

# The BLVD

New Jersey's Most Innovative Work Environment  
at One Westfield Place

LUMOS galleria

WESTFIELD STATION

BOTTLE TOP

BOTTLE TOP



ONE  
WESTFIELD  
PLACE



# coming to westfield

210,000 SF Customizable  
Mass Timber Office Space

# the center of it all

— ONE —  
**WESTFIELD**  
— PLACE —

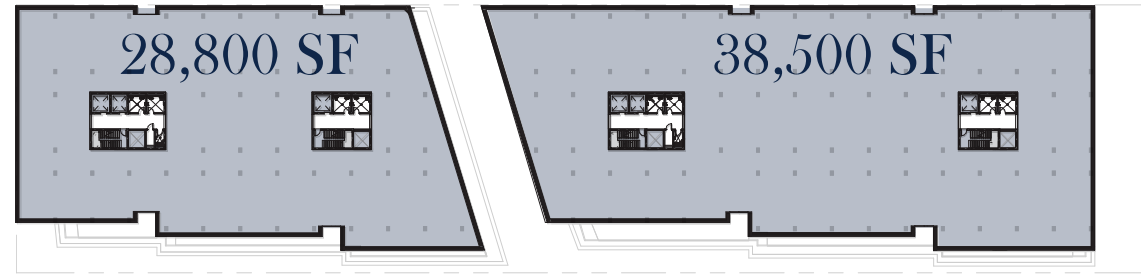
## The Components

- **Mass Timber Office** - A First for New Jersey
- **Wellness Calibrated** - Spaces, Systems, & Structure
- **Centrally Located** - Downtown Westfield at the Train Station
- **Daily Convenience** - Parking and Retail in Building
- **Outdoor Amenities** - Private Rooftop & Public Plaza
- **Built to Suit** - Opportunity to Customize

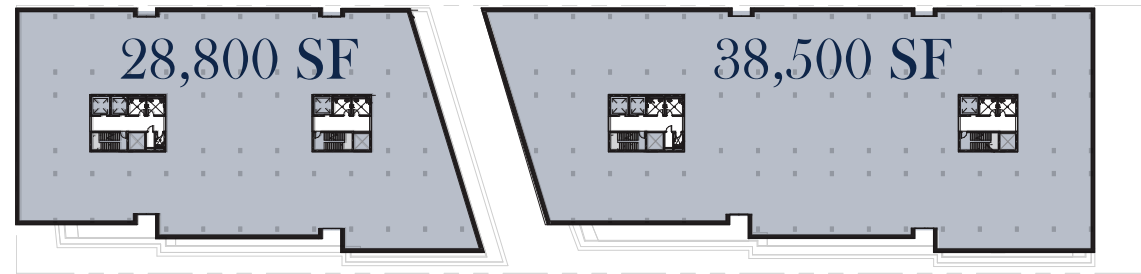
□ **One Westfield Place Information** - Page 33



