

LIVEPLAYLEARN

RESIDENTIAL
RENTALS

LIVEPLAYLEARN



TEACHERS
VILLAGE

Whether you are looking to rent an apartment, find a charter school or excellent day care center for your child, play an evening game of basketball in a state-of-the-art gymnasium, or come to a great place to eat, shop and just hang-out, Teachers Village offers first-class amenities in a walkable downtown. Walk on over and see what we're all about.



LIVE AT TEACHERS VILLAGE:

Teachers Village provides residents the opportunity to live where they work and to experience high-quality green and healthy living in an affordable, safe environment downtown.

All units have wood flooring, porcelain tiled bathrooms, carpet or porcelain tiles in common areas, quartz countertops, central AC and heating, GE stainless steel kitchen appliances: oven and gas range, refrigerator, dishwasher, and over-stove microwave. Laundry facilities are available on each floor. Private terraces on some units.

Sustainable Design:

Teachers Village is one of the first developments in America to pursue the LEED Neighborhood Development (LEED ND) designation. A LEED ND designation by the US Green Building Council indicates that the Teachers Village project meets the highest levels of environmentally responsible, sustainable design, and that the neighborhood integrates the principles of smart growth, urbanism and green building design.

Amenities: Fitness Gym:

All residents will have access to a 5,900 sf basketball court, and to a 24-hour fitness center. There will be two indoor amenity rooms in each building, programmed as a resident lounge and "smart classrooms" to encourage life-long learning within the Teachers Village community. Teachers may also use these to host students after school or to further their own degrees.

Social media:

"Life at Teachers Village," an e-communication system available to all building tenants, encourages residents to share ideas, advertise for dog walkers, list items for sale, and post notifications of social, recreational and cultural events.

Pets:

Small animals only (under 40 pounds in weight); must be registered with the management.

Security:

All buildings will have integrated camera systems (feeding directly to the Newark Police Department as well as to an onsite security station), and a roaming security detail after dark. A new police substation opened recently at the corner of Broad and Market Streets, providing additional community-based security services in the area.

Parking:

One parking spot per apartment is available for a monthly fee, located immediately adjacent to the development.

Teachers Trolley:

Free shuttle service is available to take tenants to Penn Station and other transit links.

Recreational Amenities:

There will be access to public open space within Teachers Village, plus use of school gyms and roof decks when school is not in session. Teachers Village is nearby three historic downtown parks, and within a short distance of Branch Brook Park, Newark Bears and Eagles Stadium and the Red Bulls soccer stadium in Harrison. Teachers Village is one block from the Prudential Arena and a short walk to NJPAC, Symphony Hall, and Ironbound eateries.

PLAY AT TEACHERS VILLAGE:

Newark's historic Broad and Market Street corner was once the site of Newark's earliest settlement. Considered the heart of downtown, at one time Broad and Market was the most heavily trafficked intersection in the United States—the place where people from all over the region came by streetcar, bus, car and foot to shop, stroll and meet friends for a day downtown.

Teachers Village will restore a sense of place by activating the streetscape, along Halsey and William Streets, attracting residents, students, workers and shoppers to this dynamic new community. Teachers Village is within walking distance of University Heights, hosting over 50,000 students, faculty and administrators. It is proximate to 65,000 daytime office workers, and is located just a block away from the new 18,000 seat Prudential Center Arena that attracts over a million visitors a year to its sports and entertainment events. The Teachers Village neighborhood is the piece of the puzzle that completes the picture of a healthy, vital downtown, creating a 24/7 environment and destination for diverse populations to linger and PLAY in downtown Newark.

Retail Amenities: Teachers Village will include amenities such as:

- Restaurants
- Medical Office
- Dry cleaner/wash & fold laundry
- Green grocer
- Discovery School Kids in Business Store
- And much more...





LEARN AT TEACHERS VILLAGE

Teachers Village is the nucleus of a thriving downtown arts and education district. Multiple galleries and artist enclaves exist along the Halsey Street corridor, which extends north from the City Without Walls (cWOW) gallery in Lincoln Park to the Newark Museum on Washington Park, encompassing such diverse offerings as Gallery Aferro on Market Street; the Barat Foundation; GlassRoots glass studio on Bleeker Street; Rutgers University Paul Robeson Galleries; and the Aljira Contemporary Art Center Military Park.

Teachers Village is surrounded by six universities with a community of 50,000 people, each with its own library and cultural facilities. There is also great potential for collaboration between Teachers Village and the surrounding corporate and academic community. Outreach to the universities as well as to leading corporate and institutional entities such as Audible.com, Panasonic, Prudential, PSE&G, Verizon, four major hospitals and UMDNJ Science Park, will enable Teachers Village to incubate and generate ideas and working capital within the community; and most importantly to learn and earn the skills necessary for the 21st century.

"Smart classrooms" integrated within the various residential buildings provide yet another opportunity for offering after hours classes in arts, technology and design or simply to advance ones degree. Teachers Village presents a unique opportunity to LEARN about the future based on the next generation's interests and innovations.

