

**NEW JERSEY ECONOMIC DEVELOPMENT AUTHORITY
CRITERIA FOR LEASED OFFICE SPACE
FORT MONMOUTH AREA
REVISED**

- 1. Tenant:** New Jersey Economic Development Authority
36 West State Street
P.O. Box 990
Trenton, New Jersey 08625
- 2. Property Location:** Property must be located in the municipalities of Eatontown, Oceanport and Tinton Falls.
- 3. Lease Commencement:** No later than June 30, 2025
- 4. Tenant's Space Program:** Office space for at least 50 employees with approximately 36 cubicles, 14 offices, 2 meeting rooms, kitchen/break/copy room, and adequate storage.
- 5. Estimated Required Useable Square Feet (USF):** Minimum of 280 SF allocated for each employee. Therefore, minimum 9,000 USF.
- 6. Office Class:** Class A office space preferred but no less than Class B office space.
- 7. Tenant Improvement Allowance** Required, in an amount mutually agreed to by Landlord and Tenant to fit out space to Tenant's requirements. Minimum \$20 per square foot.
- 8. Lease Term** Initial lease term of five (5) years.
- 9. Renewal Option:** Two (2) five (5) year renewal options preferred.
- 10. Janitorial:** Landlord to provide janitorial services and include in the rent/maintenance charges

Operated and maintained by Landlord with Tenant suite control.
- 14. Building Amenities:** Preferred: conference rooms, fitness center, and food service.
- 15. Tel-Data Wiring:** IT closet within the Leased Premises.
- 16. Floor Plan:** Leased Premises shall be contiguous and located on the same floor.
- 17. Space Planning:** As part of the tenant improvement allowance, Landlord shall be responsible for any space planning, architectural and engineering expense.
- 18. Landlord Work:** Landlord to perform all tenant improvement work.

- 19. Parking:** Tenant requires parking for 50 employees and 10 visitors daily at a minimum.
- 20. Signage and Tenant Directory:** Tenant will have the right to appropriate signage.
- 21. Building Security and Building Access:** Building and parking area shall be available from 7am to 7pm seven (7) days per week tenant 24/7 and have reasonable security measure: lighting, cameras, self-locking doors, etc.
- 22. Tenant Suite Security:** Tenant may install door access and security system as part of its tenant improvement.
- 23. Security Deposit:** No security deposit required.
- 24. Prevailing Wage:** All tenant improvements and alterations shall be subject to the prevailing wage and Affirmative Action Requirements of the NJEDA.

*If selected, Landlord will be required to comply with the requirements of **P.L. 1975, c.127 - N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27 et seq.** As well as compliance requirements of the State of New Jersey contained in the compliance package being included with this notice.

Electronic Proposals:

Jen.jones@jll.com.

Written Communication:

Jones Lang LaSalle
8 Campus Drive
Parsippany, NJ 07054
Attention: Broker of Record

with a copy to:

Jones Lang LaSalle Americas, Inc.
200 East Randolph Drive
Chicago, Illinois 60601
Attention: General Counsel - Americas

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