

GETTING BACK TO BUSINESS IN A SAFE ENVIRONMENT



KEARNY
POINT



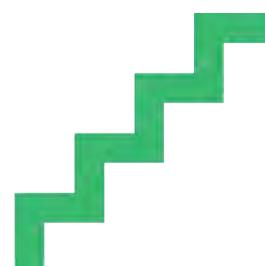
CLEAN AIR

Each office has dedicated air handling units with UV technology and four fresh air changes per hour.



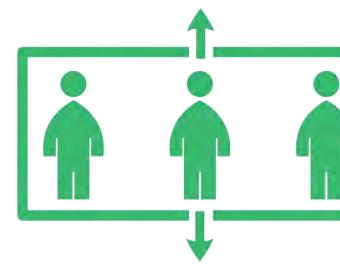
CLEAN WATER

Motion-sensor hot and cold UV filtered water stations on each floor to keep you hydrated and healthy throughout the day.



STAIRCASES

Two center staircases allow for additional means of access and circulation.



WIDE ELEVATORS

Two 10' x 10' x 10' elevators provide ample room for moving people and equipment throughout the workday



DAILY CLEANING

Our janitorial team cleans the building daily using industry-leading protocols, and supplies. In-suite cleaning also available.

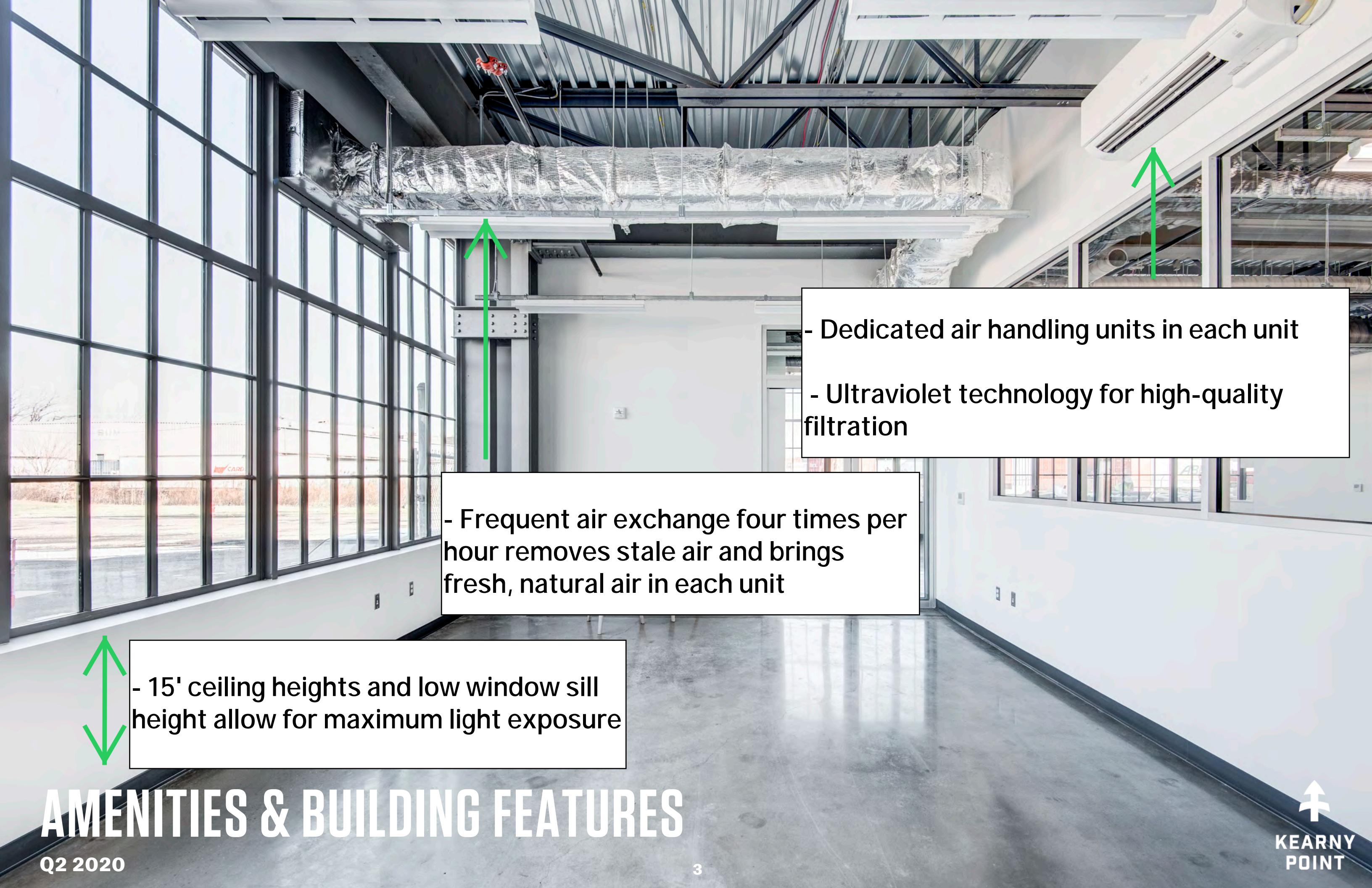


FREE PARKING

We offer a 32,000 SF parking lot so you never have to worry about finding and paying for a parking space again.