Building 1



Building 1

Location: 35 Maiden Lane

Property Type: Residential

Upper Floors: 21 Rental Apartments

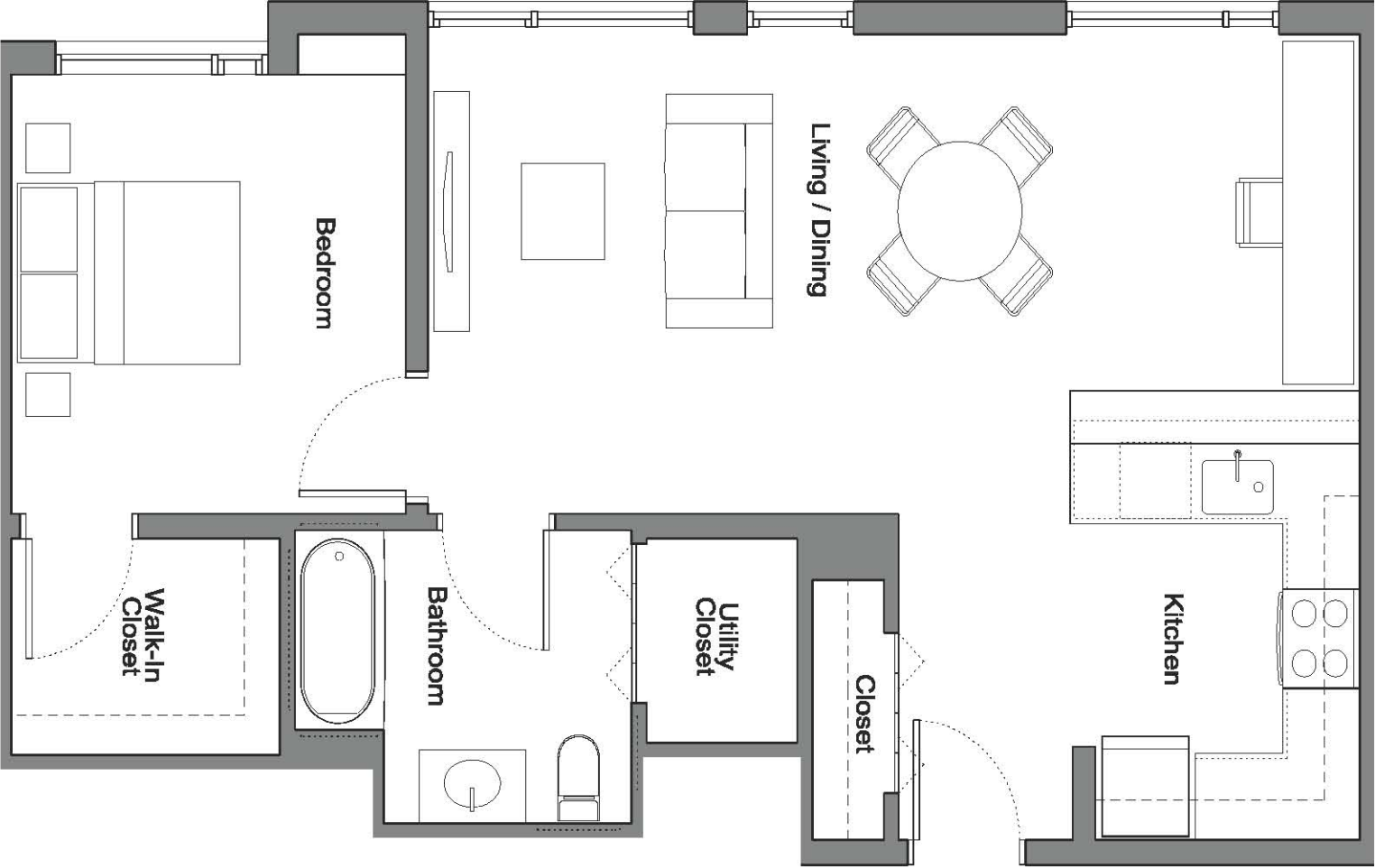
Under Construction



Building 1

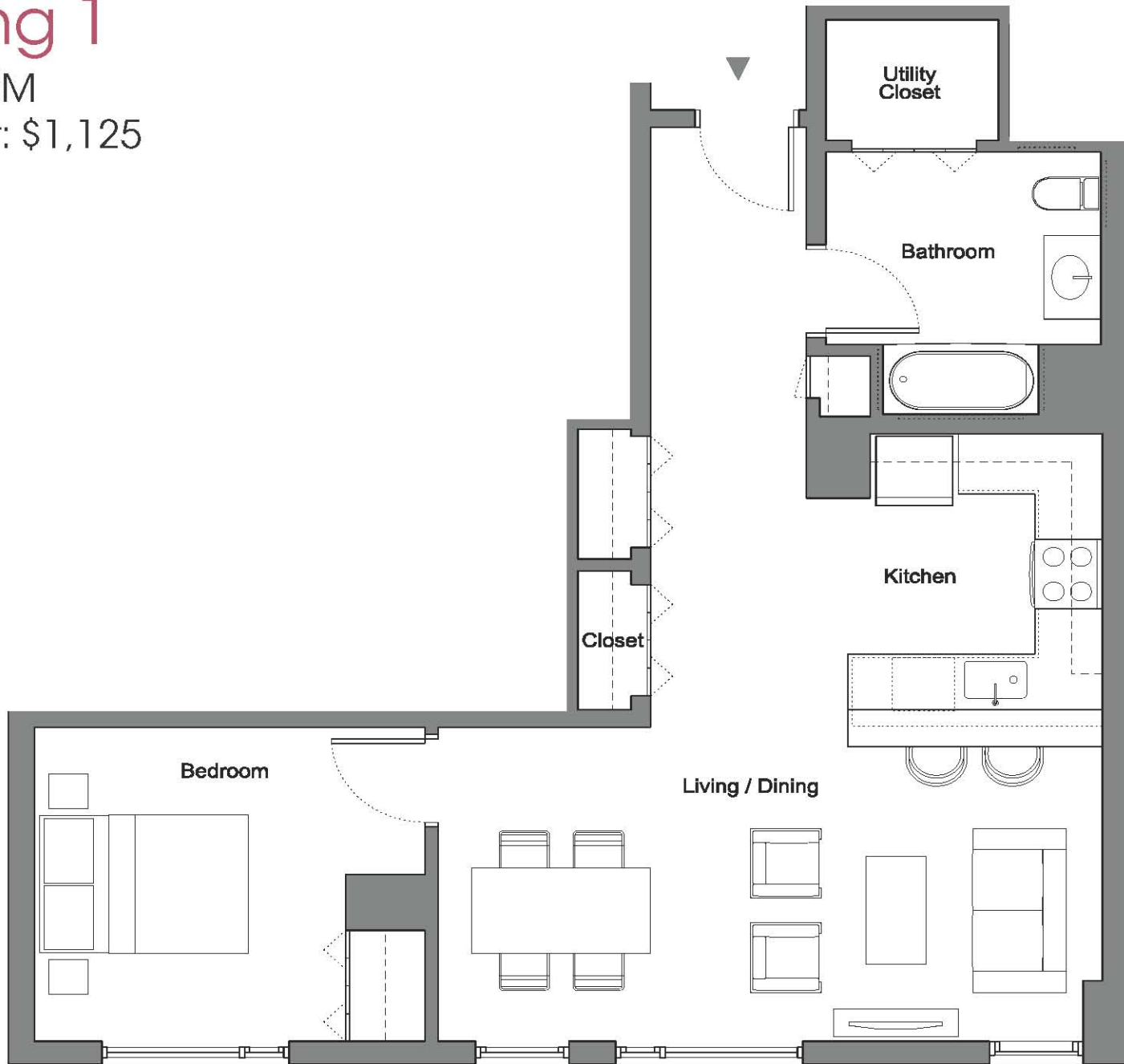
STUDIO

Starting at: \$800



Building 1

