



CUSHMAN &
WAKEFIELD



LAMARCOMPANIES
SINCE 1972

30M

THIRTY MONTGOMERY

EXPERIENCE
THE
DIFFERENCE OF
CAPITALIZED
OWNERSHIP
IN JERSEY CITY

30

&pizza

edExOffice

CHIPOTLE

A Commanding Waterfront Presence

Situated half a block from the Exchange Place PATH, 30 Montgomery delivers workplace options in configurations that cannot be found in the surrounding buildings. Its distinctive six-corner architecture sets it apart from conventional towers, creating more corner offices, abundant natural light and unobstructed views of the Manhattan skyline.

For forward-thinking companies seeking a strategic location, 30 Montgomery presents a prime opportunity in one of the region's most connected and rapidly growing submarkets.

Containing over 21 million SF of office space, the Hudson Waterfront represents New Jersey's largest submarket.

- 368,049 SF CLASS A OFFICE TOWER
- BOUTIQUE SUITES TO FULL-FLOOR OPPORTUNITIES
- TYPICAL FLOOR SIZE: 24,439 SF
- SEVERAL PLUG & PLAY OPPORTUNITIES
- PANORAMIC VIEWS OF THE MANHATTAN SKYLINE
- HEATED PRIVATE PARKING GARAGE
- 24-HOUR ACCESS WITH ON-SITE PROPERTY MANAGER
- STREET LEVEL RETAIL (including CAVA, Chipolte, and &pizza)



\$25M Invested & Growing

Committed to increased capital and even more tenant improvements. New owner, **Lamar Companies**, is energized and investing in this asset since “day one”.