AMENITIES & BUILDING FEATURES





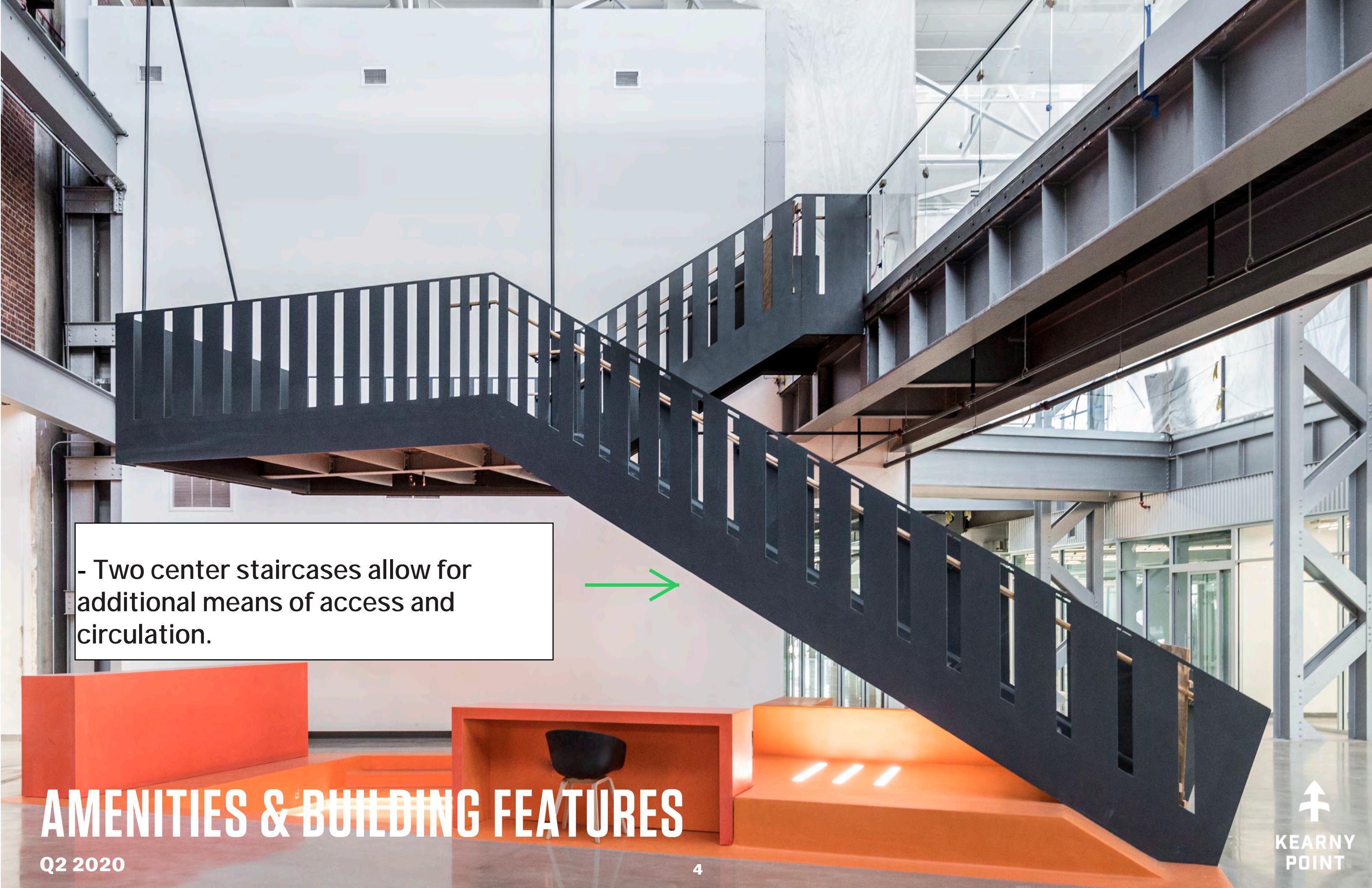
AMENITIES & BUILDING FEATURES

Q2 2020

- Frequent air exchange four times per hour removes stale air and brings fresh, natural air in each unit

- Dedicated air handling units in each unit
- Ultraviolet technology for high-quality filtration

- 15' ceiling heights and low window sill height allow for maximum light exposure



- Two center staircases allow for additional means of access and circulation.



