The Arts & Powerhouse Building 130 BAY STREET, JERSEY CITY

A R T S A N D P O WE R H O U S E B U I L D I N G . C O M

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PLAY PROPERTY VIDEO

CONSTRUCTION COMPLETE

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

\$30 MILLION invested in renovations



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





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SIGNAGE

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

S250,000 dedicated to the display of works created by local artists

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(A&F

Demographics

- One Mile Radius -



3.55% 2020-2023 Annual Population Growth Rate

36.1 2023 Median Age

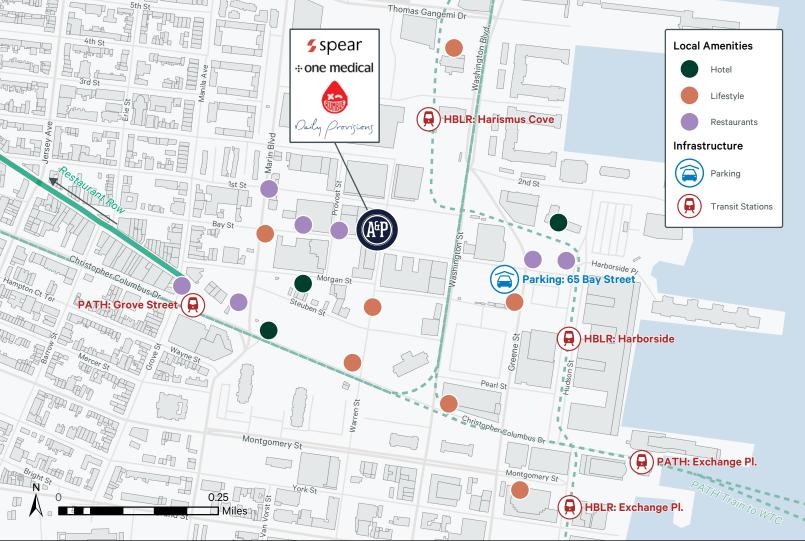


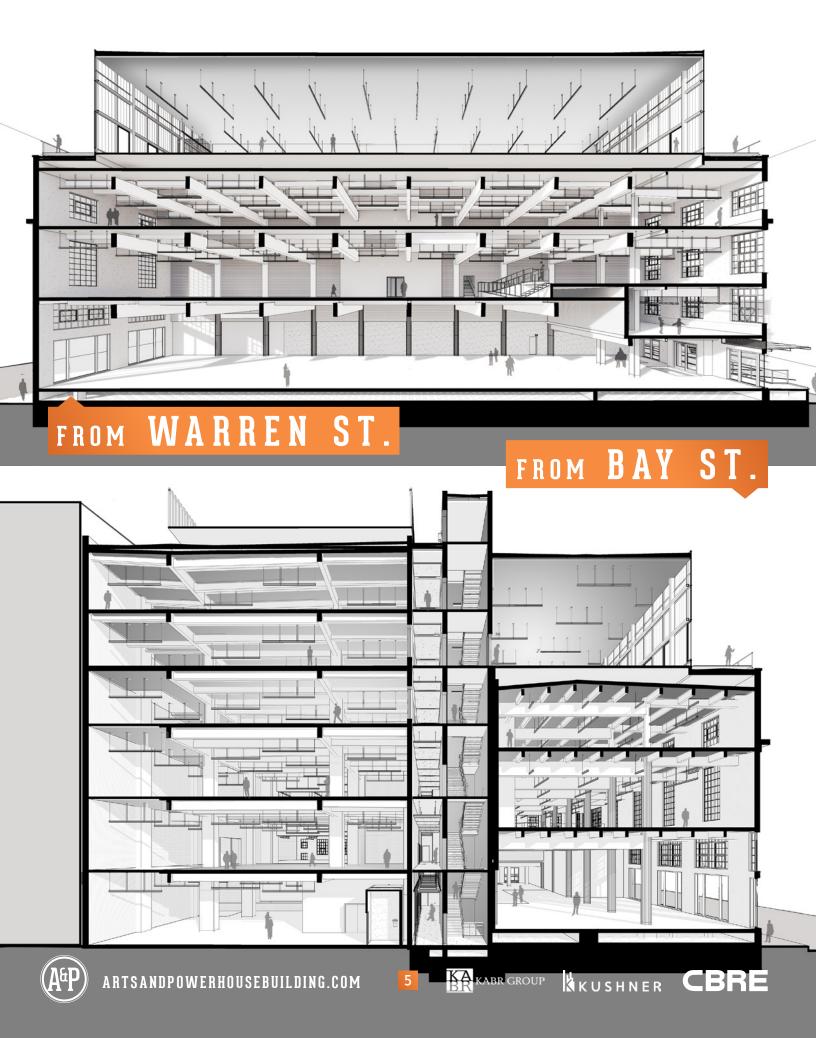
45.1% Graduate or Professional Degree



\$224,525 2023 Average Household Income



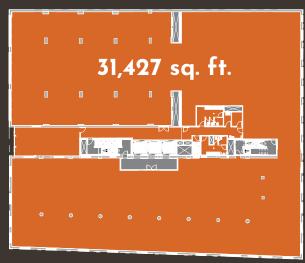




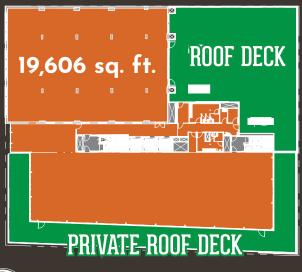
First Floor



Third Floor



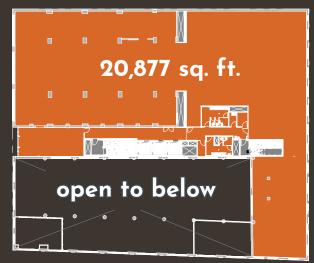
Fifth Floor



(A⁶P)

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Second Floor



Fourth Floor



Sixth Floor



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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 bestin-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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