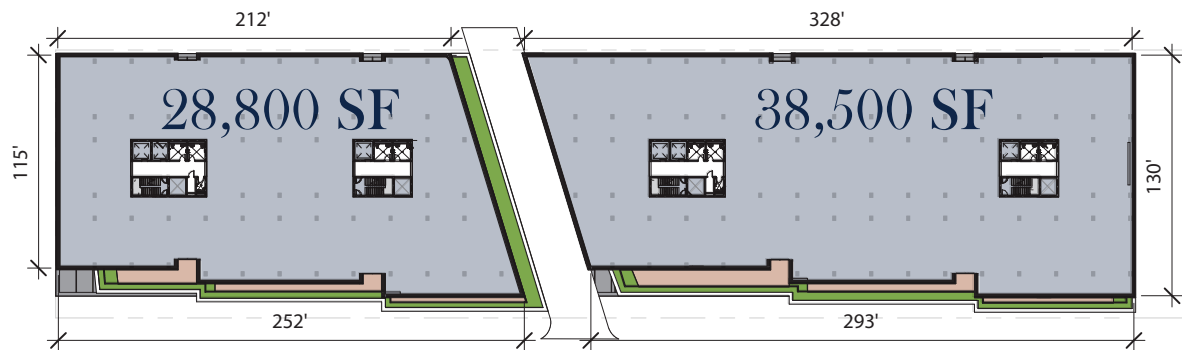
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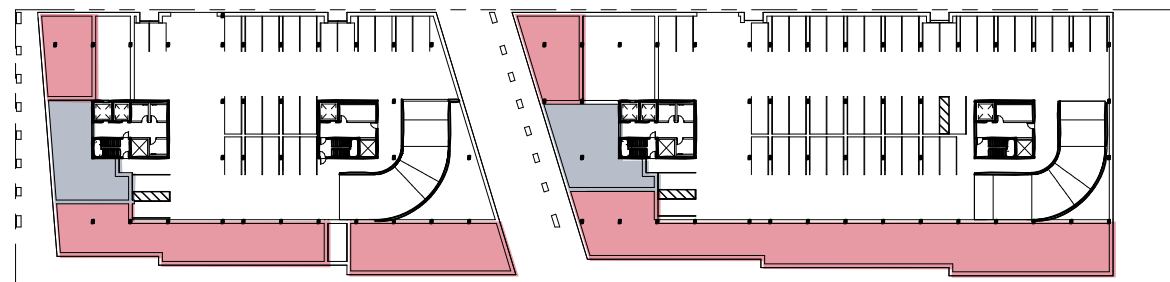
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2



1



South Avenue



Retail  
 Office

# 210,000 square feet of space designed for tomorrow's workforce

90,000 SF

BLVD West Building Office

120,000 SF

BLVD East Building Office

12'-6"

Typical Ceiling Heights

tailored  
sustainable  
central  
= talent

**Your Brand, Your Identity, Your Future.**

The BLVD can be built-to-suit to meet the needs of your company. Curate an environment that reflects your brand and is tailored to your most important commodity, your employees.

**A Mass Timber Masterpiece.**

Beautifully built, spacious working environments increase productivity, lower operating costs, and are better for the planet.

**Connected to the Community.**

Easily accessible to new public spaces, the Westfield train station, and the innovative mobility hub, The BLVD is the ideal location in the heart of downtown.

**Where Talent Thrives.**

A creative, innovative working environment designed to enhance productivity, The BLVD is a high-performance workplace where top talent will excel.

tailored



# welcome to the office of the future

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It's what office life should be: a place where creativity, lifestyle, wellness, and professionalism meet — located in the heart of Westfield, New Jersey. A building designed to foster collaboration, productivity, energy, and health, all tailored to your identity. Offering the very best to your people — attracting and retaining the top talent in your industry.

Connected to the Westfield's brand new transit hub at street level, filled with the energy of inspiration — this is something new. Open spaces filled with natural light and sky views foster free thinking and flowing creativity. Spaces designed for reflection and inspiration, where ideation takes flight, collaboration comes naturally, and brilliant minds energize one another.



# the options are endless

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Open spaces filled with opportunity. A place to let your brand shine. A blank canvas for you to fill with your company's identity; your ethos, your vision, your future. The BLVD will be built-to-suit and your brand's options are endless. Let your creativity run wild as you design the office of your future.





# fresh air, fresh ideas

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Perched in the heart of Westfield, the rooftop deck gives everyone in the building the best view in town. Sit to clear your thoughts and get creative. Host after-work events as the sun sets over downtown. Settle in for lunch with colleagues and friends, or just escape into the fresh air for a moment of quiet in this rare and uniquely beautiful space. Private tenant terraces create indoor-outdoor work and collaboration spaces.

sustainable



# new jersey's first mass timber office

**Safe, Proven Performance.** Mass timber construction meets the same international building code performance demands as other structural materials and can be engineered to meet the seismic performance of comparable steel & concrete buildings.

**Efficient, Cost-Saving Construction.** Off-site prefabrication of Mass Timber structural elements contributes to a considerable decrease in time and labor required to build, shortening construction durations.

**Thermal and Health Benefits.** Mass timber products contribute to improved occupant comfort with assemblies offering improved airtightness as well as lower thermal conductivity compared to concrete, steel-frame and masonry construction.

