



orchard
WORKSPACE



It's time to rethink the office experience.

Flexible, configurable and turnkey office solutions for professionals to thrive.

Orchard Workspace by JLL introduces a complete workspace solution for every business challenge. Creating a needs-focused working environment and experience allows for accommodating, engaging, and inviting spaces that naturally bring people together. Orchard Workspace by JLL makes succeeding simple.



Expert hospitality team providing five-star service



Environment supporting privacy, wellness, and professional engagement



Holistic approach to design and operations, maximizing health and safety in the workplace



Secure, reliable, and state-of-the-art technology services



Community programming to nurture business growth



Key location

Located in the heart of Secaucus, New Jersey, within the 500 Plaza Drive office tower, Orchard Workspace by JLL is a new flexible office and coworking space designed for today's professional.

Featuring a range of workplace options from customizable suites to coworking, we help productivity thrive by providing the very best in business technology and hospitality services – as well as ongoing opportunities for networking and community engagement.

Additionally, the location is surrounded by a walkable hub with an exciting mix of historic and contemporary development and has direct access to both RT. 3 and NJ turnpike (I-95).

Area Profile	5-mile radius
Est. Population	1,466,590
Est. Households	701,200
Avg. Household Income	\$165,242
Median Age	38.4

Source: ESRI, 2022



1 million SF of luxury apartments, national and big box retail, LA Fitness Signature Club and a 14-screen movie theater, all just steps away. There are 7 hotels also within walking distance.

4 miles from American Dream, an unparalleled mix of world-class entertainment, shopping, and dining located in East Rutherford, New Jersey.

5 minutes from MetLife Stadium, the only stadium in the NFL that houses two NFL teams, the 2012 Super Bowl Champions, the New York Giants, and the New York Jets.



Pick the perfect fit

Whether you're a start-up or an established business, Orchard Workspace by JLL provides a perfect mix of space, services, and amenities to support your business needs. Offered without the high costs of a fit out or long-term commitment, Orchard Workspace by JLL features competitive pricing and a suite of options tailored to your needs, budget, and ambitions.

Configurable suites options

For larger businesses, we offer customizable solutions centered around your business needs. Bringing our holistic design and productivity elements to life, our furnished suites can accommodate up to 50 individuals. Suites are accessible 24/7 and can include dedicated meeting rooms, hospitality space and private phone booths. Take advantage of having your own space with all the advantages of our shared hospitality team, added business services and amenities.

Suites include:

- Customizable furnished private suite
- Option to include private meeting rooms, focus rooms or phone booths
- Access to a variety of meeting rooms with state-of-the-art A/V equipment
- 24-hour access
- Complimentary Wi-Fi with access to a dedicated VLAN
- Use of business address
- Dedicated team for mail redirection and secretarial services
- Access to networking and community events
- Unlimited coffee and tea



Availability	Capacity (up to)	RSF
Suite A	33	3,225
Suite B	20	1,930
Suite C	47	3,790
Suite D	50	4,210



Flex v. traditional

	Traditional Space 4210 RSF	Flex Suite D 4210 RSF	The Difference	
Minimum Commitment	5 Years	1 Year	The minimum term in Flex Space in the U.S. is one month and in traditional it is typically five or more years.	
Annual Costs				
Rent (Rent includes taxes and building opex)	\$34.00	\$75.00	Flex space only counts the SF of the dedicated suite space, not all the common areas such as reception, access to open area workspace, kitchen, meeting rooms, etc. Whereas, traditional space the extra shared space accounts for the total resulting in a larger SF when comparing options	
Life Safety	\$0.02	Inclusive	By choosing a Flex space you receive: <ul style="list-style-type: none"> • Build out • Furniture • Repairs and maintenance • Onsite community Manager • IT Support • Repairs and maintenance • Pantry and office equipment • Onsite Center manager • Guest Wi-Fi network • Pantry equipment • Onsite Community manager • Onsite Front desk concierge • Dedicated VLAN and wireless network • Unlimited coffee and tea • Access to printing and copying 	
Utilities	\$1.50	Inclusive		
Cleaning Supplies	\$0.03	Inclusive		
Food & Beverage	\$0.28	Inclusive		
Printer Costs	\$0.12	Inclusive		
Décor/Florals	\$0.07	Inclusive		
TV/Cable	\$0.01	Inclusive		
Insurance	\$0.06	Inclusive		
Kitchen Supplies	\$0.06	Inclusive		
Access Control	\$0.10	Inclusive		
Internet/Phone	\$0.84	Inclusive		
Meeting Room tech	\$0.04	Inclusive		
Office Manager	\$20.19	Inclusive		
Office Equipment/Supplies	\$0.33	Inclusive		
Annual Costs Total- Office (RSF)	\$57.65	\$75.00		
Other Costs to consider- Year 1				
Average Fit Out Cost	\$150.00	Inclusive		One time fee for the first year
Less: Tenant Improvement Allowance	\$60.00	Inclusive		
Total Fit Out Cost	\$90.00	Inclusive		
Total Annual Cost - 1	\$621,606.50	\$315,750.00		
Average Annual Cost Over 5 Year Tenancy	\$341,862.00	\$335,116.00	Assumes 3% increase per year	





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