

BUILDING FEATURES



Located directly across from NJ Path



Parking garage in building



Amazing waterfront views of Manhattan skyline



Brand new lobby

- Sleek modern glass façade
- Upgraded elevator banks & cabs
- Highly efficient layout
- New Security Desk
- New Turnstiles









BUILDING SIZE: ~750,000 RSF



ASKING RENT: Upon Request



YEAR BUILT: 1988

- Spectacular waterfront views Statute of Liberty to George Washington Bridge
- On-site food service with outdoor seating along pier
- On-site management
- NJ incentives available

BUILDING LOCATION

Transit - Orientated District with Outstanding Multi-Modal Access



PATH:

4 Minutes to World Trade Center 6 Minutes to Hoboken



HUDSON BERGEN LIGHT RAIL:

2 Minute walk to Hudson Bergen Light Rail stop



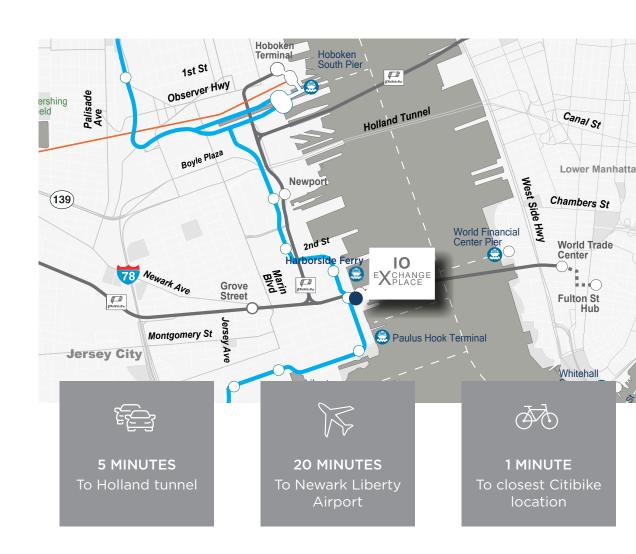
NY WATERWAY FERRY:

7 Minutes to Brookfield Place 9 Minutes to Wall Street 13 Minutes to west 39th Street

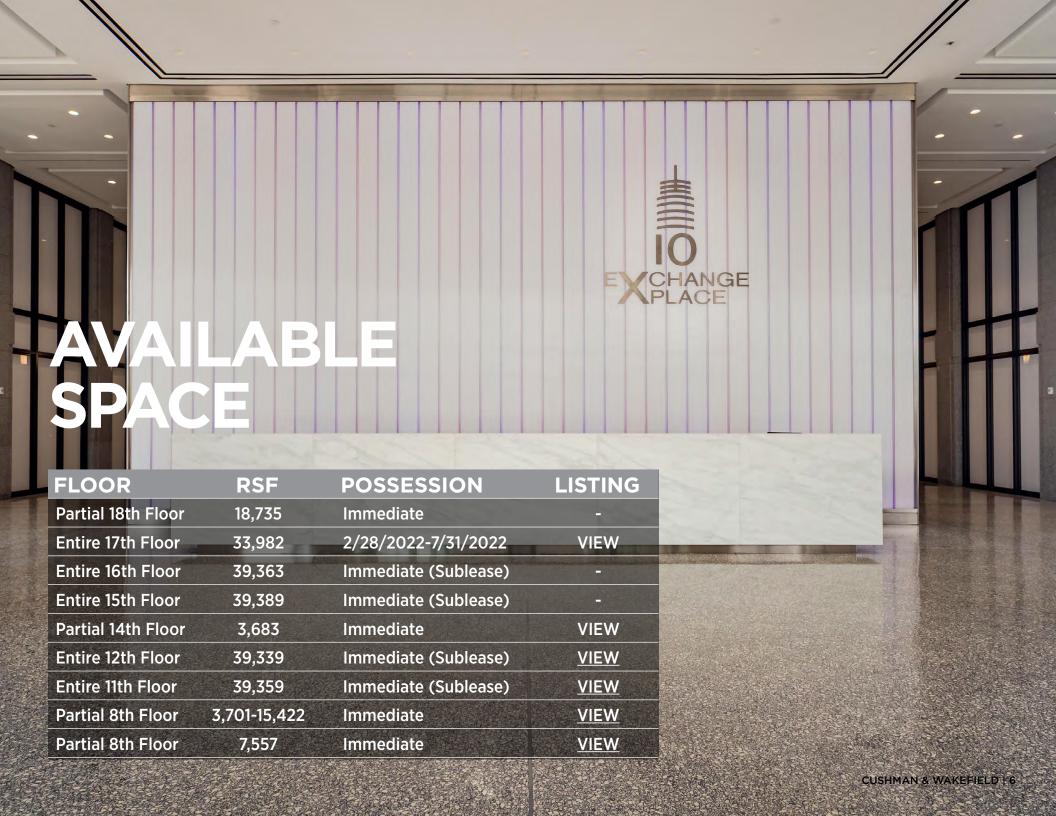


NJ TRANSIT BUS:

2 Minute walk to Hudson Street & Christopher Columbus Drive stop









PARTIAL 8TH FLOOR - 3,701 - 15,422 RSF

NEWLY RENOVATED COMMON CORRIDOR, ELEVATOR LOBBY AND RESTROOMS

Asking: Upon Request Term: 3-10 Years CHRISTOPHER COLUMBUS DRIVE **AVAILABLE IMMEDIATELY** STREET SUITE 830 SUITE 800 3.701 RSF 4.164 RSF 7,557 RSF HUDSON

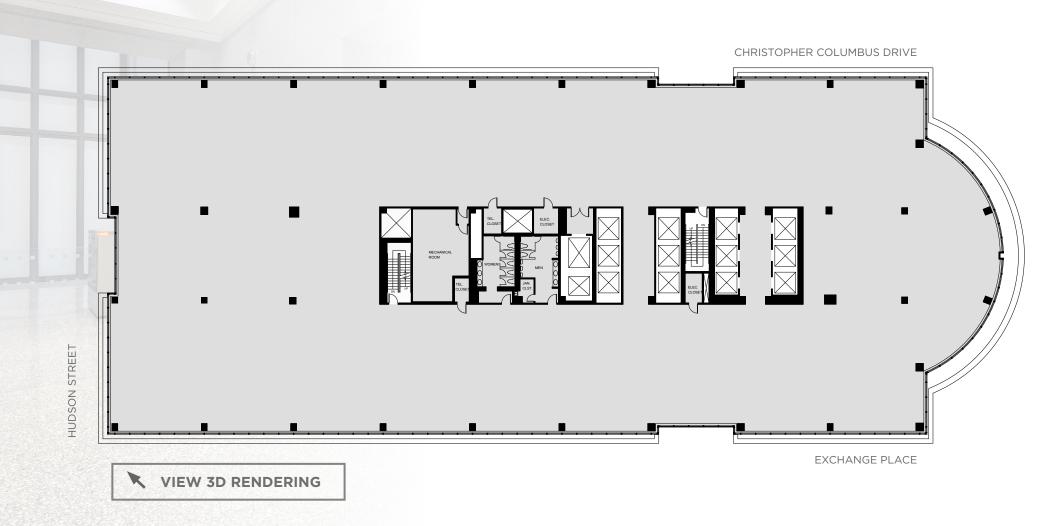
EXCHANGE PLACE

SUITE 830 VIRTUAL TOUR

SUITE 810A VIRTUAL TOUR

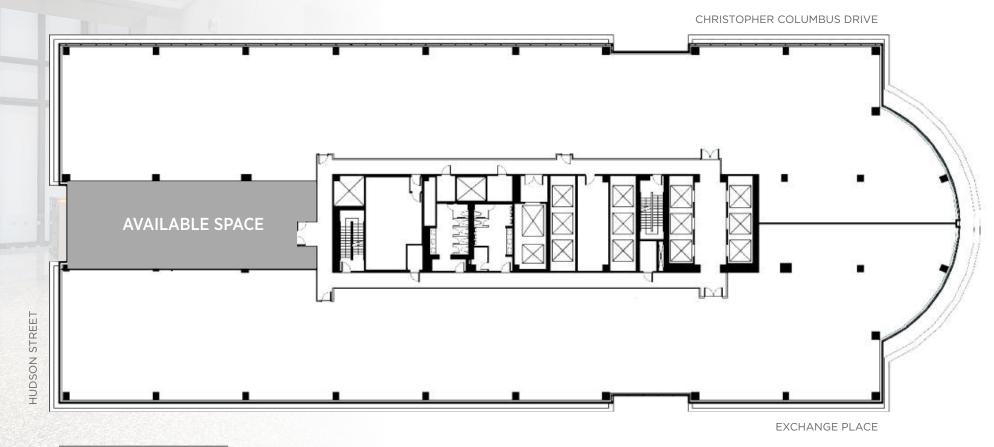
SUITE 800 VIRTUAL TOUR