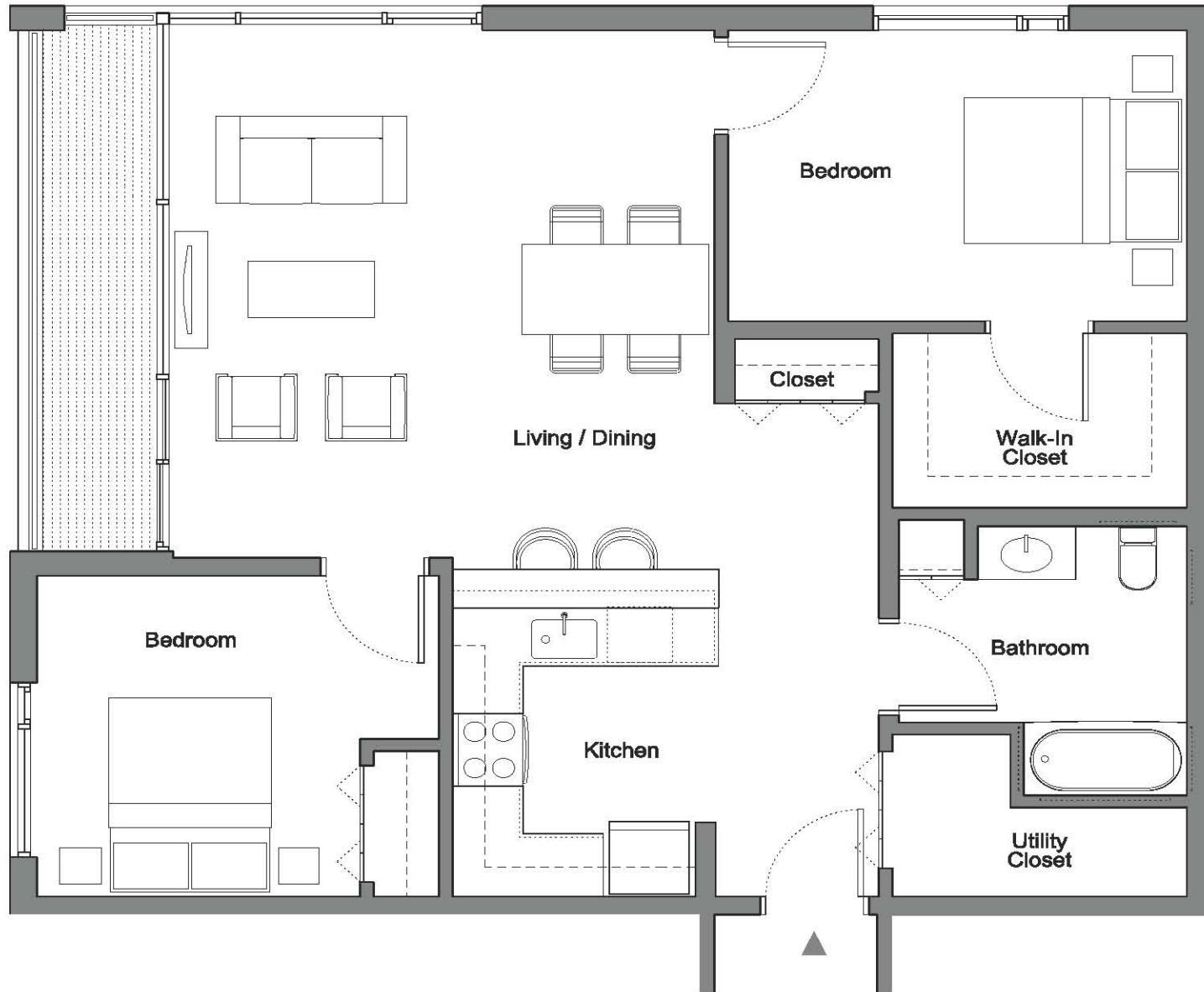
1 BEDROOM
Starting at: \$1,125



Building 1

2 BEDROOM

Starting at: \$1,675



Building 6



Building 6

Location: 243 Halsey Street

Property Type: Retail

Upper Floors: 60 Rental Apartments

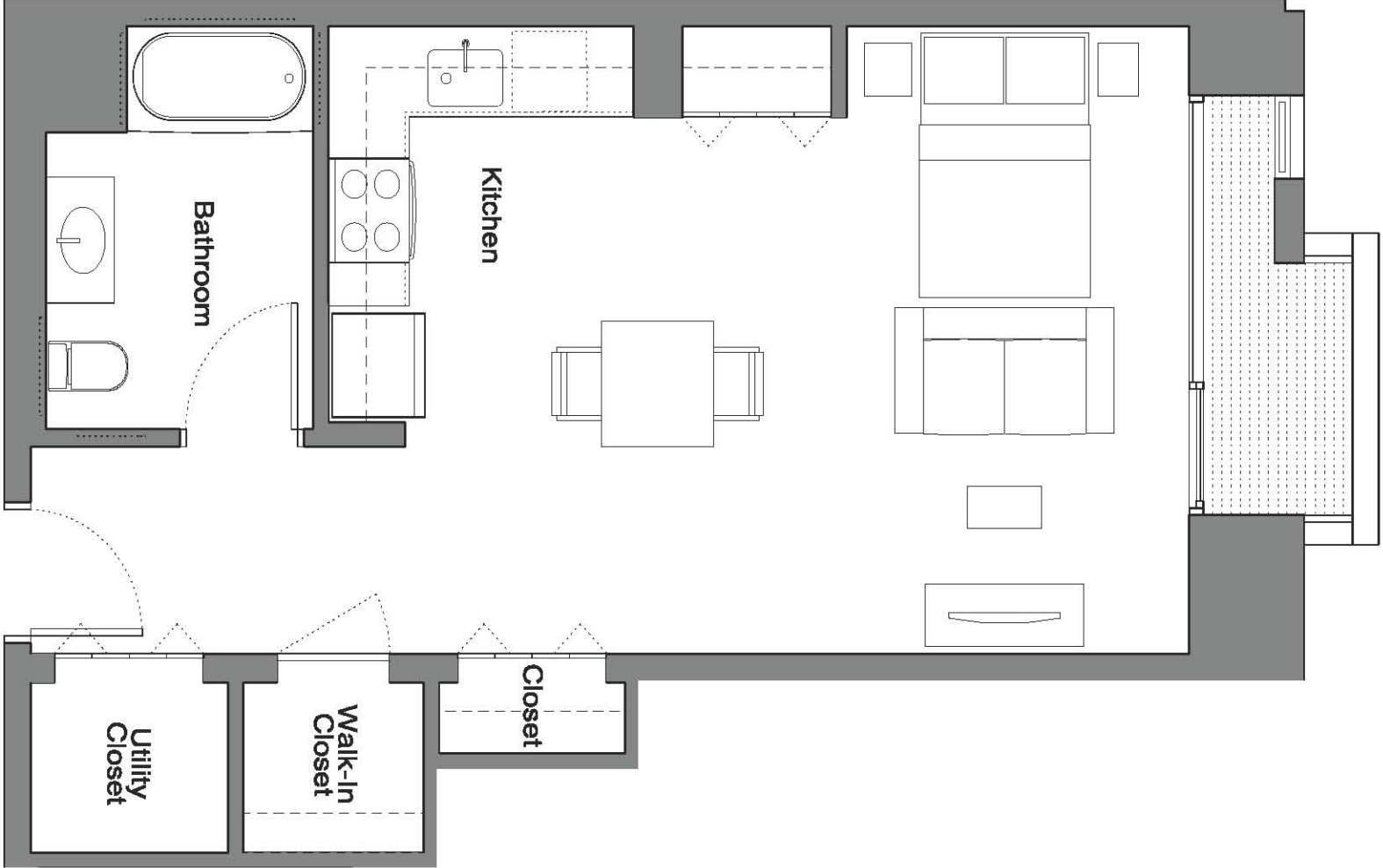