AMENITIES & BUILDING FEATURES

Q2 2020



AMENITIES & BUILDING FEATURES

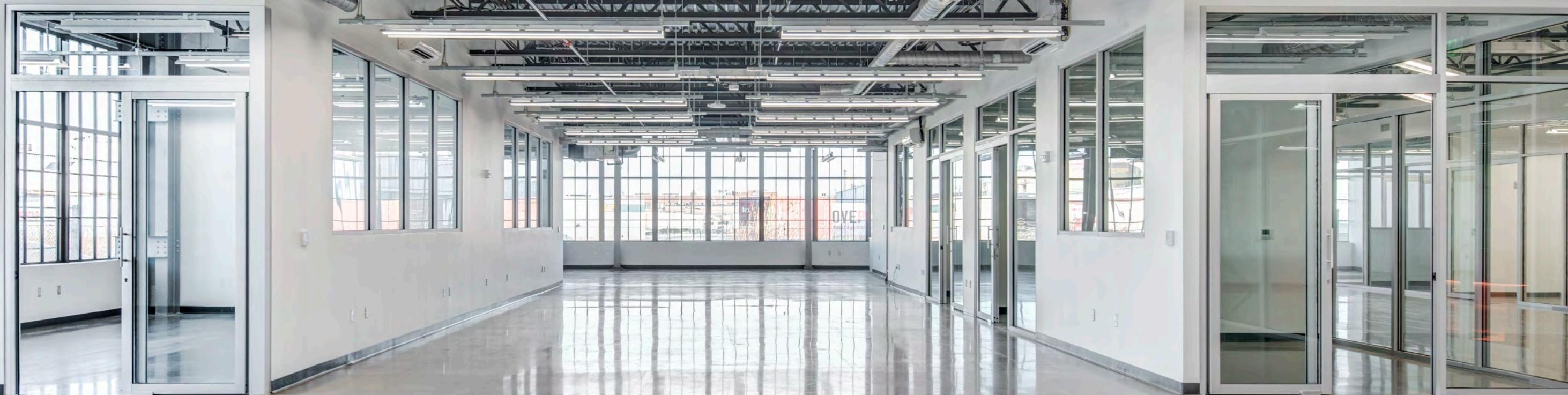
Q2 2020

- 8' - 20' corridors provide ample room for movement of people and equipment



