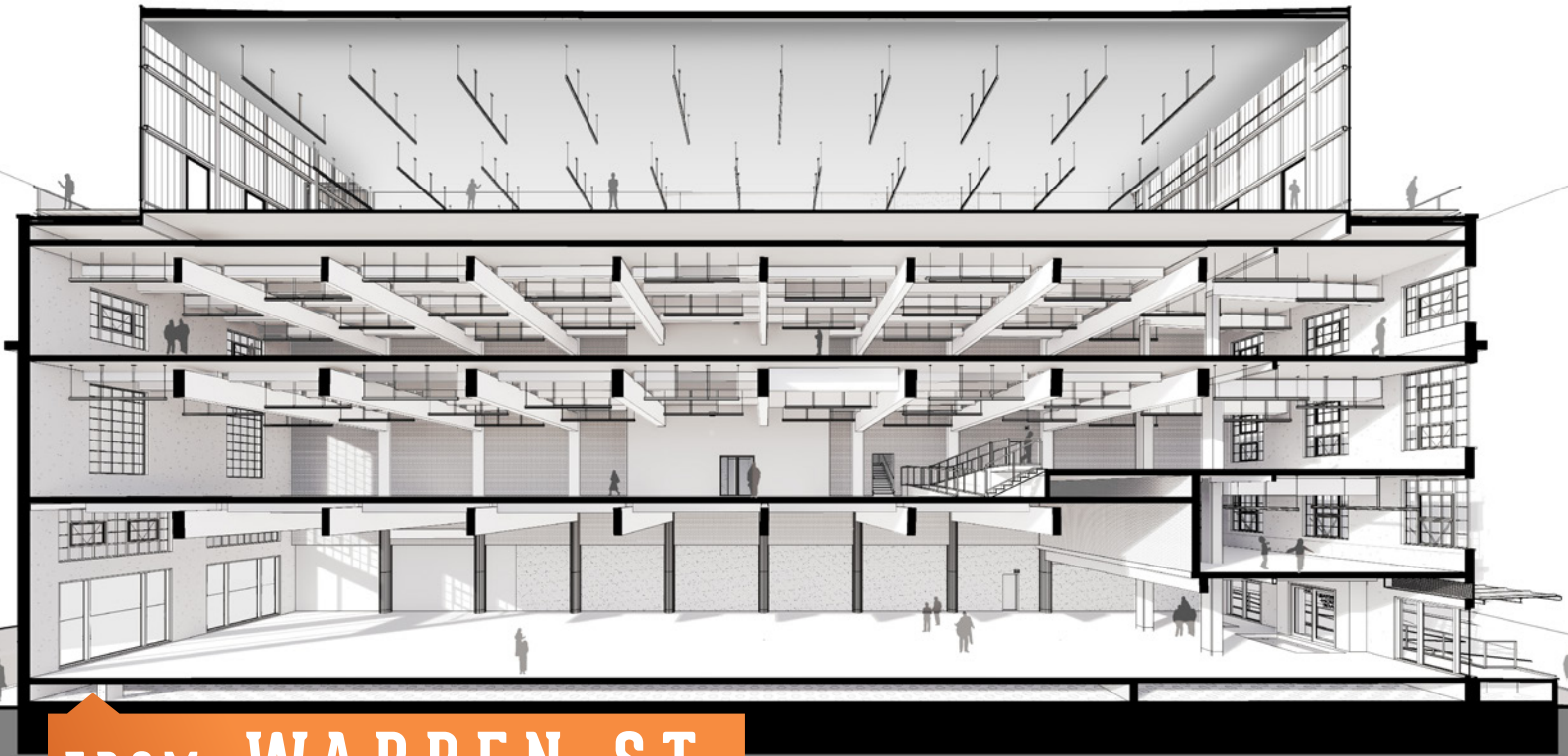
**45.1%**  
Graduate or  
Professional Degree