Anticipated Delivery Fall 2014



Building 6

STUDIO

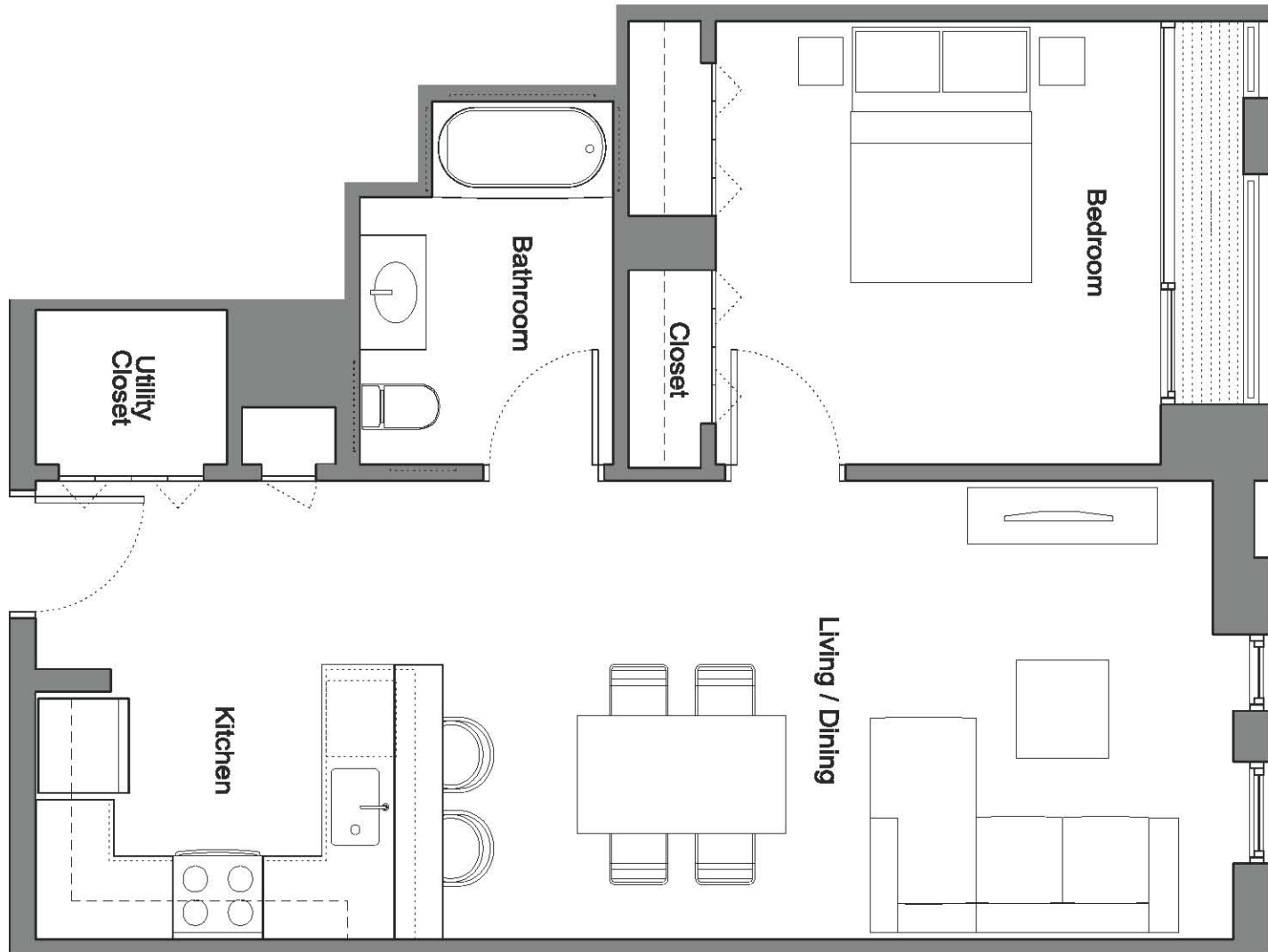
Starting at: \$800



Building 6

1 BEDROOM

Starting at: \$1,125



Building 6

2 BEDROOM

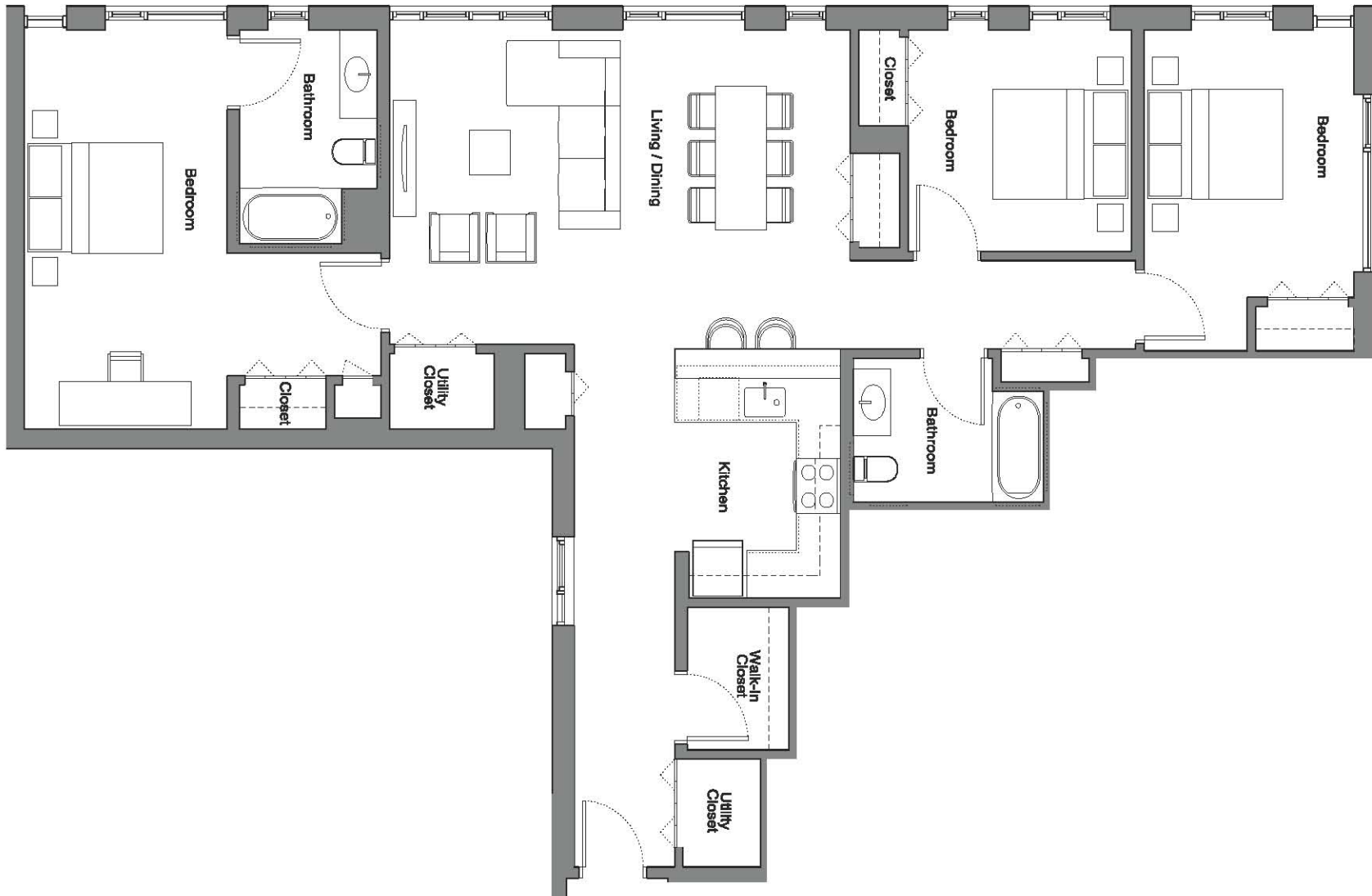
Starting at: \$1,675



Building 6

3 BEDROOM

