



AI Campus

Technology storefronts and anchor leasing

NYC/NJ

Concept with proposed residences. Brands illustrate potential tenants.



A modern day Gen Z theme park

For today and the future. An in-person interactive experience destination.

**Our vision: the only modern day
AI, tech, space and crypto awareness
destination of its kind.**

Technology you can experience

Product showrooms and hands-on demos.

Live streaming, gaming and content creation.

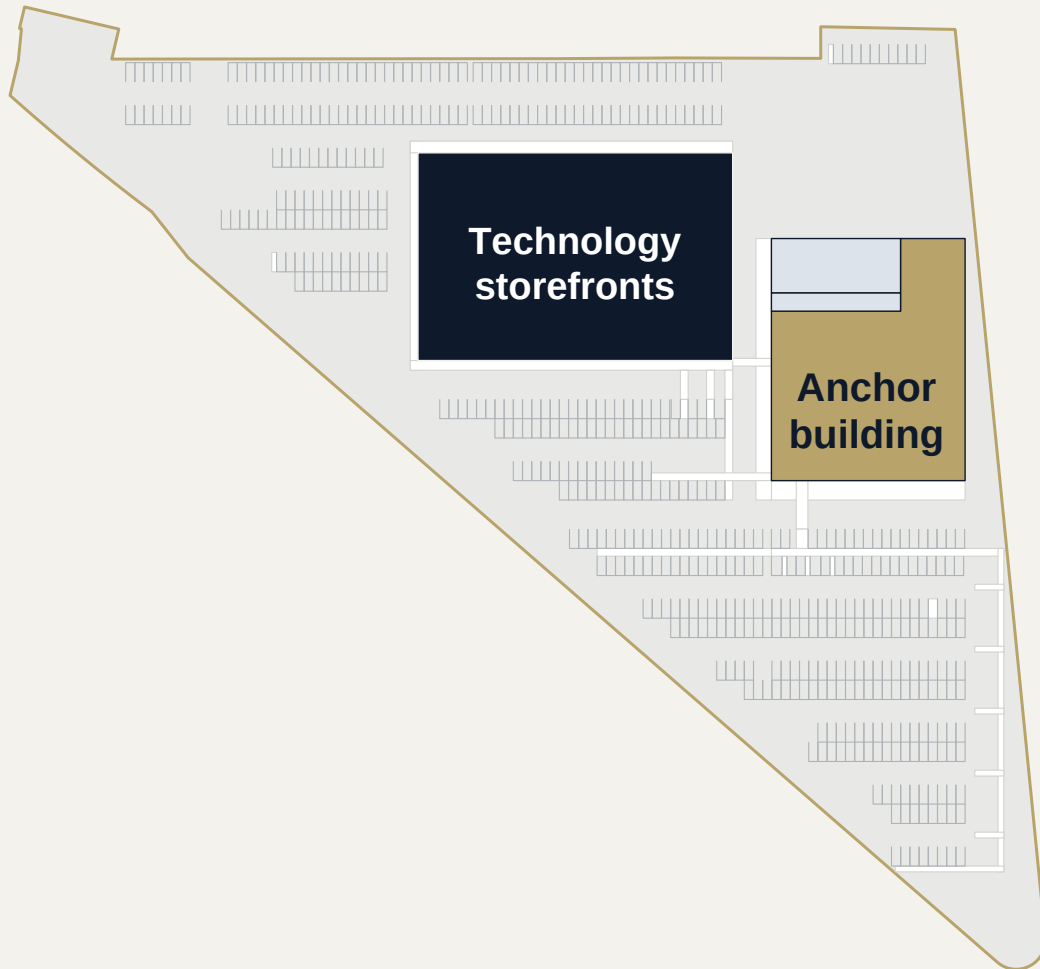
Brand launches, workshops and events.



Illustrative technology experience

Campus leasing plan

Separate storefronts, an anchor venue and shared surface parking.



