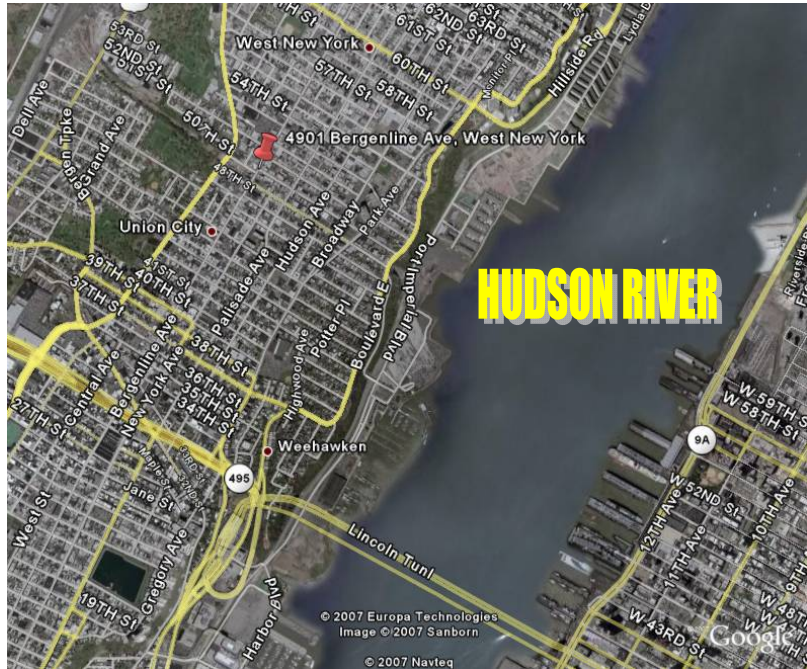




**WEST NEW YORK – FOR LEASE
BERGENLINE RETAIL
4901 BERGENLINE AVE. WEST NEW YORK, NJ
Hudson County
HEAVY FOOT TRAFFIC LOCATION
25,000 SF - DIVISIBLE**

*Exceptional Retail Opportunity
Bergenline Ave & 49th Street
in the Heart of the Longest
Shopping Corridor in NJ*



WEST NEW YORK, NJ

Directly across the street from the only light rail train stop along Bergenline Avenue. Street level retail of major high rise residential building redevelopment with parking on site for 100 cars. Ridership on the Light Rail has far exceeded expectations and continues to grow.

Due to the high elevation of Bergenline Avenue and the pattern of the cross street, 49th Street residents of the new 9 story residential tower will have panoramic views of Manhattan to the east and the Meadowlands to the west. Streetscape and landscaping will merge this new addition into the existing surroundings and will clearly be the centerpiece of West New York.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION HEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ENGINEER WHOSE PRESENCE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE REVISIONS.


REV	DESCRIPTION	DATE
50% PROGRESS SET		12/18/07
75% PROGRESS SET		01/29/08

NOTES:

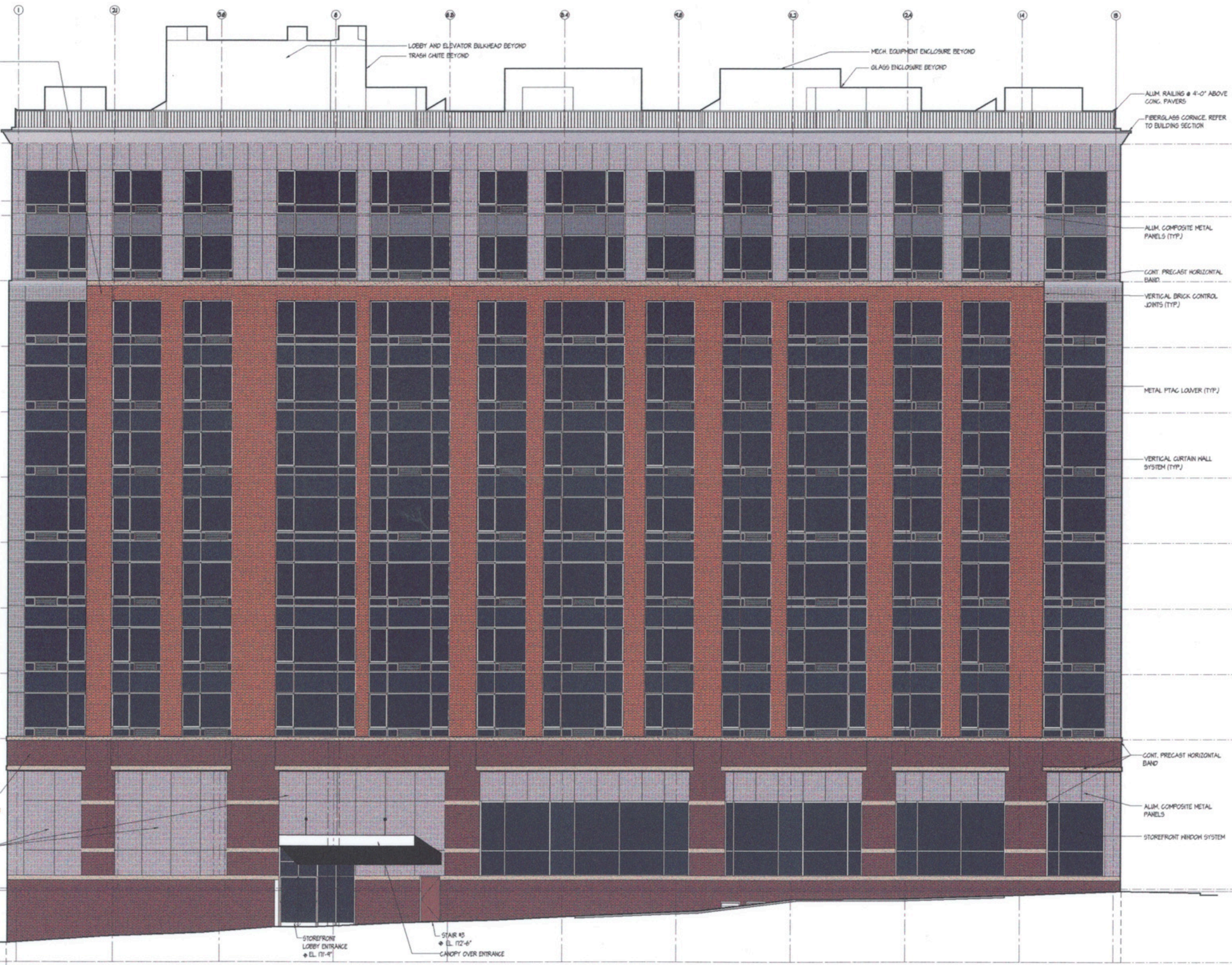
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JOSE CARBALLO ARCHITECTURE
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 F. 201.678.1209
 E. email@jcarballo.com
 W. www.jcarballo.com

PROJECT:
PROPOSED MULTIPLE FAMILY DEVELOPMENT FOR BERGENLINE STATION APARTMENTS
 OWNER:
CUSTOM LOCATIONS, L.L.C.
 OWNER ADDRESS:
 CITY, STATE 0000
 LOCATION:
 4001 BERGENLINE AVENUE
 WEST NEW YORK
 NEW JERSEY 07093
 DRAWING TITLE:

JOSE L. CARBALLO, P.A., P.P.
 N.J. Architect: 21A10091740
 N.J. Planner: 3509



DATE: 04-13-07
 BY: PROJECT NUMBER: 2007003
 DRAWING SHEET: of ---



1
2
3
4
5
6
7
8

HAUTE MATT BY BELDEN

HAUTE MATT BY BELDEN

TO PARAPET
EL. 300'-0"
TO ROOF
EL. 241'-8"

11'-8"

TO TENTH FLOOR
EL. 289'-10"

10'-4"

TO NINTH FLOOR
EL. 279'-4"

10'-4"

TO EIGHTH FLOOR
EL. 264'-10"

10'-4"

TO SEVENTH FLOOR
EL. 254'-4"

10'-4"

TO SIXTH FLOOR
EL. 245'-10"

10'-4"

TO FIFTH FLOOR
EL. 235'-4"

10'-4"

TO FOURTH FLOOR
EL. 222'-10"

10'-4"

TO THIRD FLOOR
EL. 212'-4"

10'-4"

TO SECOND FLOOR
EL. 201'-10"

25'-11"

ALUM. COMPOSITE METAL PANELS

TO PROPOSED FIRST FLOOR (METAL)
EL. 177'-8"

BERGENLINE AVE STREET LEVEL (STAIR EXIT)
EL. 177'-4"

LOBBY LEVEL (4TH ST.)
EL. 171'-4"

TO BASEMENT
EL. 166'-2"

11'-4"

STOREFRONT LOBBY ENTRANCE
EL. 171'-4"

STAIR W5
EL. 172'-6"

CANOPY OVER ENTRANCE

LOBBY AND ELEVATOR BULKHEAD BEYOND
TRASH CHUTE BEYOND

MECH. EQUIPMENT ENCLOSURE BEYOND
GLASS ENCLOSURE BEYOND

ALUM. RAILING @ 4'-0" ABOVE
CONC. PAVERS
FIBERGLASS CORNICE. REFER
TO BUILDING SECTION

ALUM. COMPOSITE METAL
PANELS (TYP)

CONT. PRECAST HORIZONTAL
BAND

VERTICAL BRICK CONTROL
JOINTS (TYP)

METAL PTAC LOUVER (TYP)