Starting at: \$2,225



Building 7



Building 7

Location: 42 William Street

Property Type: Residential

Upper Floors: 40 Rental Apartments

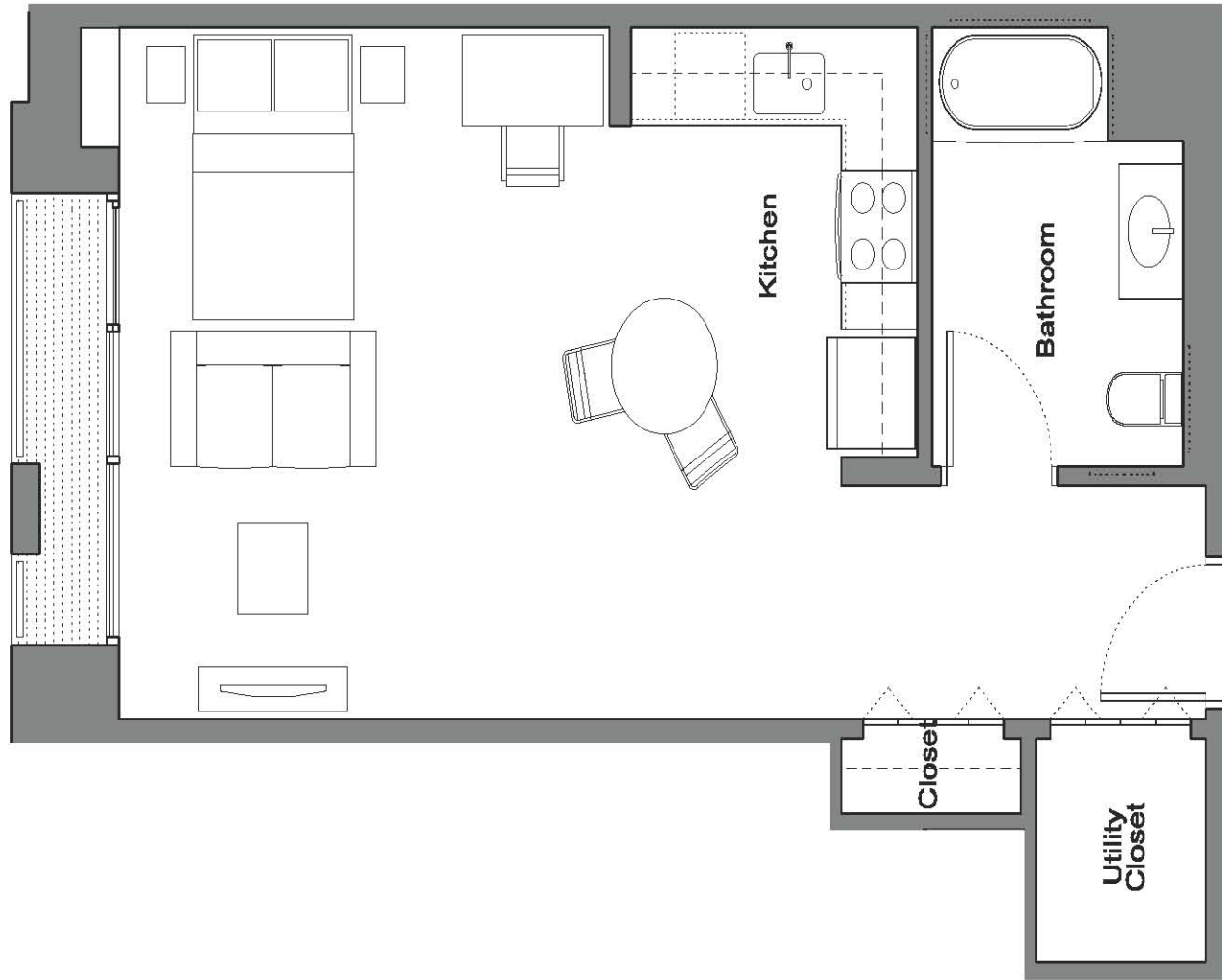
Under Construction



Building 7

STUDIO

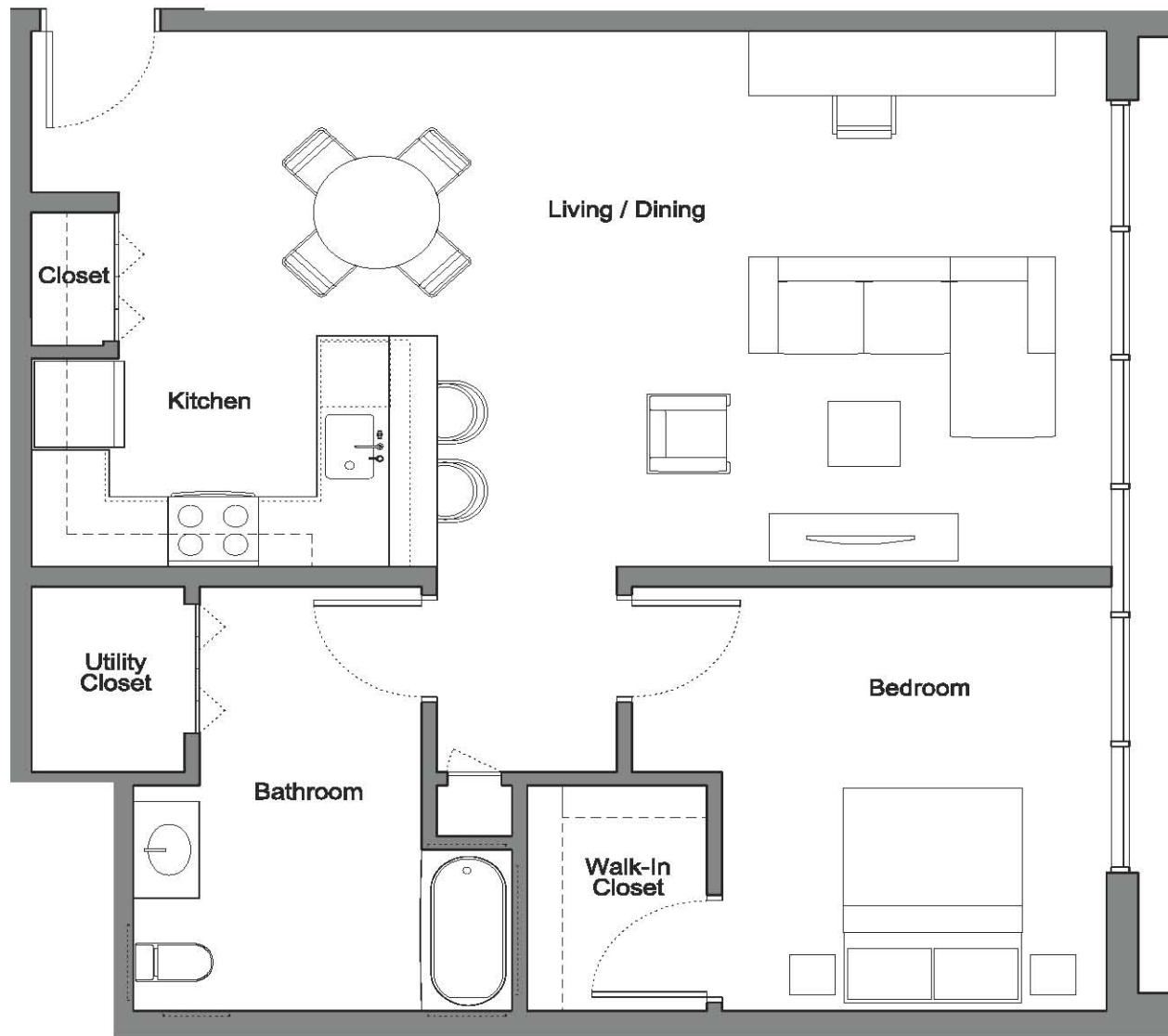