**Lightweight and Low Embodied Carbon Material.** Mass timber products have a lighter environmental footprint than energy-intensive materials like concrete and steel, and support to low- and zero- carbon construction which reduces their global warming potential.

BLVD



# benefits of mass timber

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**Modern. Natural. Clean. Defined.** The future of thoughtful, responsible and durable construction is here with Cross Laminated Timber (CLT) construction. This marriage between solid timber, concrete, steel and glass is available to New Jersey for the first time, thanks to Westfield's newest and most innovative urban building, The BLVD Westfield.



## FUNCTIONAL

Large grid spacing and high exposed ceilings provide maximum interior design flexibility



## REMOVES CO<sub>2</sub>

The wood utilized on the project will capture 3.5 tons of carbon dioxide



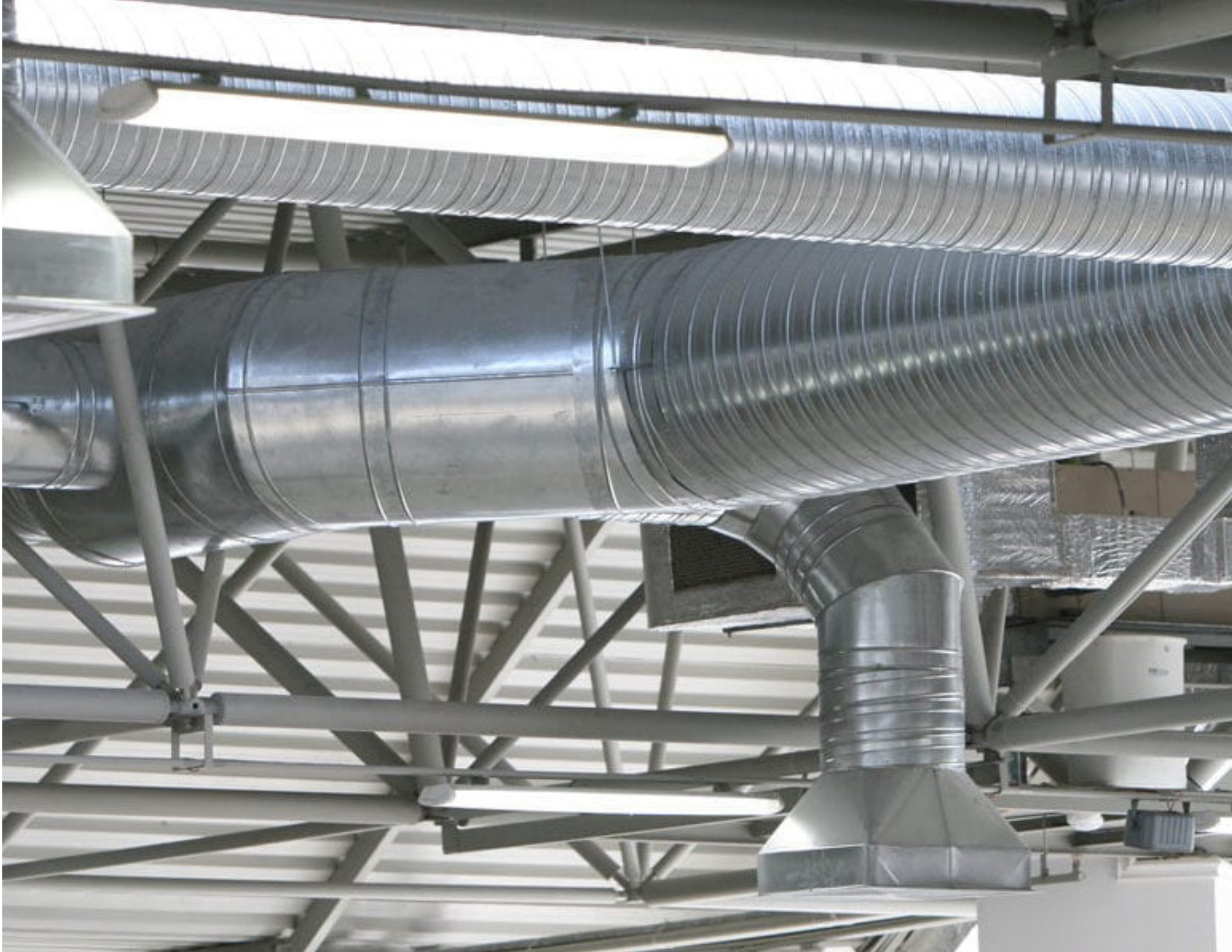
## SUSTAINABLE

Trees are purpose-grown and harvested with as little impact on the environment as possible



