Newark has a new heart to the city

AT HOME IN NEWARK
Riverfront Square

An ambitious mixed use community where culture, business and living meet forward-thinking design.

NEW WORK
NEW PLAY
NEW LIVE
Riverfront Square is a modern city within the city: transit-accessible and walkable, a hub for creative work, bold play, and living your best life 24/7.
PLANNED FOR TOMORROW

12 acres of total development in Newark’s Central Business District including over 5 acres of open space

At the footstep of the NJ Transit Broad Street Station

One stop to NY Penn Station in 17 minutes

Light rail station serving Riverfront Square and connecting to Newark Penn Station

A total of up to 2M SF of Class A office space

1.4m SF of residential space with up to 2,000 residential apartments

100,000 SF of retail

185,000 SF hotel and conference facilities

240 hotel rooms

31 live–work maker spaces

30,000 SF arts and cultural space

Parking for 2,500 cars

Phasing plan of Riverfront Square for illustrative purposes only.

Phase 1
1. West office building
2. North residential building
3. East residential building
4. Parking garages

Phase 2
5. North commercial building
6. Hotel building

Phase 3
7. Broad Street Residential building

[Diagram showing project details with phases and buildings identified by numbers]
OWN THE HOTSPOT

Serviced by PATH, Newark Light Rail, NJ Transit, Amtrak, I-95, I-280, and Newark Liberty International Airport. Riverfront Square is connected to the city, the region, and the world.
The Northeast's most advanced fiber optic internet network connects Riverfront Square with up to 10 gigabyte connection speeds. High speed bandwidth is more easily achieved than in New York, Boston, or Philadelphia. Newark is wired for business in the 21st century.
THE BRIGHT BRICK CITY

Over the past decade, Newark has emerged as one of the most exciting cities in the country, with $2 billion in development underway and hot new bars, restaurants and nightlife opening every day. Once again, Newark’s glorious history as a seedbed of innovation — this is where Thomas Edison set up shop — is evidenced by an emerging tech sector supplementing a longstanding economic base. With unparalleled access to regional transportation, a wealth of university talent, and heavy investment from the public and private sector, Newark is booming, with growth potential that is off the charts.

Over 800,000 educated millennials reside within 45 minutes of Riverfront Square.

Since moving Audible to Newark more than a decade ago, we’ve had a front row seat and starring role in a great urban comeback story. Newark’s thriving innovation economy has made tremendous strides, and millennial tech employees from Manhattan and Brooklyn are choosing to work in Newark - and, increasingly, live here - because it’s a happening place with bars like Barcade, retail like Whole Foods, restaurants like Marcus Samuelsson’s Marcus B&P, and thousands of cool apartments on the horizon. The quality of talent we see at Audible is a source of pride as we push Newark to be one of the great tech hubs in the country, and our neighbor Riverfront Square is poised to help Newark achieve this goal.

– Don Katz, Founder and CEO of Audible and Founder of Newark Venture Partners & Tech Accelerator
Newark is home to a treasured cultural heritage. The local arts grow yearly, welcoming new artists into Newark’s long history. Downtown Halsey Street and Ferry Street in the Ironbound are home to the city’s thriving nightlife and restaurant scene.

With the addition of the Grammy Museum, Newark is booming with entertainment and lifestyle options for all tastes.
Designed by the visionary firm Michael Green Architecture, at twelve stories and 500,000 square feet the commercial building will be the largest timber building in the United States. Timber construction capitalizes on the function, strength, and visual warmth of the renewable resource.
Benefits for building tenants are many: flexible vertical and horizontal configurations, highly visible branding opportunities, sustainable construction, and increased workforce wellness. A building designed for the health of its inhabitants reduces stress, increases performance, and leads to a happier workforce.
A future focused development built with new technologies, exceptional architecture, and state of the art specifications.
STAND TALL IN TIMBER

At Riverfront Square, ambitious firms have the chance to align themselves with a game-changing building in a lasting way.