30



FULLY-EQUIPPED
CONFERENCE CENTER



DOUBLE HEIGHT
LOBBY



MODERNIZED
ELEVATOR CABS



MOVE-IN READY
SPEC SUITES



UPGRADED
MECHANICAL
SYSTEMS



COMING SOON:
8TH FLOOR TENANT
HOSPITALITY SUITE

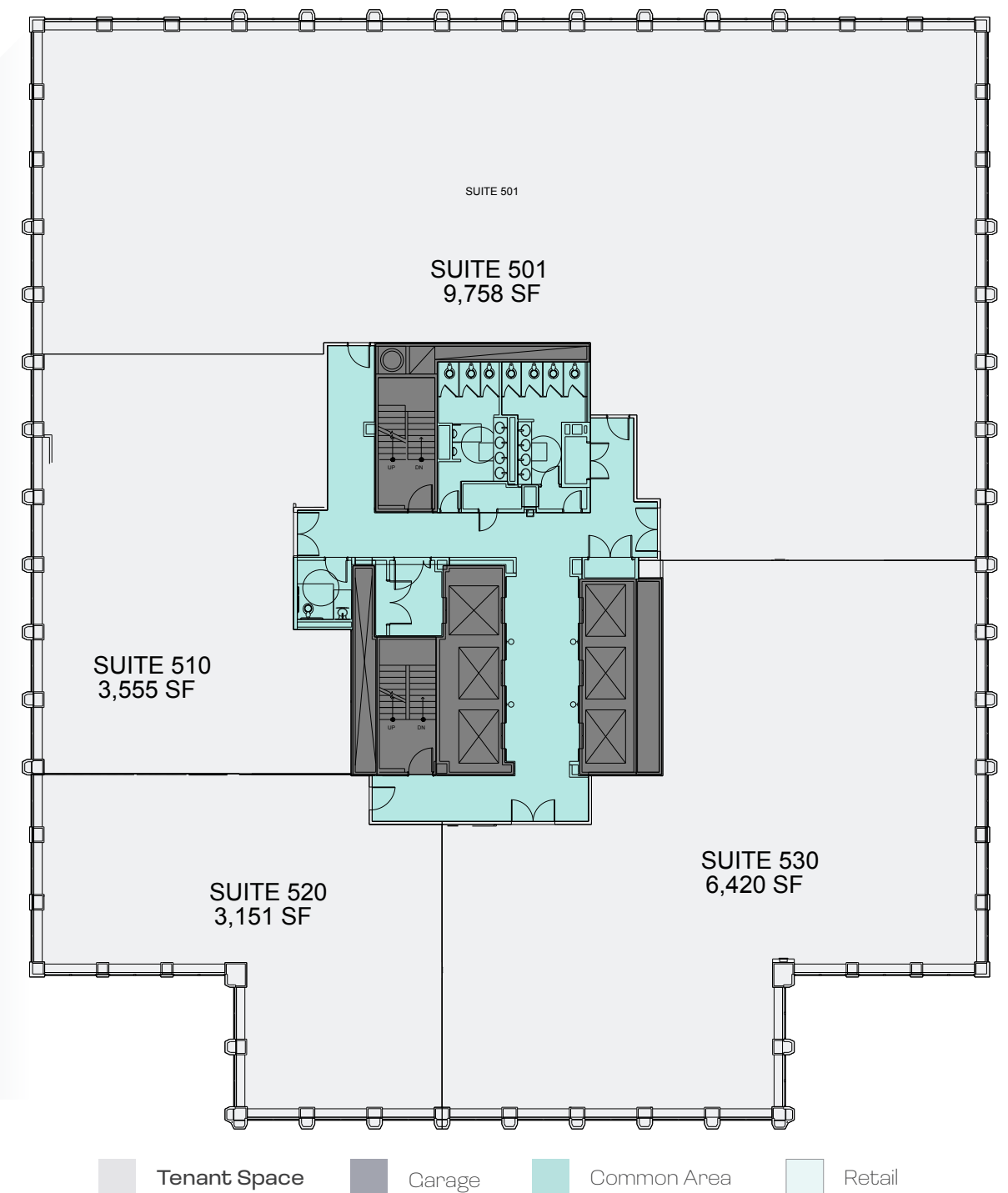


Floor Plans

Floor-Plate Permits the Greatest Division
Flexibility on the Hudson Waterfront



Typical Multi-Tenant Layout



Commuting Made Easy

Located in the heart of the Hudson Waterfront's Exchange Place district, 30 Montgomery offers immediate access to one of the region's most comprehensive transit networks, connecting tenants to Manhattan in under 15 minutes.



20 MINUTES
TO NEWARK
AIRPORT

1 MINUTE
WALK TO
THE PATH



getting you to
downtown Manhattan
and Midtown in under
under 15 minutes



30_M
THIRTY MONTGOMERY

NY Waterway
and Water Taxi
service. Takes
5 minutes

Lightrail located
directly in front of
building to NJ
Transit trains



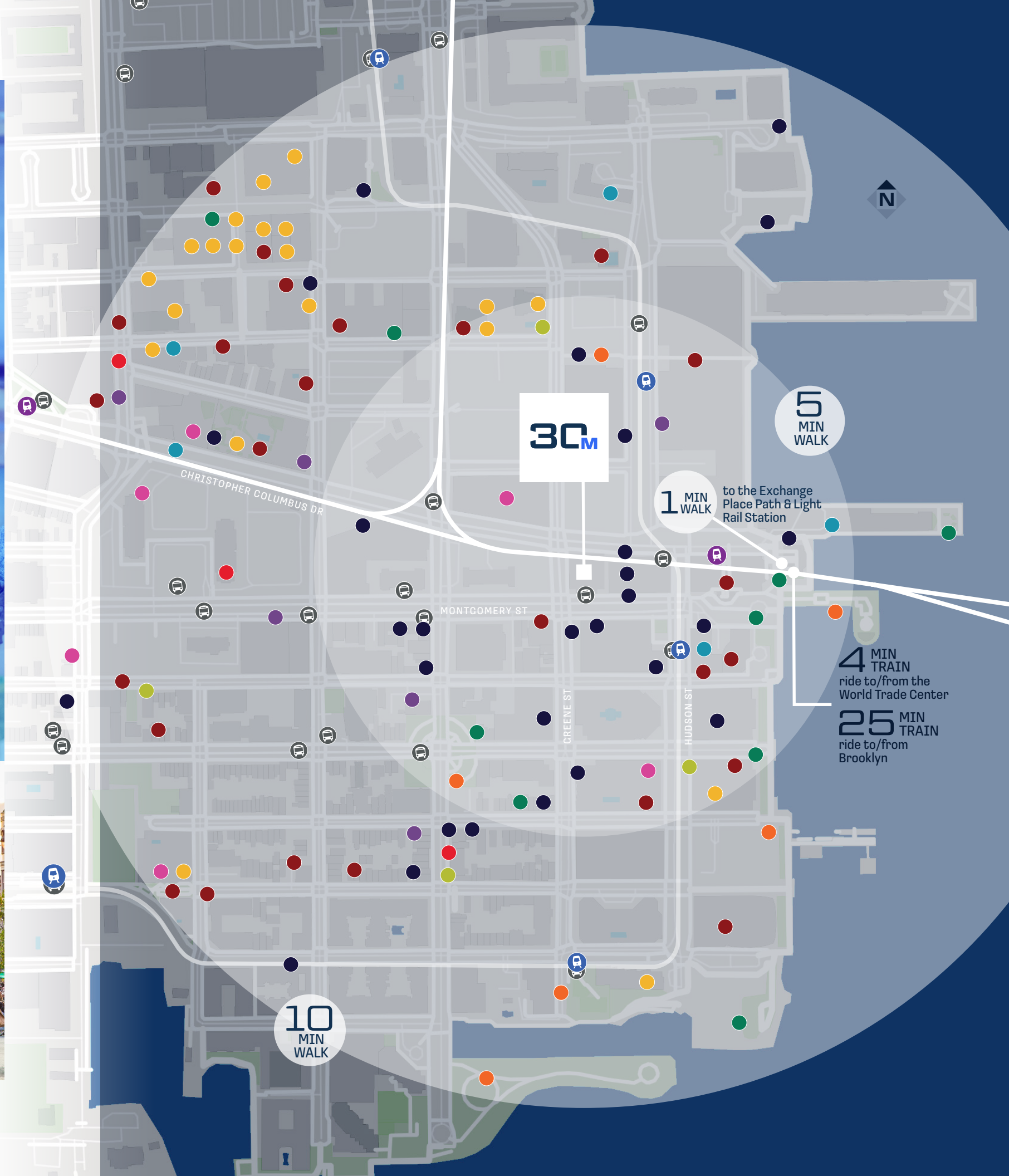
4 minutes
to Oculus /
World Trade
Center