## RENEWABLE

Utilization of young trees, a sustainable forestry practice



# safe, secure & healthy air

The BLVD will provide a safe, secure and healthy working environment such as increased fresh air, air filtration, and touch-free building access; features that are above and beyond the traditional Class A commercial offerings.



## COOL

Base building cooling system consists of central cooling towers, primary and secondary condenser water pumps, water-cooled DX units with waterside economizer coils, and central outside air risers supplied by H&V units



## FILTERED

Fresh outside air is brought in and filtered at heating and ventilating units and is then distributed to Tenants' floor air conditioned units where it passes through additional filtration



## FRESH

Each floor will receive quantities of fresh air 30% above code requirements, with Tenant option to increase to approximately 80% above code.



## EFFICIENT

Dedicated air conditioning units mix fresh and recirculated air, and are equipped with high efficiency MERV 13 (ASHREA-recommended minimum for COVID-19 filtration) filters so both air sources are cleansed. Units are designed to accommodate higher-efficiency MERV 16 filters



# positive impacts of biophilia

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Biophilia in the workplace supports the important connection between people and nature, promoting cognitive function, physical health, and psychological well-being, with measurable results.

8%

Higher productivity

15%

Less absenteeism

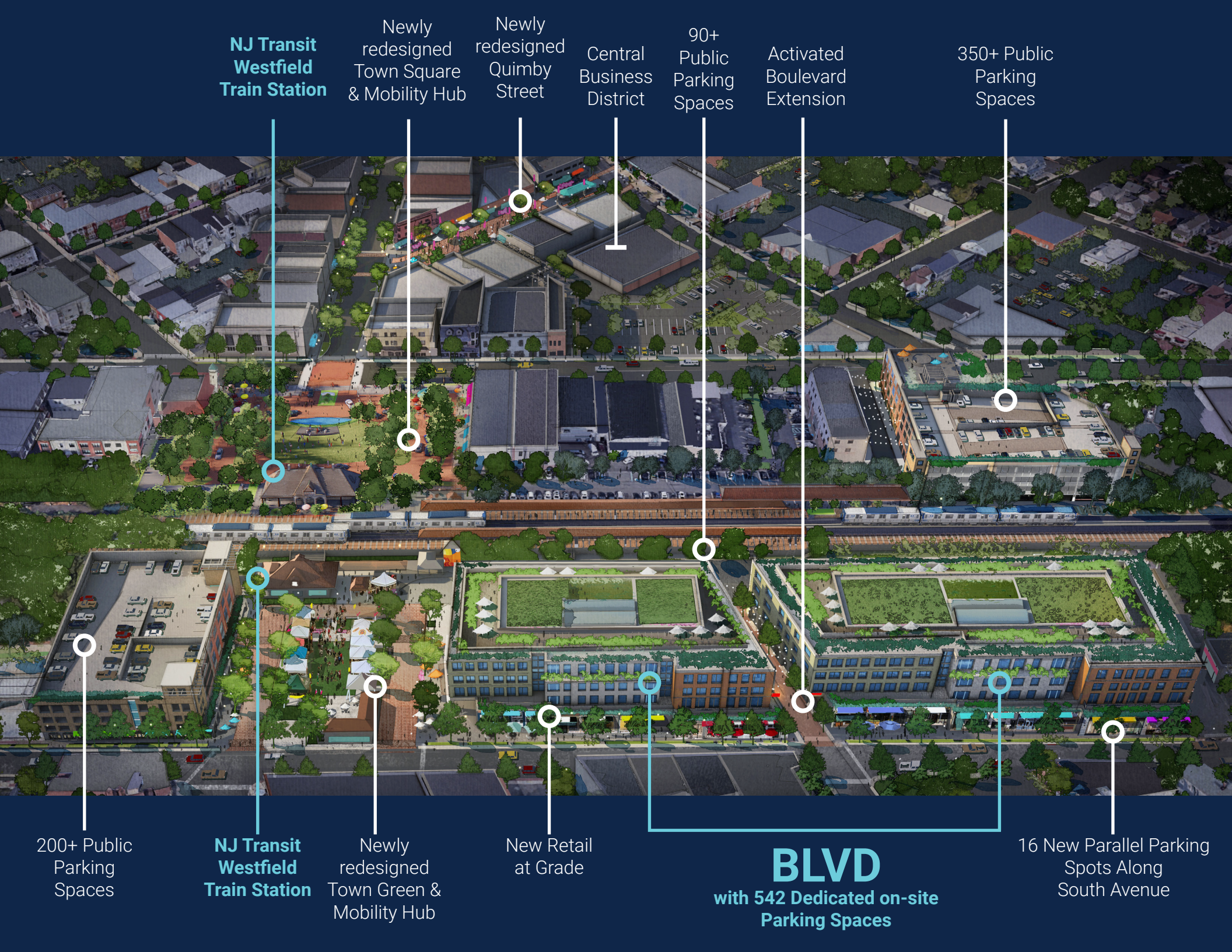
15%

More creativity

15%

Increased happiness &  
wellbeing

central



# well connected

100 Feet  
Distance to the  
Westfield Train Station,  
less than a two-minute walk

Downtown Westfield for lunch? It's a three-minute walk. By bike, train, bus, car, ride share, on foot or by scooter, zip to work and around New Jersey and the tri-state area with ease. With multiple transit options within reach, accessibility around town is seamless. One Westfield Place will feature a state-of-the-art Mobility Hub directly adjacent to The BLVD and will include:

## BIKE HUB

- Bike share docking stations with easy payment options
- Covered, secure bike parking
- Bike storage lockers
- Bike repair stations
- Dedicated bike lanes and bike path maps

## CAR SOLUTIONS

- Integrated ride share programs
- New structured parking at train station