Healthier buildings for healthier lives
A healthy building creates a healthy environment for us to work, play, and live. Sustainable materials and thoughtful design make a building a better place to work.

More timber, less stress
Nature has a stress reducing effect. This is also true when natural materials are used to construct a building. Increased focus and concentration, better air quality, better light, and enhanced acoustics are the result of timber construction.

Better feeling productivity
Beneficial environments mean more productivity in a workforce. A positive, natural environment reduces tension and helps everybody in the office to be alert, in tune, and engaged.
A timber building is more than the sum of its parts. It’s an advantage and an opportunity. Timber is real. Timber is ready.

Happy employees stay longer
Talent drives today’s business. A better workplace encourages workers to stay longer. Timber construction creates an environment that helps retention.

Safer than steel
Timber performs better than a steel structure in a fire. At high heats, a layer of insulating and fireproof char forms on the outside of the wood, protecting the structural integrity of the building.

Wood is beautiful
There is no denying the beauty of wood. The calm, inviting, and tactile element creates appealing spaces that inspire and energize. Who wouldn’t want to work in an office like that?
One

Lobby 3330 sf
Atrium 2732 sf
Loading dock & garbage 1080 sf
Core & services 3161 sf
Bike Room 580 sf
Amenity 1930 sf
Cafe / Restaurant 12400 sf
Retail 12920

Total 38133 sf

Two

Core & toilets 4840 sf
Usable work space 36823 sf
100 sf/pp 368 pp
Floorplans

**Three to six**

- **Level three**
  - Core & toilets: 4840 sf
  - Usable work space: 39204 sf
  - 100 sf/pp
  - 392 pp

- **Level four**
  - Core & toilets: 4840 sf
  - Usable work space: 39204 sf

- **Level five**
  - Core & toilets: 4840 sf
  - Usable work space: 39204 sf

- **Level six**
  - Core & toilets: 4840 sf
  - Usable work space: 39204 sf

**Seven to eight**

- **Level 7**
  - Core & toilets: 4840 sf
  - Usable work space: 29143 sf
  - 100 sf/pp
  - 291 pp

- **Level 8**
  - Core & toilets: 3540 sf
  - Usable work space: 29143 sf

Amenity: 2033 sf
Outdoor space: 8743 sf
Nine to eleven

Level nine
----------------------------------------
Core & toilets
3540 sf

Usable work space
16068 sf

100 sf/pp
160 pp

Level ten
----------------------------------------
Core & toilets
2240 sf

Usable work space
16068 sf

Level eleven
----------------------------------------
Core & toilets
2240 sf

Usable work space
16068 sf

Thirty

Twelve roof top

Amenity
3501 sf

Core & toilets
2240 sf

Outdoor space
121115 sf
New materials, new spaces, new experiences

Computer generated image of Riverfront Square.
Stepping from the expansive piazza, the timber building’s classic ground-level loggia creates an inviting blend of private and open public space.
The entrance level offers retail, food, and beverage, and bright and open meeting areas.
Inside, sunlight diffuses through oversized windows into workspaces and reflects off exposed wood interiors and polished concrete floors. This effect is amplified by transparent, floor-to-ceiling glass atria. Creating borderless floors, these atria link the building’s three-part structure and open onto roof decks on two separate floors. The floors can be further infilled using connecting stairs and conference room facilities.
The building’s spacious, greenscaped, and technologically connected roof decks provide panoramic views of Manhattan’s skyline to the east and the Watchung Mountains to the west. Dotted with canopies and ascending from north to south to ensure light throughout the day, they’re perfect for outdoor meetings, coworking, meals, and events.
A unique opportunity, full of potential.

Perfectly positioned in a unique urban location, the site offers an unbeatable combination of transportation, digital infrastructure, and world-class architecture and design. Anchor tenants will have the chance to stake a bold claim in one of America’s first and proudest cities. Riverfront Square is at the forefront of something important, a project that will be recognized and studied for years.