Starting at: \$800



Building 7

1 BEDROOM

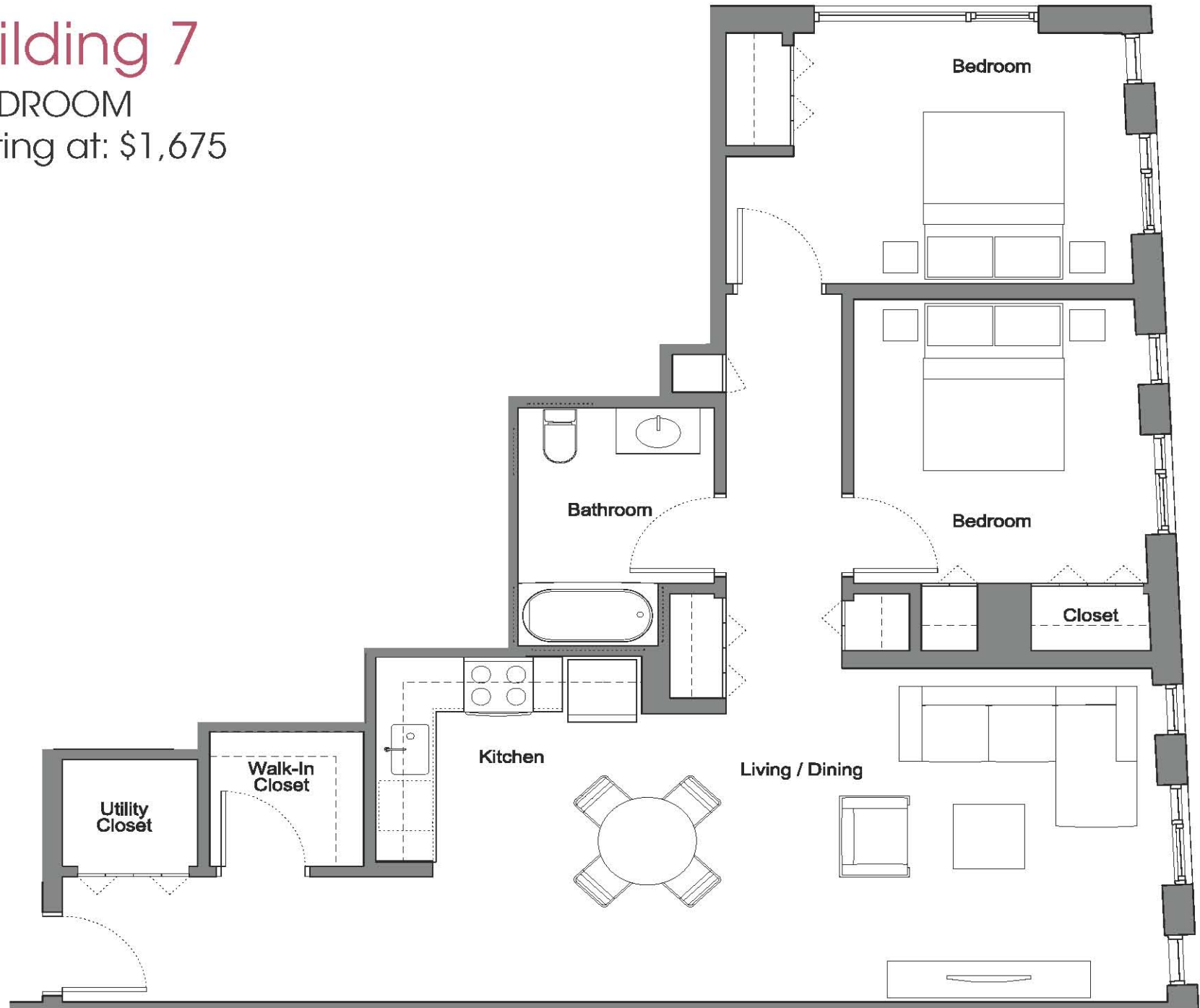
Starting at: \$1,125



Building 7

2 BEDROOM

Starting at: \$1,675



Building 7

3 BEDROOM

Starting at: \$2,225





240 Halsey Street (Building 2)



William Street Southeast View (Building 2)