**\$224,525**  
2023 Average  
Household Income

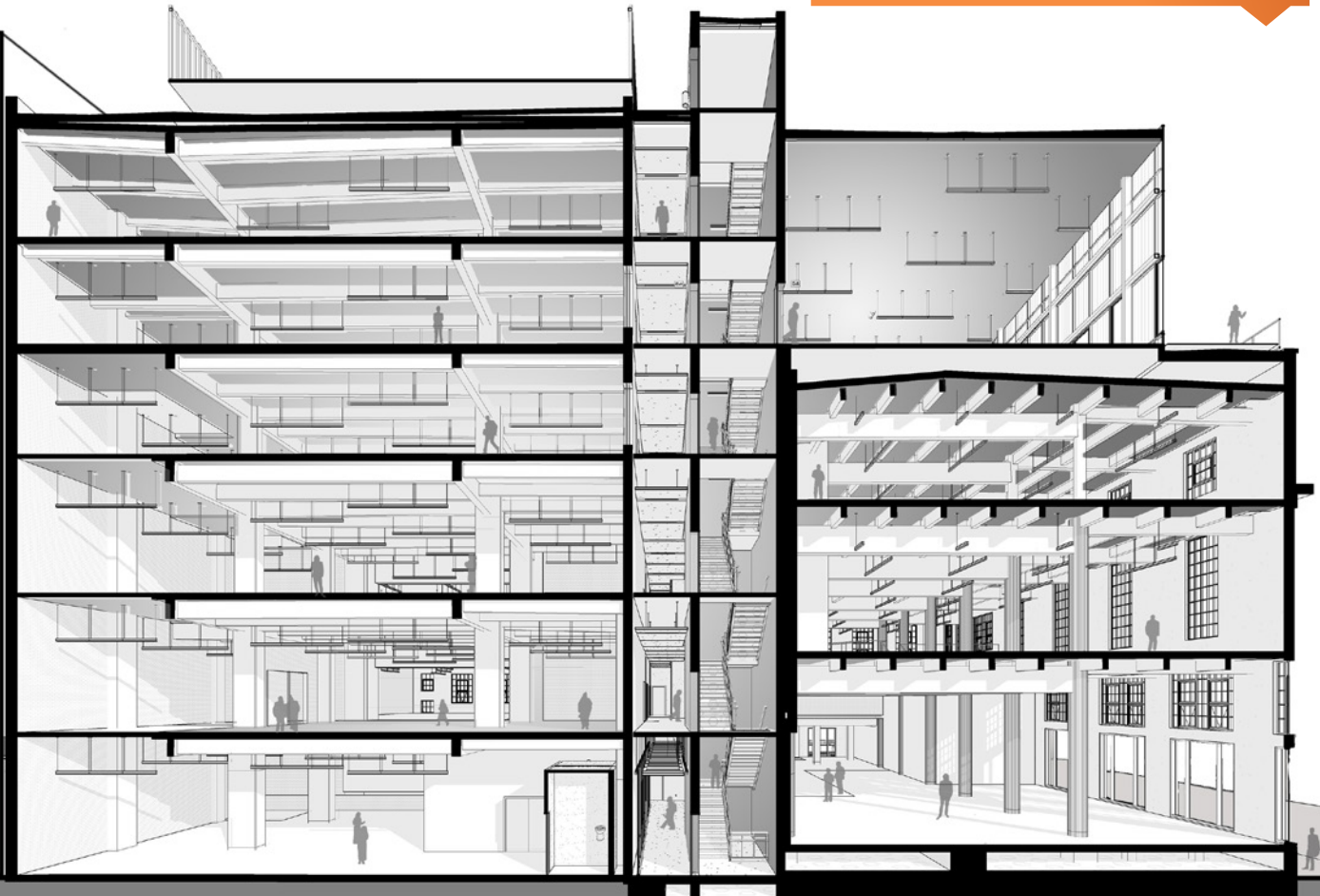






FROM WARREN ST.

FROM BAY ST.



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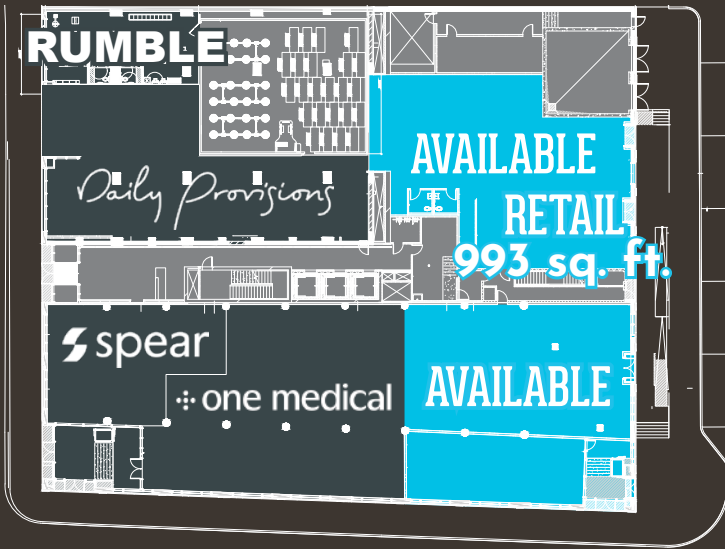
K&R GROUP