We’re helping to write a new chapter in Newark’s history — a chapter humming with energy, rich with culture, and full of aspiration. Be a part of it.

riverfrontsq.com
Lotus Equity Group

Lotus Equity Group is a development and investment firm with offices in New York City and Newark. For years, the firm has delivered superior, risk adjusted returns to investors on mixed-used developments, commercial properties, above market residential structures, and hotels. With decades of combined experience, Lotus boasts a proven track record of success. The company is hands-on at every stage of a deal. In-house capabilities, market expertise, and integrated operational platform make Lotus efficient, flexible, and effective.
Practice for Architecture & Urbanism

Focused on our metropolitan future, New York–based PAU designs architecture that builds the physical, cultural, and economic networks of cities, with an emphasis on beauty, function, and user experience. PAU advances strategic urbanism projects in the form of master planning, tactical project advice, and advocacy. PAU’s founder, Vishaan Chakrabarti, is a professor at Columbia University and founded the school’s interdisciplinary Center for Urban Real Estate (CURE).

Michael Green Architecture

MGA is a leader in sustainable, carbon-sequestering construction by shifting the public’s expectations about what is possible with raw timber buildings. They are dedicated to delivering innovation and excellence through smart design, cutting-edge materials, and environmentally friendly execution. MGA builds attuned to the local environments in which its structures sit. This ambition and creativity have led to international acclaim and to a TED talk about the “tall wood” movement in 2013.

TEN Arquitectos

TEN ARQUITECTOS has spent the better part of three decades reshaping and redefining urban space. Founded by Enrique Norten — the only architect ever to receive the Leonardo da Vinci World Award of Arts — this multicultural and interdisciplinary group approaches the city as a set of layered, connected, and overlapping forms. Its designers and planners prize bright, open spaces and rich textures that are accessible to wide and diverse swaths of society.

Minno & Wasko

Minno & Wasko Architects and Planners is a New Jersey–based firm with projects spread throughout the Northeast, with particular focuses on Philadelphia, New Jersey, New York, and Connecticut. Founded in 1995 by longtime collaborators David Minno and Gary Wasko, the group seeks design solutions that both respect and invigorate communities. One of the primary concerns of the office is to enliven pedestrian activity and reinvigorate streetscapes in ways that also leverage sustainability and meticulous design details.

Cushman & Wakefield

Cushman & Wakefield is a leading global real estate services firm with 45,000 employees in more than 70 countries. Cushman & Wakefield is among the largest commercial real estate services firms with revenue of $6 billion. They provide a core suite of services to help occupiers and investors optimize the value of their real estate.

CO OP

CO OP believes a collaborative, human approach produces creative strategies and experiences that unlock the greatest value for our clients. Weighing business, internal, and external objectives with equal scale and speed, we create robust brands that actively drive toward success. We make brands work.
Contact

Cushman & Wakefield, Inc.
1290 Avenue of the Americas
New York, NY 10104

Cushman & Wakefield of New Jersey, LLC
One Meadowlands Plaza, 7th Floor
East Rutherford, NJ 07073

John O. Picco
Executive Director, Global Brokerage
john.picco@cushmanwakefield.com
212 841 7813

Sean Brady
Managing Director
sean.brady@cushmanwakefield.com
201 460 3342

Peter Van Duyne
Executive Director, Global Brokerage
peter.vanduyne@cushmanwakefield.com
212 841 7582

Christian Politan
Director
christian.politan@cushwake.com
201 508 5287

Alex Lachmund
Senior Associate, Global Brokerage
alex.lachmund@cushmanwakefield.com
212 841 7755

Bruce Mosler
Chairman, Global Brokerage
bruce.mosler@cushmanwakefield.com
212 841 7900

riverfrontsq.com

Photo Credit: Michael Greene Architecture
STAND TALL IN TIMBER