William Street North View (Building 2)



Halsey Street Southeast View (Building 2)



24 Maiden Lane (Building 5)



Building 3



William Street East View



William Street East View



Halsey Street North View

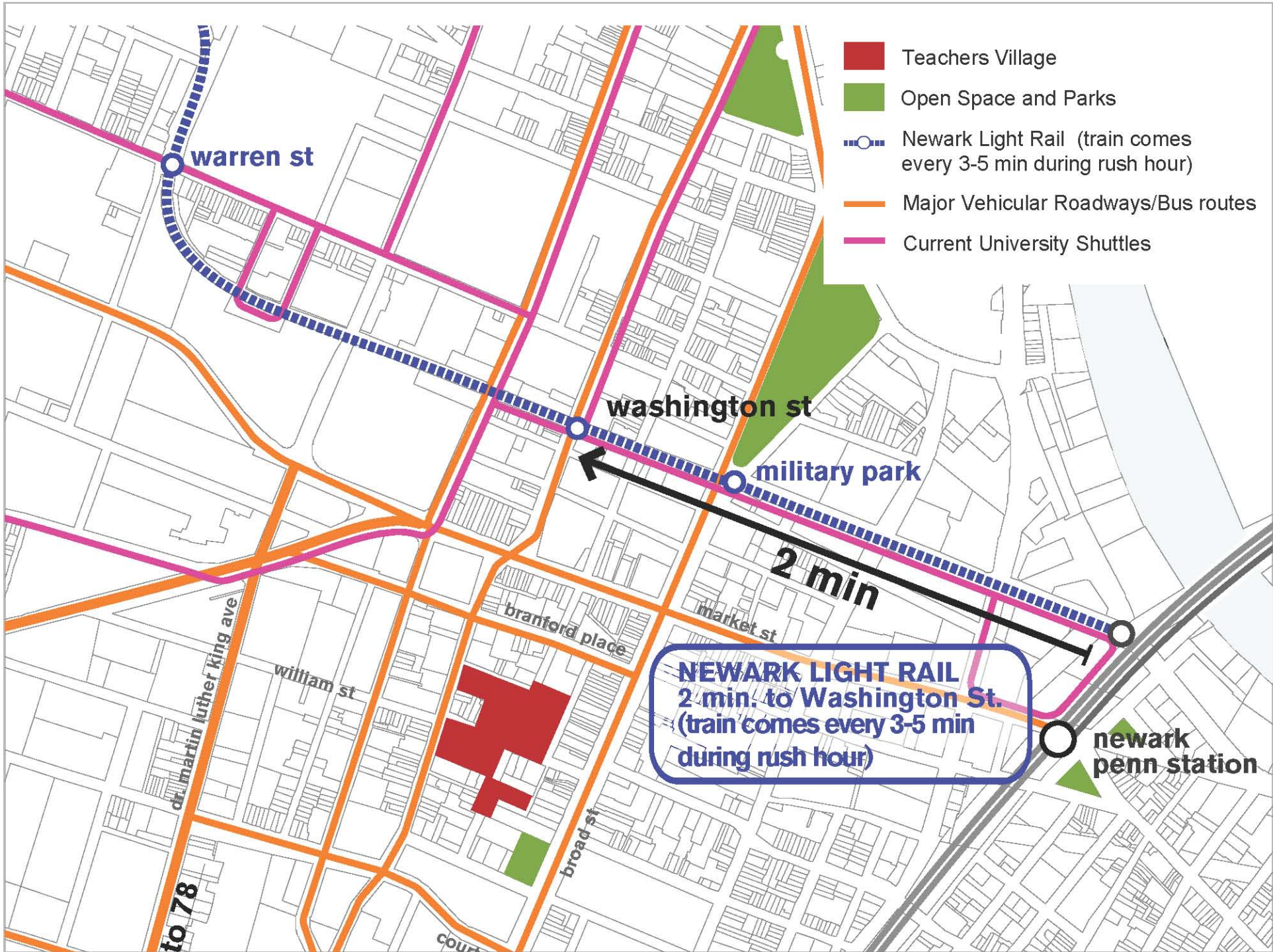
Transit Network:

Newark is known for its efficient public transportation. Teachers Village is located within a 10 min walking radius from Newark Penn Station and within a 5 min walking radius from the Washington Street light rail station that connects to Penn Station, Broad Street Station, Branch Brook Park and points west to Bloomfield, NJ. Penn Station is the hub for NJTRANSIT and AMTRAK trains traveling along the Northeast Corridor as well as PATH train service to Hoboken and Manhattan.

Teachers Village is also proximate to an extensive local and regional bus system, accessed along Broad and Market Streets. The bus rapid transit "Go Bus" system provides fast access to Newark Liberty International Airport, which is located just 3 miles or 10 minutes from Teachers Village. An express train to the Airport, connecting to the airport light rail system, is also available from Penn Station.

Broad Street Station is located less than a mile north, offering NJ TRANSIT service to Manhattan, Hoboken and into Morris and Essex Counties. Teachers Village's proximity to mass transit facilitates access to both regional and local commuting facilities that are second to none, thus reducing dependency on cars. The project's proposed "Trolley" shuttle to Penn Station and Broad Street Station will provide a safe convenient, reliable transit option for residents within the Village.

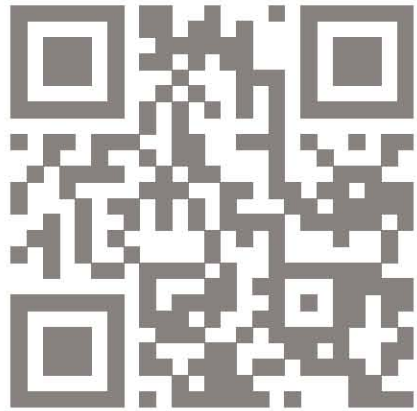
- 10-12 minute walk to Newark Penn Station
- Proximate to Washington Street Light Rail Station (at Raymond Blvd and Washington Avenue)
- Washington Street Light Rail Station is located 2 Minutes from Penn Station on the "University Line" which runs every 3-5 minutes versus the "NJPAC Line" on which a train runs every 10-18 minutes. Three times the amount of trains! Upon arriving at Penn Station you can reach the site in approximately 5 minutes
- The University Line is a much more utilized line as it is heavily used by the University Students
- Much more convenient vehicular routes to and from Route 78 and Route 280 circumventing McCarter Highway and Broad Street traffic
- Go Bus (BRT) stop on Market Street to and from Penn Station
- Major bus routes run on Market Street and Broad Streets
- Developer-provided "Trolley" to Penn Station



Teachers Village Site Plan



- | | | | |
|-------------|-------------------|-------------|-------------------|
| Building 1: | 35 Maiden Lane | Building 5: | 24 Maiden Lane |
| Building 2: | 240 Halsey Street | Building 6: | 245 Halsey Street |
| Building 3: | 268 Halsey Street | Building 7: | 42 William Street |
| Building 4: | 280 Halsey Street | Building 8: | 17 William Street |



teachers-village.com

Teachers Village in the Center of It All:

Downtown Newark boasts a robust cultural, entertainment and educational infrastructure, including such institutions as the New Jersey Performing Arts Center, Newark School for the Arts, the Newark Boys Choir, Symphony Hall, the NJ Symphony, WBGO Jazz radio, the NJ Historical Society, Newark Museum, and the newly built Prudential Center Arena.

Newark's educational assets include five universities: Rutgers, UMDNJ, New Jersey Institute of Technology, Essex County College, Seton Hall Law School and Berkeley College. All these institutions are within walking distance of Teachers Village. In addition, Teachers Village is located within the boundaries of a special improvement district operated by the Newark Downtown District (NDD). The NDD's services include improving and maintaining streetscape amenities and horticultural plantings, a "clean and green" program, installation and maintenance of a pedestrian wayfinding signage system, security services, an ambassadors program and hosting of a variety of programs and events such as a seasonal farmers market in Military Park, a downtown walkers club and Beaver Street café with lunchtime karaoke performances.

Access to open space for residents of Teachers Village includes proximity to three city parks: Lincoln, Military and Washington Parks. The 360-acre historic Branch Brook Park, designed by the firm of Frederick Law Olmsted, is home to the annual Cherry Blossom Festival, featuring the largest collection of Japanese cherry blossom trees in the U.S. It is operated by Essex County and is accessible by bus and light rail line. Residents may also visit the recently-opened section of Riverfront Park in the Ironbound neighborhood of Newark, which offers soccer, tennis, baseball and basketball facilities. The Newark YWCA is located on Broad Street on the north end of Military Park. Community gardens can be found adjacent to Lincoln Park, a 10 minute walk south of Teachers Village. The nearest public library is the main branch of the Newark Public Library, located on Washington Street across from Washington Park.

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