Unbeatable Energy

Located in the fastest growing residential city in the northeast, 30 Montgomery surrounds tenants with upscale dining, lively cocktail bars, public art and the Hudson River promenade, creating an environment that energizes employees and attracts top talent.

WITHIN A 10 MINUTE WALK

- RESTAURANT - 28
- CAFÉ - 25
- FITNESS - 20
- ENTERTAINMENT - 9
- HOTEL - 5
- RETAIL - 3



Where Opportunity Accelerates

Jersey City is home to a highly educated, affluent, and transit-connected talent pool that drives a dynamic and expanding business ecosystem. Supported by smart infrastructure, strong population growth and a vibrant mix of lifestyle amenities, the city is shaping into a resilient, future-ready economy built for long-term success.

#1 FASTEST
GROWING
METRO AREA
IN N.J.

69,015 NEW RESIDENTS
SINCE 2010

#2 MOST
DIVERSE CITY
IN THE U.S.

JERSEY CITY RANKS
ABOVE NEW YORK CITY,
DALLAS & LOS ANGELES

With a booming millennial population, a walkable downtown and nearly 9 million annual visitors, Jersey City has become a regional magnet for business and innovation.

RESIDENTIAL GROWTH

6,46 units recently completed
2,300 units under construction
25,000 units in the pipeline

WITHIN 5 MILES

2025 Total Population – **1,878,032**
Total Workforce – **2,638,951**
Median Age: **34**
Average Household Income – **\$197,456**
Total Housing Units – **987,964**

Bachelor's Degree or Higher – **55%**
White Collar – **81.5%**

+204%

POPULATION
INCREASE

JERSEY CITY MILLENNIAL
POPULATION INCREASE
SINCE 2010
(VS. 15% IN MANHATTAN)

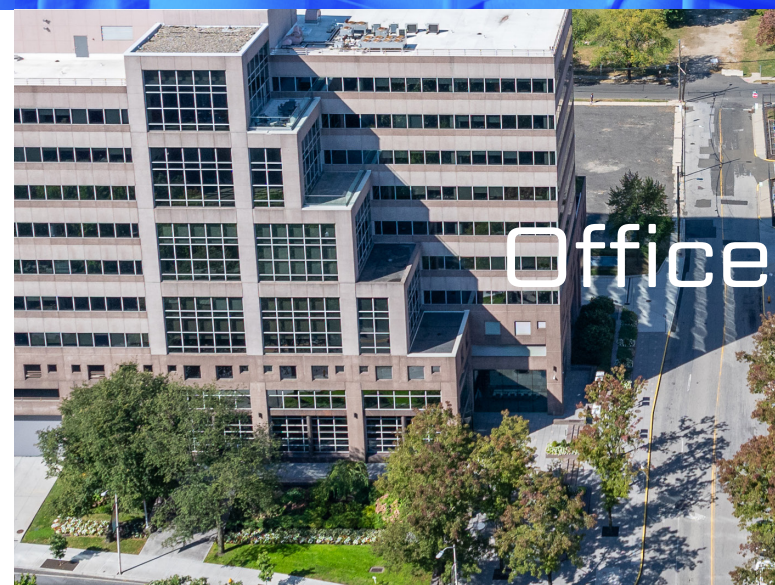


Ownership that Delivers



Headquartered in Madison, New Jersey and founded in 1972, Lamar is a privately held, full-service real estate investment company with deep expertise across acquisitions, asset management, construction and leasing. For more than five decades, Lamar Companies has built a reputation for identifying opportunities, unlocking value and delivering long-term performance across its real estate portfolio.

Today, Lamar Companies has developed into a fully integrated firm and assembled an expert in-house team and built a nationwide network of real estate industry relationships that has strongly positioned the firm to capitalize on future opportunities in a constantly shifting marketplace, while maintaining the nimble approach that has allowed the firm to prosper through various economic cycles.



Office



Retail



Asset management



30^M

THIRTY MONTGOMERY

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