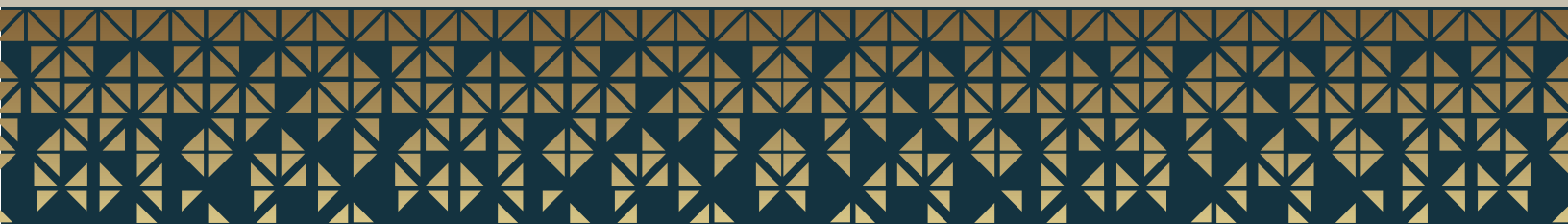


FIFTEEN

BOUTIQUE RETAIL.
PREMIER WATERFRONT LOCATION.
SOPHISTICATED LIFESTYLE.



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

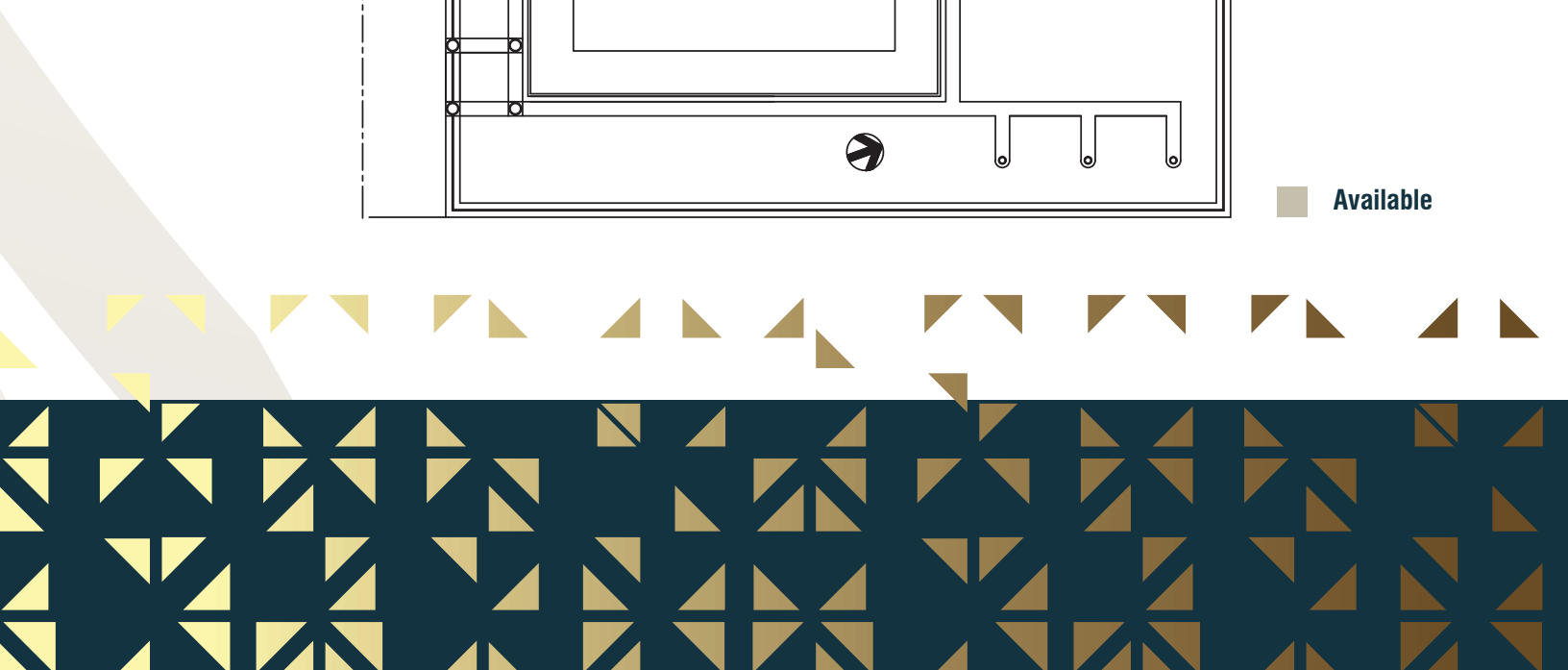
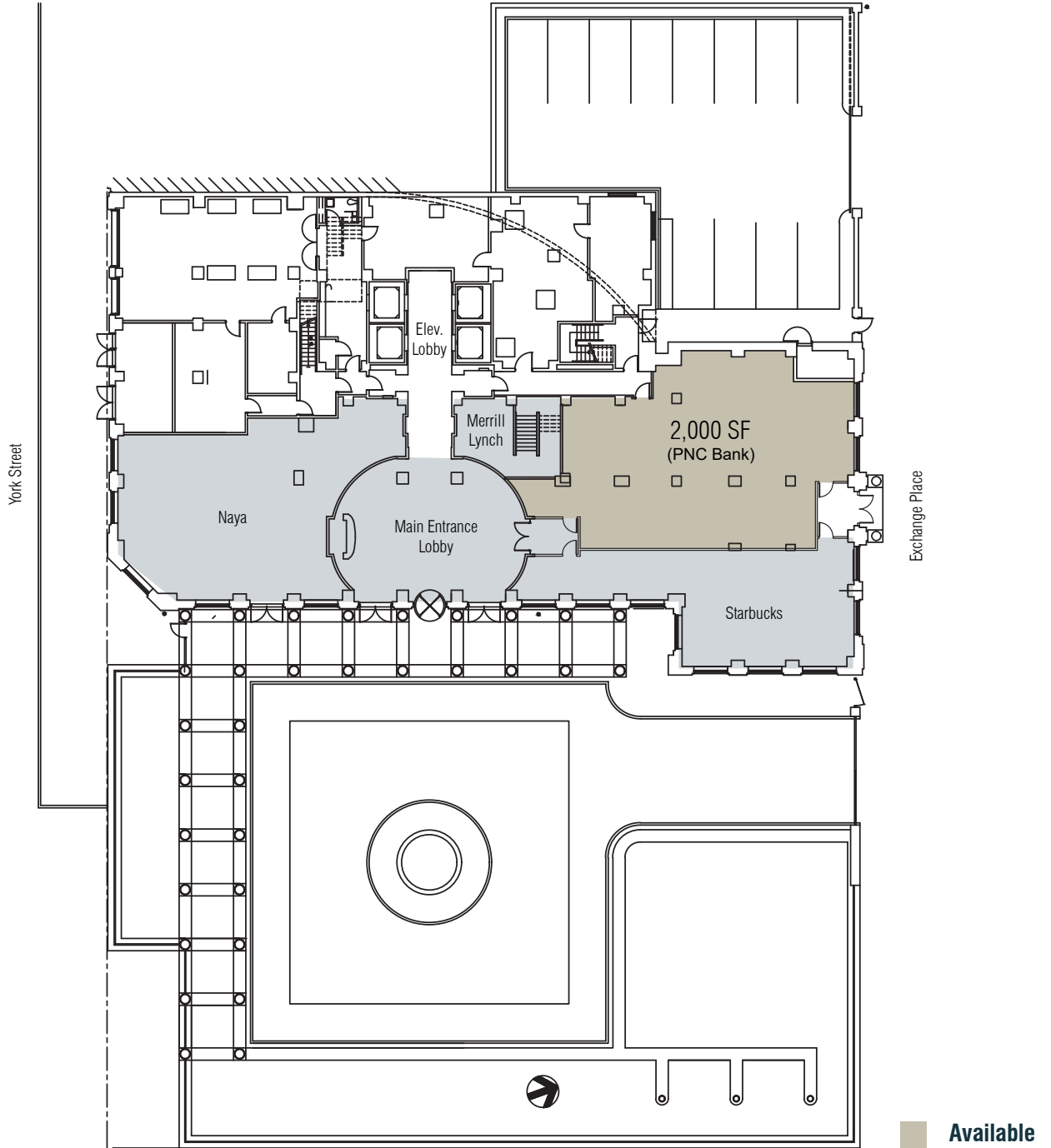
Fifteen Exchange Place beautifully blends Jersey City's lifestyle with breathtaking waterfront views of New York City. Under new ownership, this 11-story boutique office and retail building is currently undergoing a multimillion-dollar renovation set to enhance the workplace experience.