VERTICAL CURTAIN WALL
SYSTEM (TYP)

CONT. PRECAST HORIZONTAL
BAND

ALUM. COMPOSITE METAL
PANELS

STOREFRONT WINDOW SYSTEM

① 49TH STREET ELEVATION
SCALE: NTS



Future Hudson County Community College

Public Parking Lot West New York - Parking Permits Available

Light Rail and Multi-Bus Station

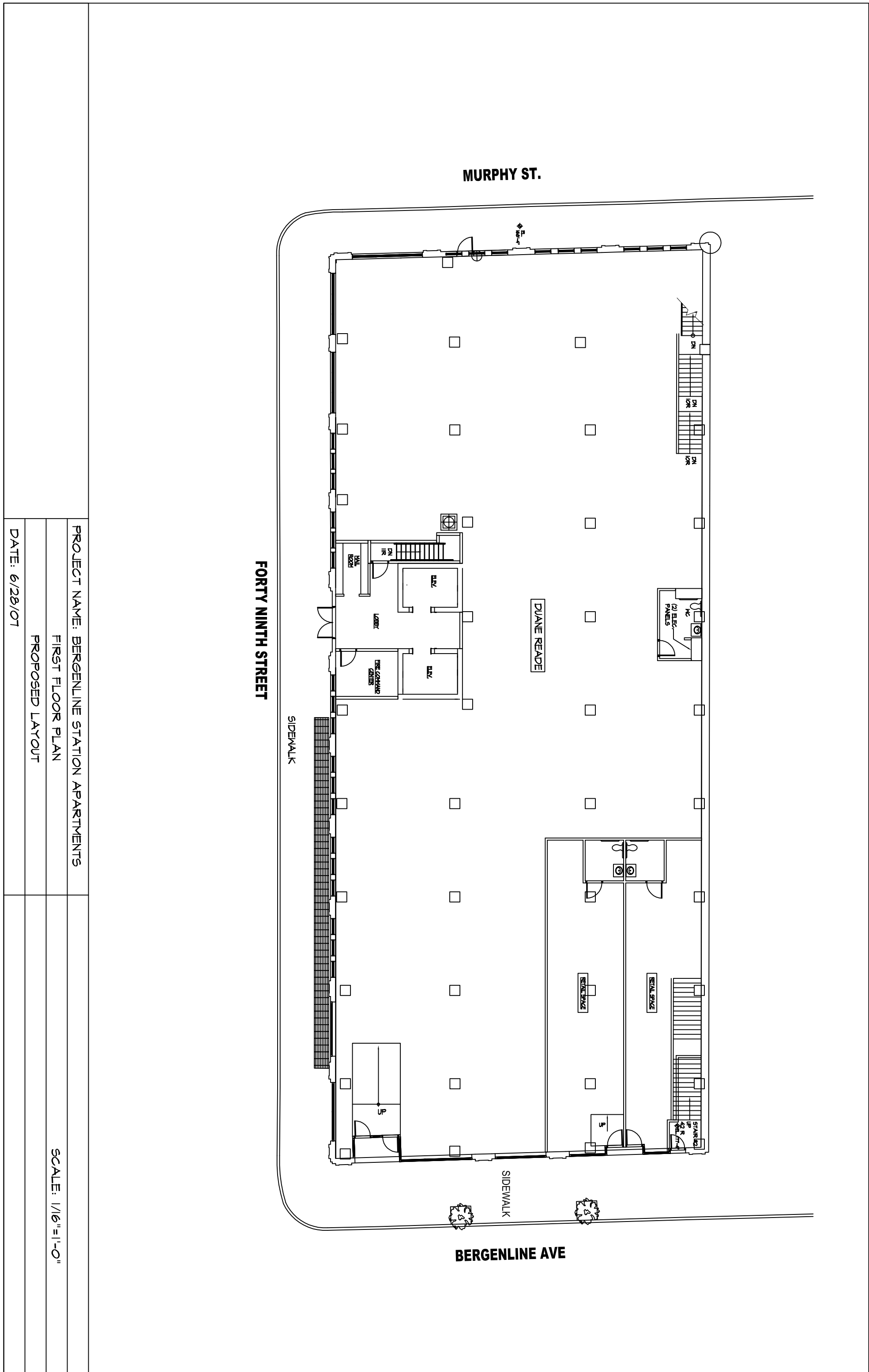
Public Parking Lot Union City

Site

Bergenline Ave & 49th St, NJ

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MURPHY ST.

FORTY NINTH STREET

BERGENLINE AVE

PROJECT NAME: BERGENLINE STATION APARTMENTS

FIRST FLOOR PLAN

PROPOSED LAYOUT

SCALE: 1/16"=1'-0"

DATE: 6/28/07

4901 Bergenline
Avenue corner
49th Street