- Secure modern garage with electric charging stations
- Clear way-finding signage
- Convenient taxi and ride share pick-up / drop-off locations

## BUS STOPS

- Well lit and covered shelters with plenty of seating
- Raised platforms for comfort and accessibility boarding
- Clear signage with real time route information and maps
- Off-board payment options

## PLAZA AMENITIES

- Waiting areas protected from weather with visible clocks
- Cafes and restaurants to activate the plaza
- Internet connectivity and charging stations
- Wide sidewalks and ample seating options
- New public green spaces





# next generation of a walkable downtown

In the heart of New Jersey's fastest growing and most exciting counties, The BLVD becomes an integral part of the local story. It is the area's most compelling locus of contemporary office culture – for the way we want to work today. **HBC | Streetworks Development's One Westfield Place development continues to redefine where Westfield is going.**

**One Westfield Place** is a mixed-use, transit-oriented development in Westfield, New Jersey that proposes a variety of residential, office, and retail offerings. The BLVD is a central and catalytic component of Westfield's renewed master plan. Public and private initiatives are coming together to re-imagine and reinvigorate Westfield's historic downtown including:

#### Residential:

- 138 residential apartments
- 16 townhomes for the 55 and older community
- 16 non-age-restricted townhomes
- 35 loft-style apartments

#### Adaptive Reuse Office Space:

- Office & Retail at 609 North Ave. (former Lord & Taylor)
- 100,000 SF of best-in-class flexible office space
- 13,300 SF of street-level retail

#### Public Amenities:

- Town Square
- Town Green
- Train Station Upgrades & Mobility Hub
- 600+ Public Parking Spaces

This bold vision will become a model for smart development in the State of New Jersey and beyond. For more information: [OneWestfieldPlace.com](http://OneWestfieldPlace.com)



# westfield, new jersey

**Welcome to Westfield! A beautiful and historic destination, Westfield** is located in Union County and boasts tree-lined suburban streets and a lively downtown that appeals to individuals of all ages. Served by Route 28, Westfield is also easily accessible to New York Penn Station or Newark Liberty International Airport via NJ Transit rail service on the Raritan Valley Line.