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



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

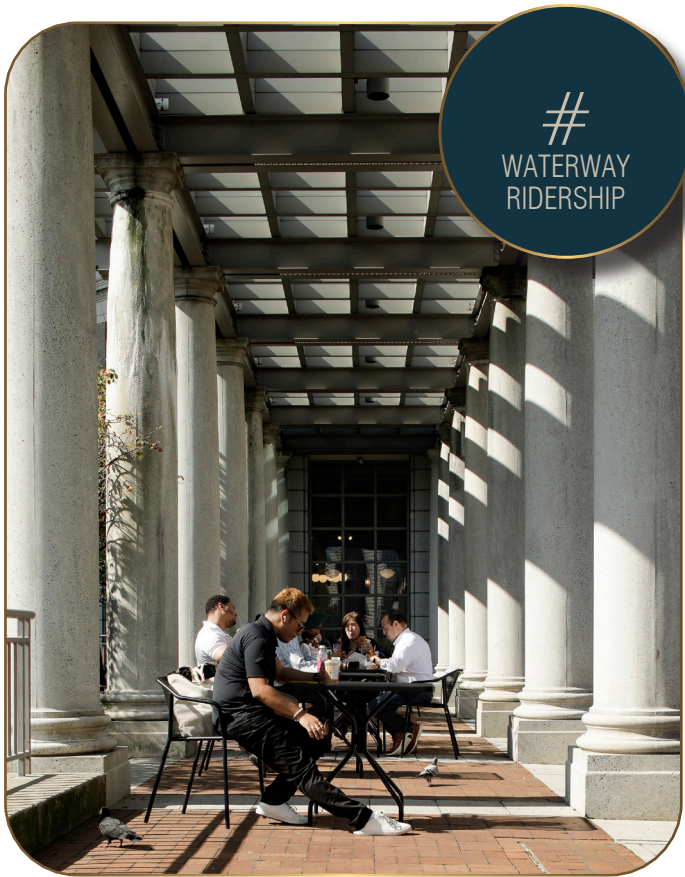


John F. Kennedy International Airport
40 minutes



Holland Tunnel
18 minutes





WATERWAY
RIDERSHIP



#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

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Blake.Shanaphy@am.jll.com

JONES LANG LASALLE BROKERAGE, INC.

+1 973 829 4689

A licensed real estate broker



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