AMENITIES & BUILDING FEATURES

Q2 2020



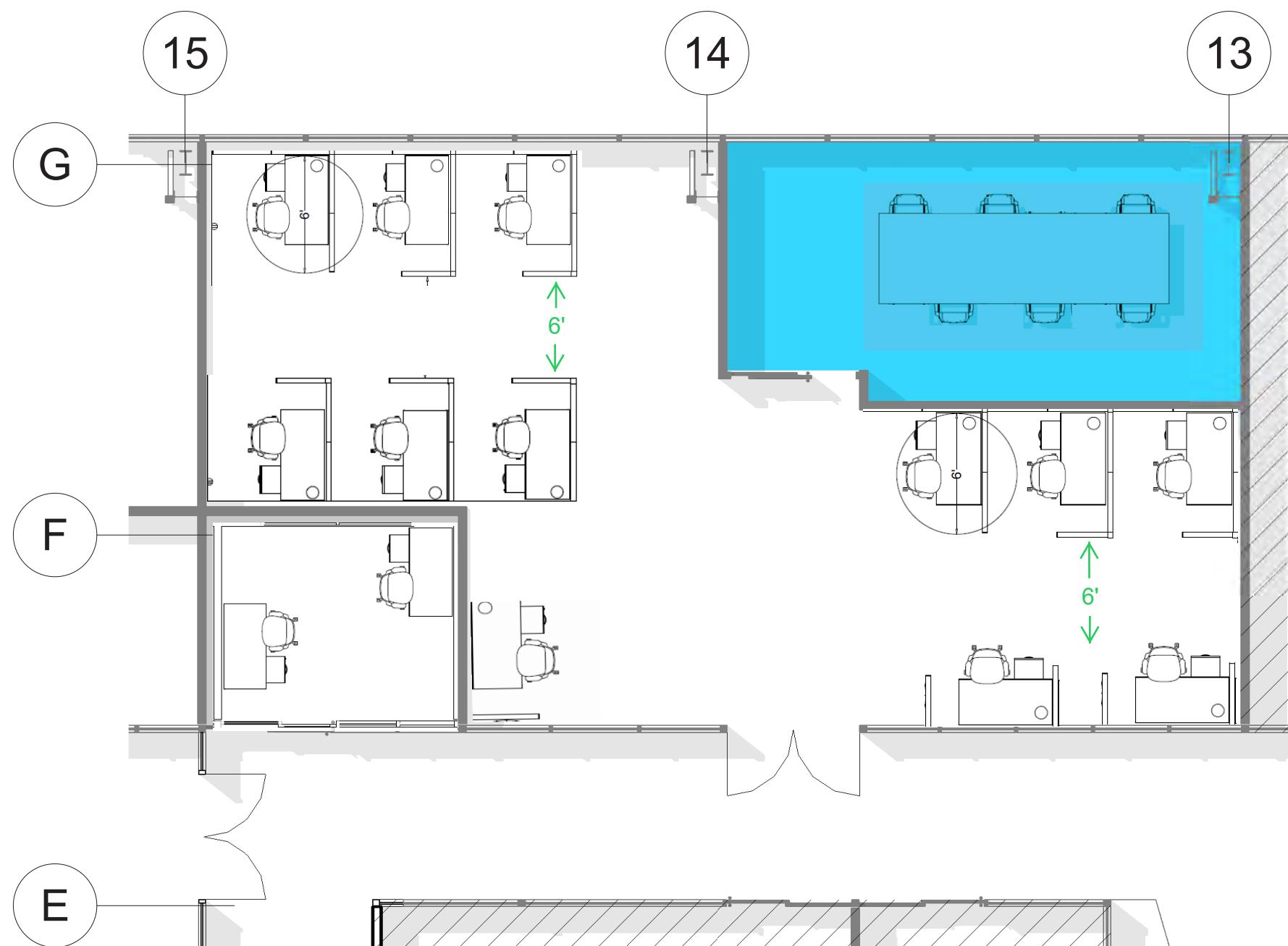
Anchor spaces with open
and private office areas for
any size department.