69,720 SF

Technology storefront building

40,000 SF

Anchor building available

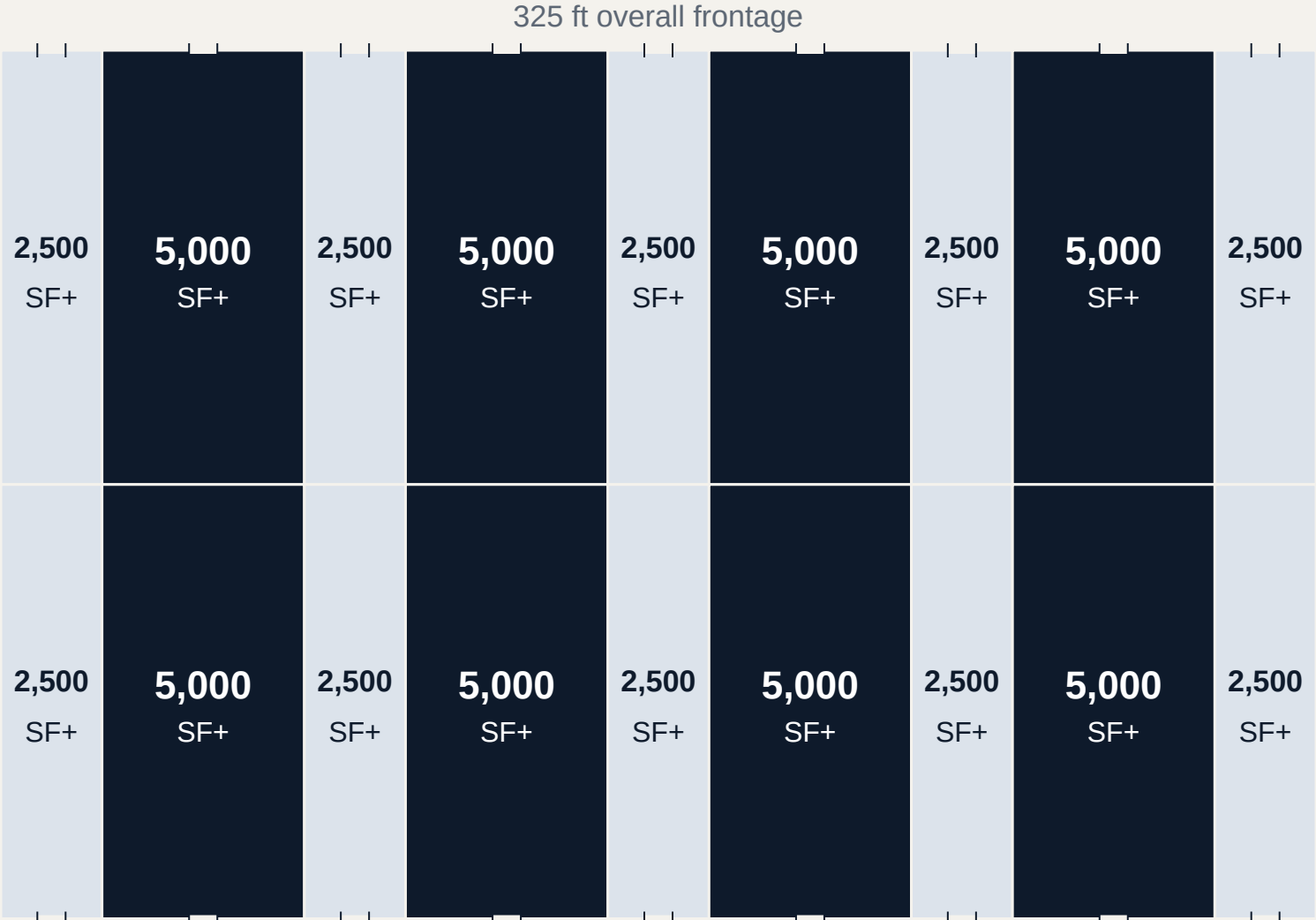
2,500 + 7,500 SF

Adjoining retail suites

Concept leasing plan. Areas and layout are subject to final measurement and tenant coordination.

Storefronts sized for your brand

18 spaces in a mix of 2,500 SF+ and 5,000 SF+ suites.



Concept demising plan. SF+ indicates approximate suite sizes above the stated minimum.

69,720 SF

Approximate gross building area

10 smaller suites

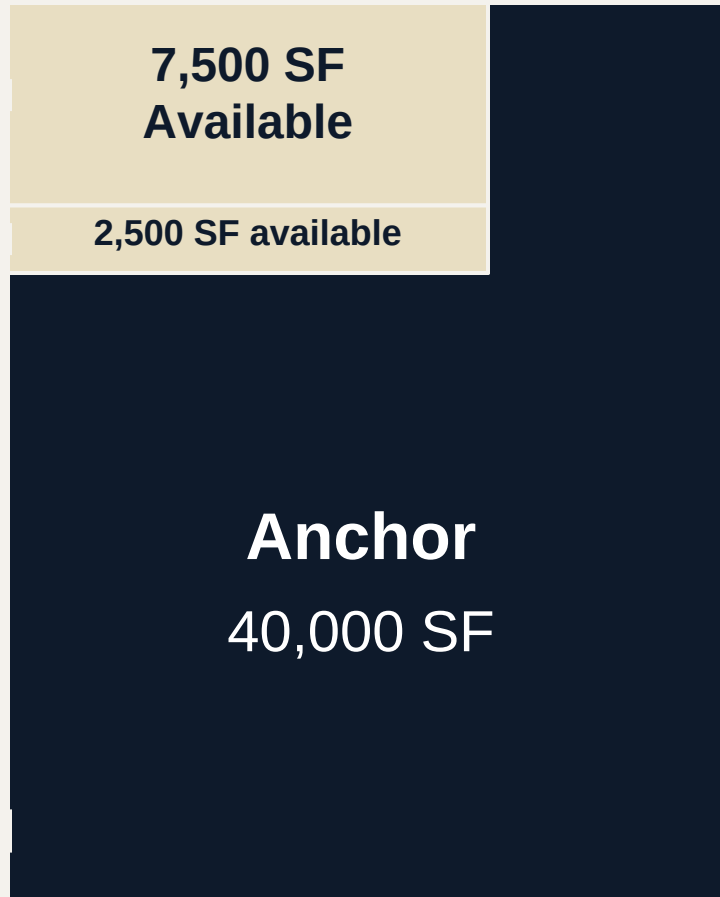
8 larger suites

Direct exterior entrances
and individual signage positions.

Suites may be combined to
meet a tenant's requirements.

Anchor building available

A flagship venue beside the technology storefront campus.



40,000 SF

Lease a dedicated AI experience venue

Product demonstrations, interactive exhibits, training, launches and private events.

Lease or operating partnership

Discuss a full-venue lease, an operator-led concept or a brand and content license.



A flagship AI experience

Hands-on AI, robotics and creative tools in a destination built around discovery.

Illustrative NVIDIA concept. Anchor space available for lease.

Launch leasing offer

500 SF

Free base rent for the first year

Within a larger lease.

Brokers and tenant representatives welcome

Commission terms agreed separately with ownership.

Base rent on the remaining area and other lease charges apply.
The promotion will be documented in the executed lease.



Leasing inquiries

Discuss your space requirements or arrange a site visit.

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Schedule a call