



SINCE 1952



150
BAY
STREET

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In the Powerhouse Arts District, 150 Bay Street, a landmark loft building listed on the Federal Register of Historic Places, embodies the true artist/luxury loft experience and is the ideal place to work, live and play.

Built in 1908 as a warehouse by the architect Howard Chapman, the property was converted to residential, commercial and retail spaces in the 21st century. Interiors feature open floor plans, 14' high ceilings, over-sized windows offering abundant natural light, and historic, architectural detail that all distinguish 150 Bay Street as a premiere luxury loft community to work or live. Further amenities include polished concrete floors and fully equipped kitchens with granite counter tops and brand new appliances to complement spaces that are ideal for entertaining.

Conveniently located just minutes from Manhattan via the PATH train or NY Waterway Ferry, and surrounded by burgeoning restaurants, bars and retailers, Jersey City has become a desirable alternative to Manhattan with 150 Bay Street offering all that is needed for a truly modern, luxurious and convenient lifestyle.

www.150baystreet.com



THE BUILDING

Location

Bay Street between Provost Road and Marin Boulevard

Year Built

1908

Renovations

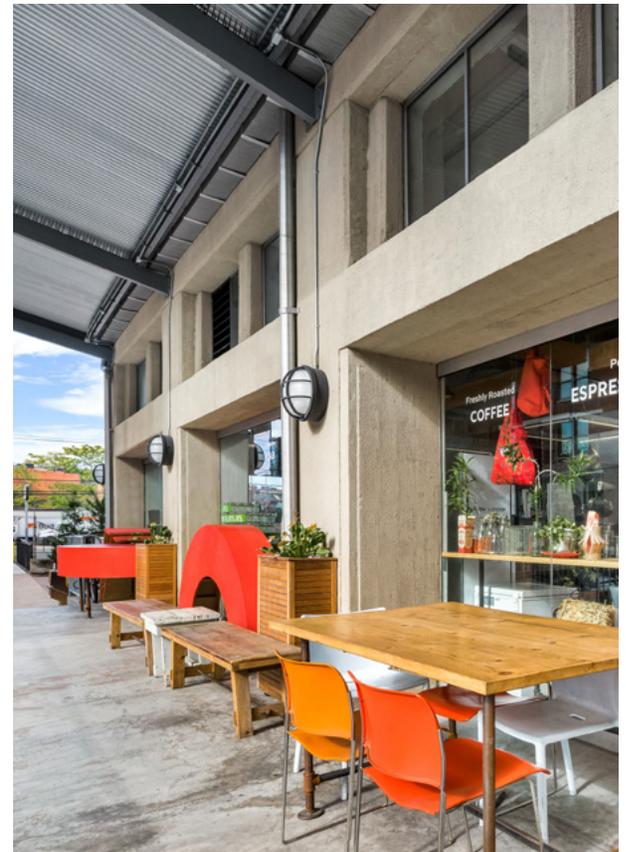
Residential Conversion - 2005;
Ground Floor Retail Conversion - 2009

Building Size

203,000 SF

Floors

9 plus penthouse, mezzanine, 1 below-grade



BUILDING SPECIFICATIONS

Location	Bay Street between Provost Road and Marin Boulevard
Year Built	1908
Architect	Howard Chapman
Building Size	203,000 SF
Floors	9 plus penthouse, mezzanine, 1 below-grade
Construction	Concrete
Renovations	Residential conversion - 2005; ground floor retail conversion - 2009
Loss Factor	Full floors: 27%; Multi-tenanted floors: no greater than 35%
Floor Loads (per SF)	120 lbs./SF
Avg Slab-to-Slab Ceiling Heights	14'
Column Spacing	10'
Elevators	4 passenger, 2 freight
HVAC	Heat pump, cooling tower, space heaters in commercial spaces, tenant-controlled package units in residential spaces
Electrical	6 watts/RSF

Windows	Double-insulated, operable
Fire & Life Safety Systems	Fire alarm system with command station, defibrillator, building fully sprinklered
Security Access	24/7 attended lobby, key fob access, closed-circuit cameras
Building Hours	24/7 residential, 7am-7pm commercial
Telecom Providers	Nextel, Verizon
Cleaning	Common Areas M-F
Bicycle Storage	1 rack
Municipal Incentives	N/A
Transportation	Yellow and red line PATH trains from Grove Station. The Hudson-Bergen Light Rail stops nearby at Harsimus Cove Light Rail Station. Travel to the World Financial Center or Midtown from the Harborside Ferry Terminal
Amenities (Neighborhood)	Hyatt Regency Jersey City on the Hudson, Bucket and Bay Gelato, Departed Soles Brewing Co, Hertz and Budget car rentals, the Warehouse Cafe for organic tea and coffee paired with panini, ShopRite grocery store. New York Sports Club
Building Website	www.150baystreet.com

NEW JERSEY

Clearly seen from Manhattan over the expanse of the Hudson, Jersey City and Hoboken have, over the last decade, established themselves as premier destinations to work and to live.