## TOTAL POPULATION

2 Miles: 53,933  
5 Miles: 337,479



## AVERAGE AGE

2 Miles: 40.70  
5 Miles: 40.70



## AVERAGE HOUSEHOLD INCOME

2 Miles: \$176,173  
5 Miles: \$138,068



## MEDIAN HOME VALUE

2 Miles: \$673,450  
5 Miles: \$441,659



## OWNER OCCUPIED HOUSEHOLDS

2 Miles: 82.02%  
5 Miles: 73.51%



## BACHELOR'S DEGREE OR HIGHER

2 Miles: 64.85%  
5 Miles: 46.04%

Based on 2022 CoStar Report (2-mile radius | 5-mile radius)

= talent



# the human story

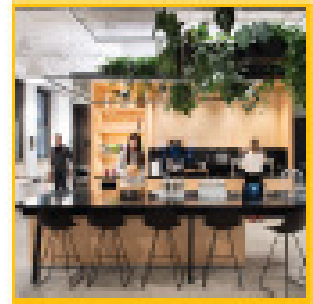
BLVD is a story of wellness. Wellness for workers – with fitness, relaxation, connection, and good health literally built into your workday. Wellness for the environment – with the significant advantages of mass timber construction.

But wellness is more than what the building is, or what it does. It's how it affects the people within it.

Exposed wood design has a proven impact on wellness at work – from less stress and lower blood pressure to improved mood and a greater ability to concentrate, resulting in reduced absenteeism, increased retention, and better job performance.

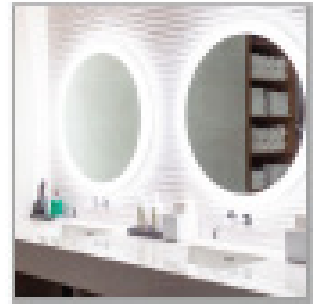
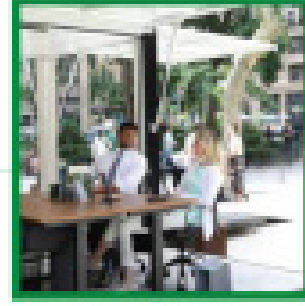
Floor-to-ceiling windows illuminate each moment of the day with natural clarity. Outdoor terraces invite deep, cool lungfuls of fresh air, while exceptional Indoor Air Quality (IAQ) keeps the environment inside the building just as fresh.

With natural wood all around, warm daylight pouring in, and fresh air terraces, the considerable impact of biophilia makes every day more pleasant – healthier, happier, and more productive. Studies show that the effects of biophilia in the workplace are fundamental to a positive work experience.

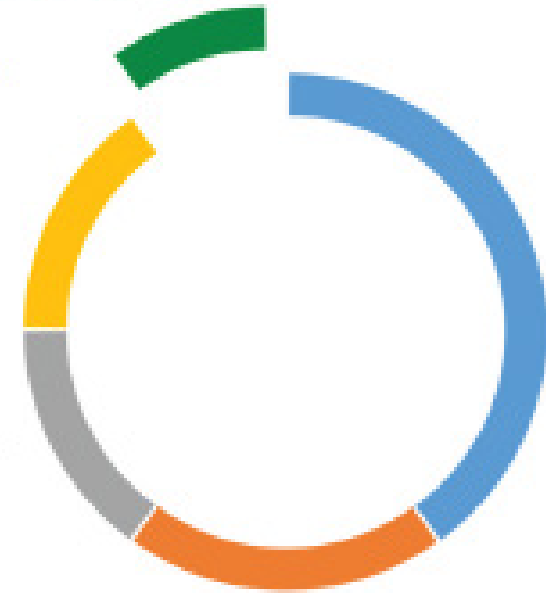


**15 SF**  
Service &  
Amenities

**10 SF**  
Productive  
Outdoor Space



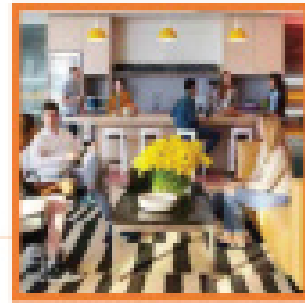
**15 SF**  
Base Building  
Shared Services