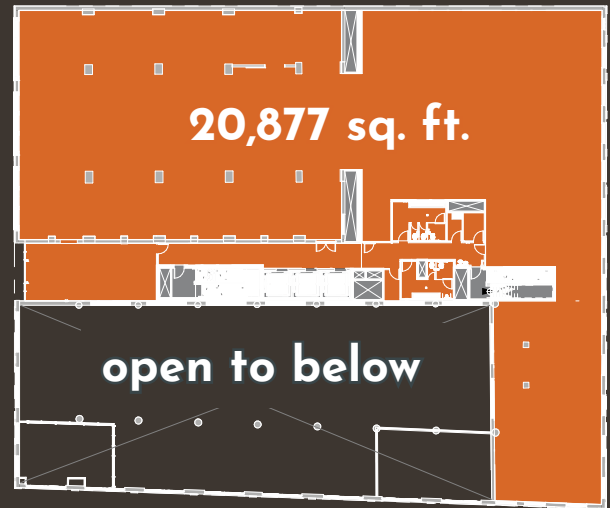
KUSHNER



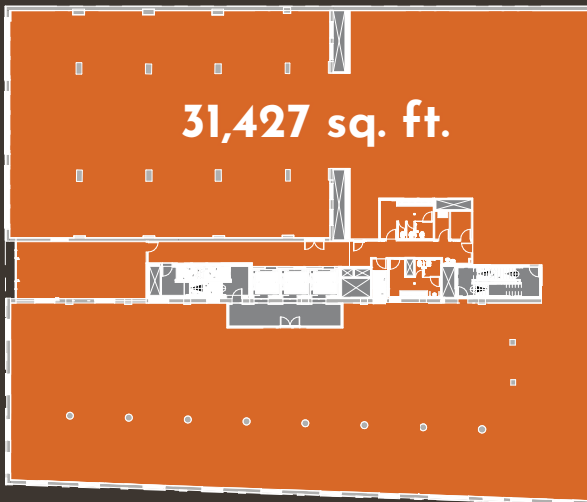
## First Floor



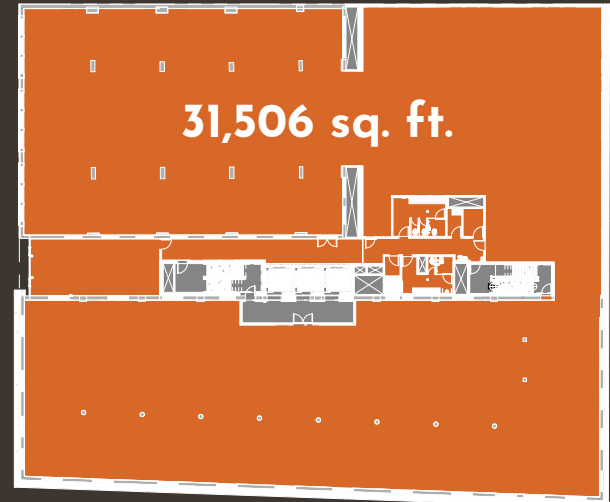
## Second Floor



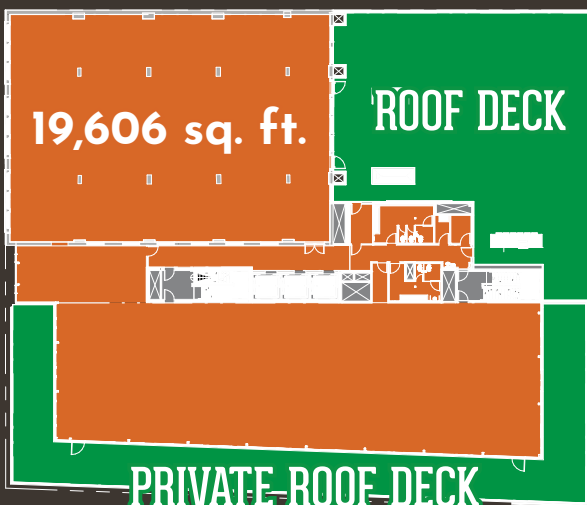
## Third Floor



## Fourth Floor



## Fifth Floor



## Sixth Floor







## QUALITY OWNERSHIP

Trustworthy ownership is a key amenity for tenants, as it fosters a stable and reliable environment where tenants thrive.



## BEST IN CLASS RETAIL

The A&P Building benefits from its prime location, surrounded by best-in-class retail options that elevate the overall tenant experience. With establishments like Daily Provisions, Rumble, Spear, and One Medical in the building, tenants have access to a diverse range of high-quality services and amenities.



## ELECTRICAL

Tenant distribution panels on floors two, three and four have 600 amps, and floors five and six have 400 amps. All panels are 208/120V 3-phase. There is one panel per floor.



## HVAC

Capped refrigerant piping will be delivered to each space and connected to an AC condenser unit on the roof provided by owner. All air handlers in the unit shall be will be part of Tenant Improvement Package. System is a heat recovery system, so tenant shall connect to heat recovery box prior to air handlers. Outside air shall be capped at each tenant space.







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