ANCHOR SPACES 2,000 - 20,000 SF

Q2 2020

SAMPLE LAYOUT

Q2 2020



SUITE 1

2,150 RSF

WORK STATIONS: 14

CONFERENCE ROOMS: 1

Window suite with it's own entrance

Private conference room

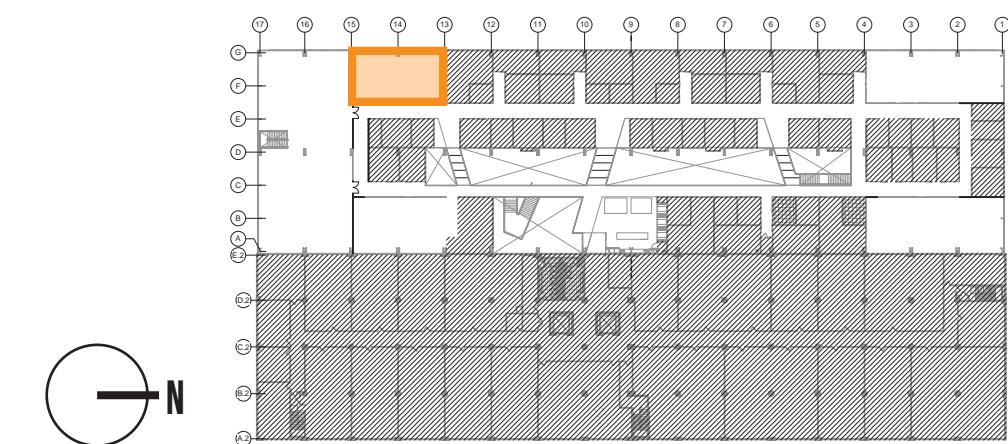
Private office

Socially distant open seating for 12

Fully furnished / high speed internet

\$7,950 per month all-inclusive

1st month free / month-to-month term

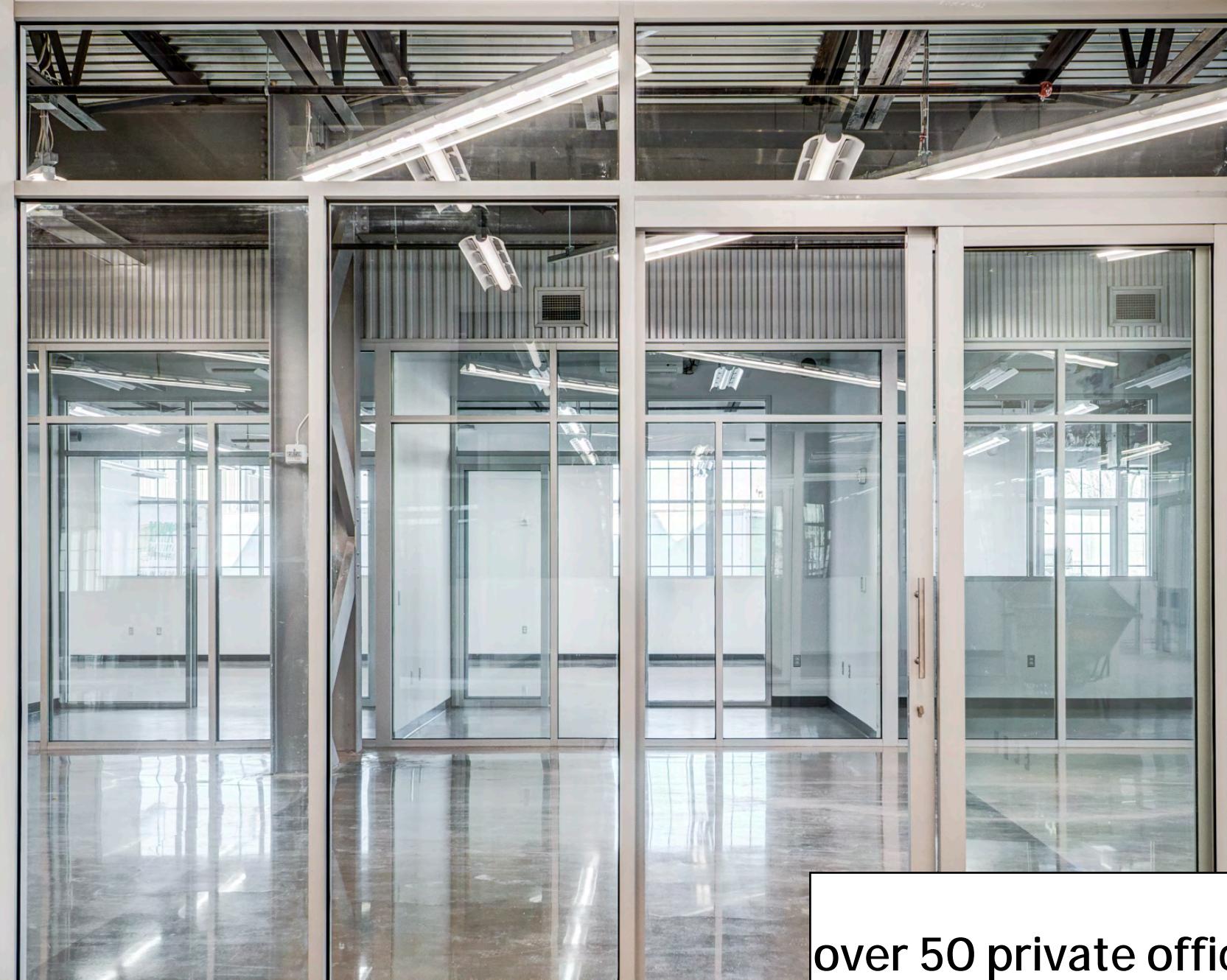


PRIVATE OFFICES - 1 to 2 people

Q2 2020

9

over 50 private offices for 1-2 people, each with its own thermostat, sliding doors, and mood lighting controls





FIBER OPTIC INTERNET Get things done faster with plug-and-play offices with fiber optic internet hookups and reliable technological infrastructure.



FREE PARKING We offer a 32,000 sq. ft. lot so you never have to search or pay for a space again.



DOGS WELCOME At Kearny Point, it's bring your furry friend to work day every day.



CONFERENCE ROOMS Big meeting? Hosting clients? Book a conference room any time.



NOURISHMENT Access to nutritious grab-and-go eating options.



ATHLETIC CLUB On-premise fitness facility with state-of-the-art equipment promotes a healthier and happier workplace. Temporarily closed due to COVID-19.

