

NEWPORT FACT SHEET

ABOUT NEWPORT, NJ

Newport, located on the Hudson River in Jersey City, NJ, is the largest mixed-use waterfront community in the United States. Minutes from Manhattan via the PATH, bus or car, Newport is currently home to more than 15,000 residents across 15 high-rise rental buildings and three condominium towers. There are also eight state-of-the-art Class A office towers, providing over six million square feet of office space to more than 20,000 professionals.



COMMUNITY FEATURES

- Newport PATH station: Located a short walk from every residential building and travels directly to Manhattan, as well as Hoboken and Newark, 24 hours a day
- Newport Swim & Fitness: An onsite complex featuring a five-lane climate-controlled swimming pool and sundeck; outdoor tennis and basketball courts; state-of-the-art exercise equipment; private training and group classes; and a sauna, steam room and tanning beds
- Newport Centre Mall: Hudson County's premier mall, offering residents and visitors 1.2 million square feet of shopping space spread across three floors, featuring more than 130 specialty stores and an 11-screen AMC Cineplex. The mall attracts 13 million shoppers annually.
- The Newport River Market: 50 shops ranging from everyday conveniences to major national chains such as Morton Williams Supermarket, Duane Reade, Target, Staples, and Modell's
- Restaurants at Newport: 15 restaurants, offering a wide selection of cuisines and everything from quick, casual meals to upscale dining



- Newport Green: A 4.25-acre park that features the only urban beach on the Hudson River; a 17,000-square-foot playground with state-of-the-art play equipment and a splash pad; a 30,000-square-foot turf field; an outdoor Ping-Pong table; a carousel; a boardwalk; and free WiFi
- The Hudson River Waterfront Walkway: A well-lit, pathway that runs along the Hudson River and provides direct pedestrian access to Hoboken from Newport and provides a well-lit, safe space for walking, running and biking along the river
- Two onsite schools: The River School, a preschool also providing child care, and Stevens Cooperative School, a private K – 8th grade school offering specially-equipped rooms for science, music, indoor physical activity, and theatre productions
- Newport Skates: Jersey City's only out door, uncovered ice skating rink, which is located at The River Market and open from November to March. During the spring and summer seasons, the space converts to an open seating area with a section of water play fixtures
- Town Square Plaza: A tree-shaded plaza the overlooks the Hudson River and acts as a meeting point in the community. The Plaza is also the site of many of special events, including Newport's annual Tree Lighting in December, and its Summer Concert Series and Movies Under the Stars events.
- IGY: Newport Yacht Club & Marina: Local docks and piers provide accommodations and services for more than 180 boats and yachts, including in-water winter storage and 24-hour dock and perimeter security

RESIDENTIAL BUILDINGS

Situated on the Hudson River waterfront, directly across from Manhattan, Newport offers upscale apartments at a broad and attractive range of rentals, with convenient amenities and unparalleled value. Residences feature modern finishes, hardwood floors, oversized windows, and spacious floor plans. And no broker fees! For real-time pricing and unit availability, please visit www.newportrentals.com.

BUILDING FEATURES

- 24-hour doormen and concierge services in every high-rise tower
- Laundry facilities in every building
- In-unit washer/dryers are available in the Ellipse, Embankment House, Laguna and Aquablu buildings
- Several parking garages throughout the community
- Additional in-building amenities include resident lounges, roof decks, coworking space, fitness centers, children's playrooms, & screening rooms
- Newly designed lobbies with eco-friendly materials, modern décor schemes and hand-selected wall art in every building

RESIDENCE FEATURES

- Kitchens with granite countertops and state-of-the-art stainless steel appliances, including dishwashers
- Abundant closet space, with many apartments featuring walk-in closets
- Prewiring for telephone, cable/satellite TV, Wi-Fi and Version FiOS services
- Climate control systems with individual unit controls for year-round heating and cooling capabilities
- Dramatic views of the Manhattan skyline from most residences