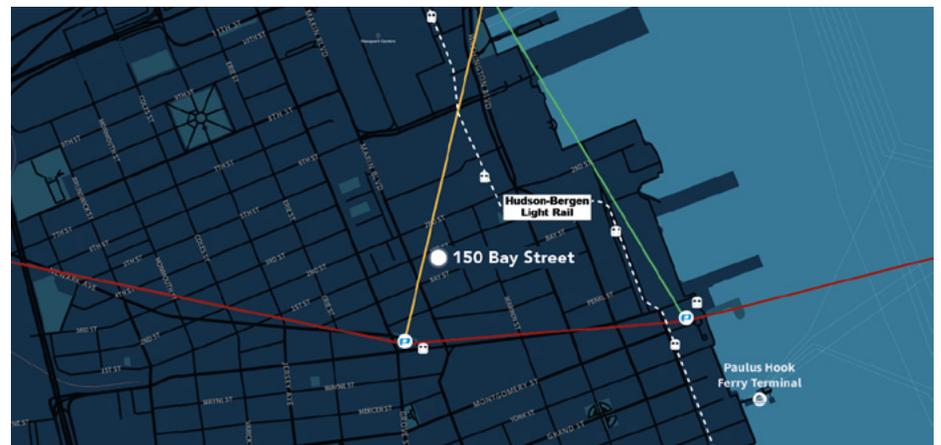
The major regeneration of the Jersey waterfront began in the early 2000s with the building of Goldman Sachs Tower on Hudson Street, home to the famous financial institution and shared with the Royal Bank of Canada. The tower is a beacon on the horizon, joined with the Colgate Clock just to its south as landmarks familiar to anyone looking over the water.

Numerous financial powerhouses have bases at Exchange Place and in the surrounding district, including J. P. Morgan, Citigroup, Bank of America and PwC – as well as Forbes Magazine. The area along the water, from Exchange Place to Newport, quickly gained the nickname of Wall Street West.

Among the mirrored-glass towers and handsome brick, mid-rise commercial buildings and large residential complexes have been built and continue to be developed, catering to an influx of young professionals seeking luxury living with stunning views at an affordable price.

Jersey City has several shopping districts including Central Avenue, Danforth Avenue and the West Side area. Other retail hubs include Newport Mall and Journal Square, with Loew's Jersey Theater, dating from the 1920s.

Fast transport links are provided by PATH service from Exchange Place, connecting Jersey City to the World Trade Center transportation hub, Hoboken, and Newark Penn Station. The Hudson Bergen Light Rail has three stations at Harborside Financial Center, Essex Street and Exchange Place, where transfer to PATH service and ferry is possible.



ABOUT OWNERSHIP

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Committed to building a better New York since 1952, GFP Real Estate is a vertically integrated owner, operator, property manager and developer of commercial real estate in the New York Tri-State Region. With over 55 buildings and more than 12.8 million square feet under Ownership, GFP's portfolio includes some of the City's most iconic real estate assets, including the Flatiron Building (175 Fifth Avenue), The Film Center Building (630 Ninth Avenue), 515 Madison Avenue, 1560 Broadway and 40 Worth Street. In addition to managing and leasing its own properties, GFP also provides management and leasing services to third-party building owners, representing an additional 20 buildings that cover more than 4 million square feet. The combined GFP portfolio of both owned and managed properties totals 75 buildings and approximately 16 million square feet, cementing the firm's reputation as one of New York City's premiere real estate owners and operators.

Helmed by three generations of the Gural family over six decades, the company is steeped in the tradition of doing business the family way. GFP Real Estate delivers unparalleled service to their over 2,500 tenants, one-third of which are not-for-profits. The company employs more than 600 full-time professionals to oversee every element of real estate management. Their dedication results in a remarkable 90% tenant renewal rate and 99% occupancy rate.