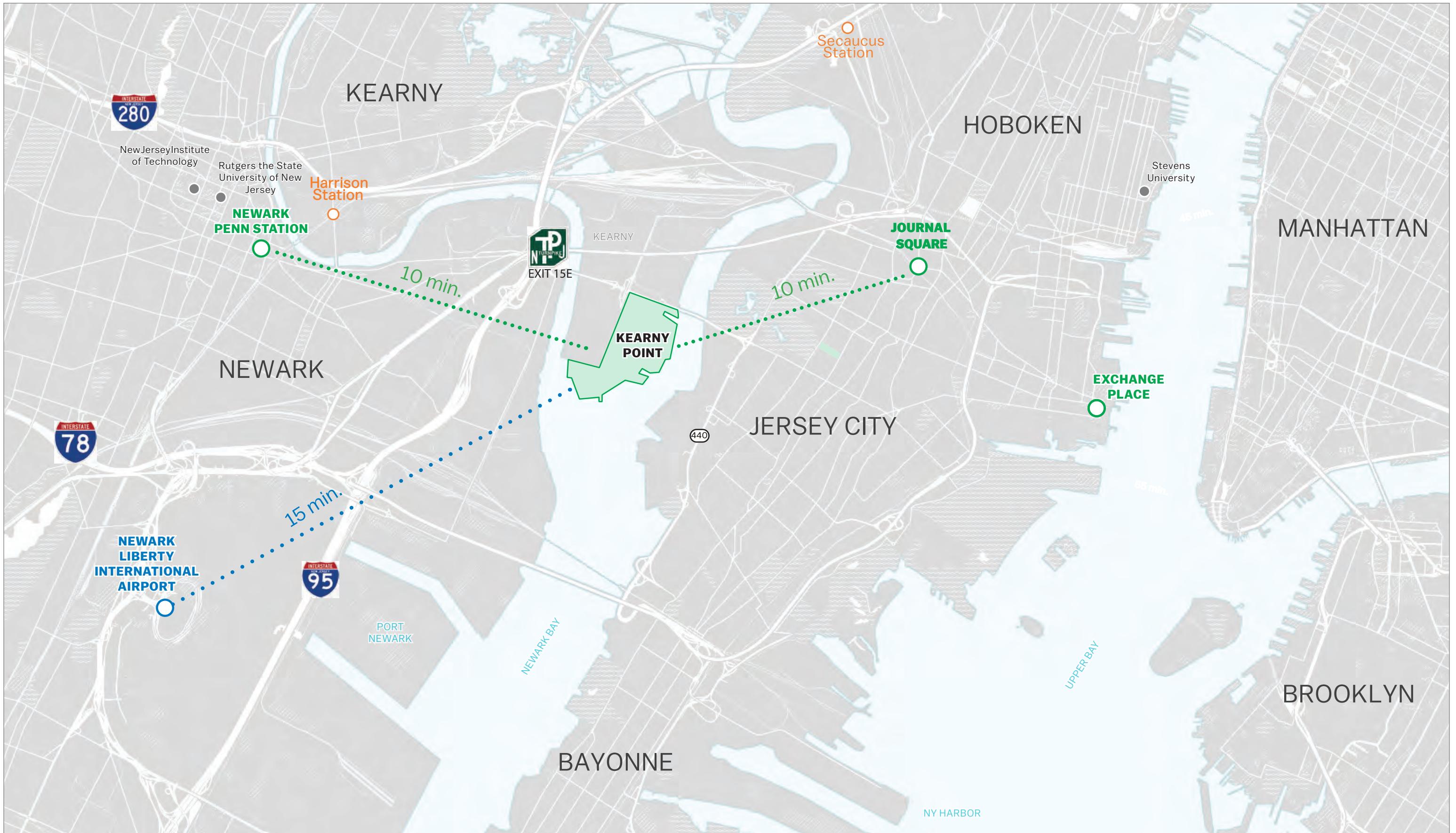


24/7 ACCESS Early birds and night owls alike have secure, around-the-clock keycard access. Limited access to M-F, normal business hours due to COVID-19.



TAX INCENTIVES Get a break with NJ Film and TV Tax Credit, the NJ Ignite and [Angel Investor Tax Credit](#) tax incentives and credits.

AMENITIES & BUILDING FEATURES



REGIONAL ACCESSIBILITY



200+GROWING
BUSINESSES.
1 VIBRANT
COMMUNITY.

COMMUNITY
Q2 2020

SOME OF THE COMPANIES THAT CALL KEARNY POINT HOME.



MKBHD is an American vlogger best known for his tech-focused YouTube channel which has over 4.5 million subscribers and over 620 million total video views.

OISHII

Oishii combines cutting-edge agriculture research with time-tested strawberry cultivation techniques to establish a first-of-its kind indoor vertical strawberry farm.



A collective of food and beverage-focused entrepreneurs that provides mentorship, business training, and marketing support to food companies in Hudson County.



The next evolution in farming, every crop planted in a Bowery farm is precisely cared for to ensure quality and traceability at every step from seed to store.

verizon[✓]

Powered by Verizon Labs, Envrmnt creates AR, VR, and 360 degree streaming solutions for leading companies in advertising, digital media, professional sports and retail.



UNIQLO is a clothing apparel company and a global brand with over 1000 stores worldwide. Redefining clothing with a focus on quality and textiles.

COMMUNITY

Q2 2020



CONTACT US

LEASING

Nick Shears

c: 609-937-2564

nshears@hugoneu.com

THANK YOU

Q2 2020