UNIT MIX

- Studios ▪ 1 Bedrooms ▪ 2 Bedrooms ▪ 3 Bedrooms



RESIDENTIAL BUILDINGS

BUILDING NAMES, ADDRESSES & NUMBER OF UNITS

Ellipse

25 Park Lane South, Jersey City, NJ 07310
Units: 381

Embankment House

270 10th St, Jersey City, NJ 07302
Units: 163

Laguna

45 Park Lane South, Jersey City, NJ 07310
Units: 155

Aquablu

110 River Drive, Jersey City, NJ 07310
Units: 355

Atlantic

31 River Court, Jersey City, NJ 07310
Units: 444

East Hampton

30 River Court, Jersey City, NJ 07310
Units: 441

Pacific

25 River Drive South, Jersey City, NJ 07310
Units: 336

Riverside

1 River Court, Jersey City, NJ 07310
Units: 346

Southampton

20 River Court, Jersey City, NJ 07310
Units: 409

Parkside East

30 Newport Parkway, Jersey City, NJ 07310
Units: 443

Parkside West

40 Newport Parkway, Jersey City, NJ 07310
Units: 447

Waterside Square North

55 River Drive South, Jersey City, NJ 07310
Units: 308

Waterside Square South

35 River Drive South, Jersey City, NJ 07310
Units: 300

Lincoln

204 Tenth St, Jersey City, NJ 07302
Units: 153

Roosevelt

180 Tenth St, Jersey City, NJ 07302
Units: 128



NEWPORT

201-626-5001
newportrentals.com



OFFICE BUILDINGS AT NEWPORT

Newport offers nearly six million square feet of Class-A office space across eight towers on the Jersey City waterfront. The buildings are located just minutes from Manhattan with more square footage, modern spaces and economic advantages. Each building supports the level of technology and amenities necessary to meet the needs of tenants ranging from startups to global corporations. From major data center and colocation spaces to comprehensive power and cooling infrastructure, Newport's facilities can anticipate the needs of any business or financial institution.

BUILDING ADDRESSES

111 Town Square Place, Jersey City, NJ 07310

100 Town Square Place, Jersey City, NJ 07310

525 Washington Blvd, Jersey City, NJ 07310

499 Washington Blvd, Jersey City, NJ 07310

545 Washington Blvd, Jersey City, NJ 07310

575 Washington Blvd, Jersey City, NJ 07310

570 Washington Blvd, Jersey City, NJ 07310

480 Washington Blvd, Jersey City, NJ 07310



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RESTAURANTS AT NEWPORT

Newport offers a variety of dining options including upscale restaurants, cafes and pubs – many with Hudson River waterfront views. In addition to the ten locations listed below, the centrally located Newport Centre Mall also features Cheesecake Factory, Zin Burger, and a recently renovated food court with over 20 eateries for residents and commuters to choose from.

Battello

(201) 798-1798
502 Washington Blvd, Jersey City, NJ 07310

Bwé Kafe

(201) 963-0333
140 River Dr S, Jersey City, NJ 07310

Fire & Oak

(201) 610-9610
479 Washington Blvd, Jersey City, NJ 07310

Komegashi Too

(201) 533-8888
99 Town Square Pl, Jersey City, NJ 07310

Loradella's Family Pizzeria

(201) 963-4900
126 River Dr S, Jersey City, NJ 07310

Raaz

(201) 256-4242
537 Washington Blvd, Jersey City, NJ 07310

Confucius

(201) 386-8898
558 Washington Blvd, Jersey City, NJ 07310

Starbucks

(201) 610-9766
111 Town Square Pl, Jersey City, NJ 07310

Babo Tea

(201) 626-6006
10 River Dr S, Jersey City, NJ 07310

Cosi

(201) 963-0533
535 Washington Blvd, Jersey City, NJ 07310

Caffé Benne

(201) 589-2012
564 Washington Blvd, Jersey City, NJ 07310

RETAIL AT NEWPORT

Newport offers quality retail brands and services from the Newport Centre Mall, a 1.2 million square-foot shopping center, to the selection of outdoor shops known as the Newport River Market. Newport's retail options draw more than 76,000 shoppers, residents and commuters on a daily basis.

Shops at Newport include:

Newport Centre Mall

(201) 626-2078
30 Mall Dr W,
Jersey City, NJ 07310

Gateway Newstand

(201) 876-1001
109 Pavonia Ave,
Jersey City, NJ 07310

Polish Me Nail Spa

(201) 653-1100
117 Town Square Pl,
Jersey City, NJ 07310

ACME Supermarket

(201) 499-0385
125 Eighteenth St,
Jersey City, NJ 07310

Modell's

(201) 420-8800
611 Washington Blvd,
Jersey City, NJ 07310

Sears

(201) 420-5395
Newport Centre, 50 Mall Dr W,
Jersey City, NJ 07310

Best Buy

(201) 792-8399
Newport Plaza, 125 Eighteenth St,
Jersey City, NJ 07310

Morton Williams Supermarket

(201) 626-6565
105 River Dr S,
Jersey City, NJ 07310

Staples

(201) 217-9900
613 Washington Blvd.,
Jersey City, NJ 07310

Duane Reade Pharmacy

(201) 216-1166
52 River Dr S,
Jersey City, NJ 07310

Newport Spirits

(201) 626-6888
111 River Dr S,
Jersey City, NJ 07310

Target

(201) 499-0017
100 14th St,
Jersey City, NJ 07310

Fresca Deli

(201) 626-7000
115 Town Square Pl,
Jersey City, NJ 07310

Pier 1 Imports

(201) 239-8266
Newport Plaza, 125 Eighteenth St,
Jersey City, NJ 07310



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NEWPORT GREEN FACT SHEET

Newport Green is a 4.25-acre park that is located in the northern section of Newport in Jersey City, New Jersey. Length-wise, the Newport Green park stretches 862-feet east to west from Washington Boulevard to the Hudson River Waterfront Walkway.

NEWPORT GREEN FEATURES

Newport Green delivers countless new outdoor amenities to the community of Newport for both visitors and residents to enjoy.

The park's features include:

- Newport Beach, an urban beach that faces the Hudson River and features a 7,650-square-foot sand-filled area with dozens of colorful, oversized metal umbrellas and sleek Adirondack chairs. Kid-sized chairs will also be provided for families and children to enjoy the sand, sun and waterfront views.
- An ocean-themed, seasonal carousel featuring ride-on horse seats and chariot benches.
- The Oval, a 30,000-square-foot oval recreational field with an eco-friendly turf surface, designed with a combination of natural plant fibers that retain moisture and prevent overheating. The shape of the field was selected to inspire active play and to encourage group games. Larger community events, including evening concerts and movie nights in the summer, will also be held on the field.
- The Playport, a 17,000-square-foot playground, complete with play sets, and water spray features, all on a rubberized, poured-in-place safety surface. State-of-the-art Kompan playground equipment includes separate swing and play sets for toddlers and young children, as well as a rope climbing dome for older children. Water features by Water Odyssey sit within the playground's perimeter and include a large splash pad with misters and jets, multiple spray hoops, and a "dump-bucket" tower.
- Fountain Plaza, a centrally located, open section of the park that was finished in stone with seating walls, which are arranged around five illuminated flush jets. The plaza acts as a central overlook for the park and hosts performances and community events. It also provides a pedestrian connection to River Drive.
- A boardwalk that curves along the edge of the urban beach and creates a path for park-goers to enjoy

NEWPORT GREEN FACT SHEET

the waterfront atmosphere without stepping on sand. The boardwalk is connected by two Ipe wood patios, which offer shaded seating with tables and additional Adirondack lounge chairs.

- A high-powered observation scope, perfect for spotting ships sailing along the Hudson River, or for checking out the latest skyscrapers on the Manhattan skyline.
- An outdoor Ping-Pong table that is located by the carousel and sheltered by a grove of trees. Park-goers are welcome to use the table year-round, and can bring their own paddles and balls.
- Beautifully landscaped lawns and several planted gardens, covering approximately three acres of the park. The gardens honor the region's native plantings and showcase different horticultural themes, including a Fragrance Area, which features lemon-scented thyme, lavender and Catmint, a Butterfly Area, complete with a butterfly bush and Monarch-attracting milkweed, and a Rose Area, with multiple species of full yellow, red and orange roses.
- Free WiFi Internet, providing access to an easy-to-use, safe network with a clear signal across the park.

TEAM BEHIND NEWPORT GREEN

Newport Green was developed and built by Newport Associates Development Company. The park was designed by award-winning Mathews Nielsen Landscape Architects (MNLA), which recently was honored by the New Jersey chapter of the American Society of Landscape Architects for its innovative work on the Tribeca section of Hudson River Park. Stantec, a leading North American architecture and engineering firm, consulted as the Civil Engineer, while lighting design was overseen by Horton Lees Brogden Lighting Design, an internationally recognized architectural firm.

ADDITIONAL RESOURCES AND CONTACT INFORMATION

ADDITIONAL RESOURCES

To read more about visiting, living and working in Newport, go to:

NewportNJ.com

To learn about living in Newport, and to search available apartments in real time, go to:

NewportRentals.com

To learn more about working in Newport and office space availabilities visit,

NewportNJ.com/jersey-city-office-space.php

To gain insight into the community and find out about local events, connect with us on social media:

facebook [facebook/NewportNJ](https://www.facebook.com/NewportNJ),

twitter: [@NewportNJ](https://twitter.com/NewportNJ)

instagram: [@newportnjrentals](https://www.instagram.com/newportnjrentals)

CONTACTS

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For apartment inquiries, contact: Newport Rental Office / apartments@newportrentals.com / 201-626-5001

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