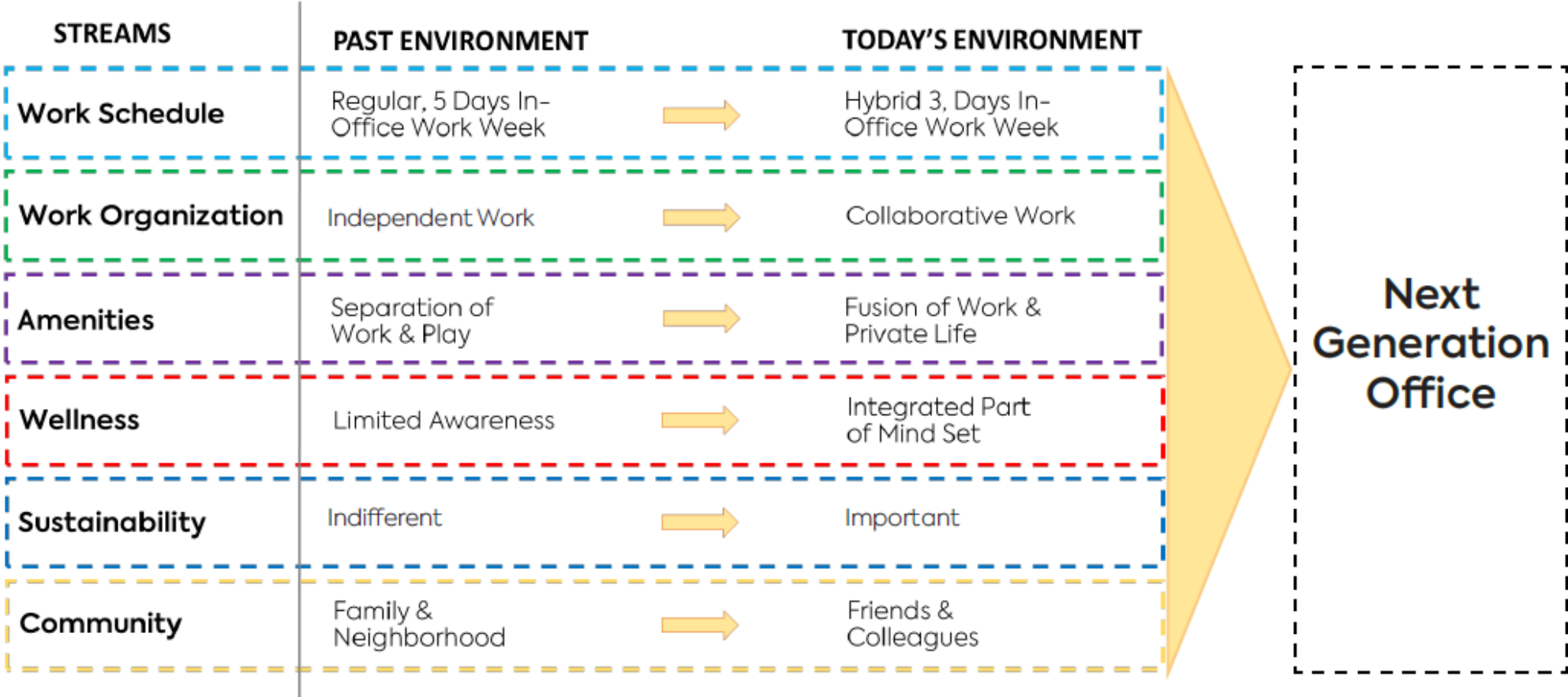
**40 SF**  
Task-Oriented  
Workstations



**20 SF**  
Collaboration  
Spaces



the way  
we work



# the evolving workday

# Leasing Contact

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ONE  
**WESTFIELD**  
PLACE