ENTIRE 11TH FLOOR -39,359 RSF



PARTIAL 14TH FLOOR -3,683 RSF

Asking: Upon Request Term: 5-10 Years

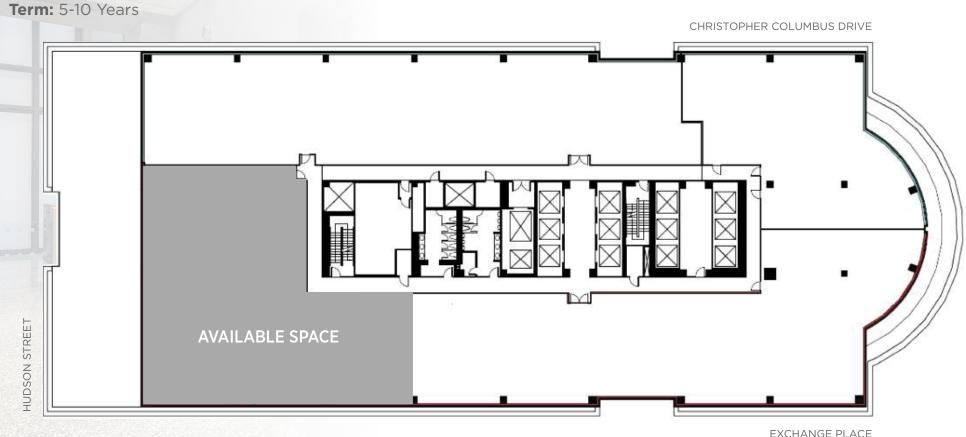


VIRTUAL TOUR

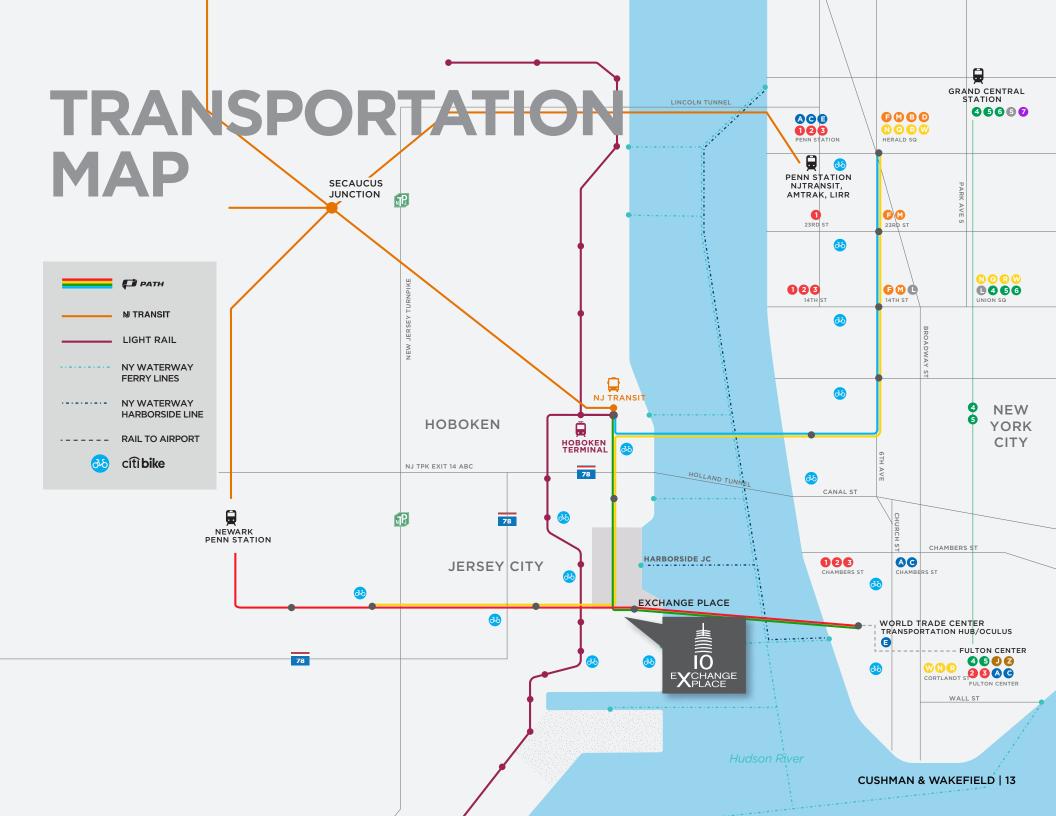
PARTIAL 18TH FLOOR - 8,815 RSF

SWEEPING VIEWS FROM DOWNTOWN MANHATTAN TO STATUE OF LIBERTY

Asking: Upon Request







AREA **AMENITIES**



RESTAURANTS & BARS

- Au Bon Pain, Amiya, Five Guys
- 2. City Diner
- 3. Vu
- CAVA 4.
- Milano's Deli
- Rooftop at Exchange Place
- Greene Hook Bar & Kitchen
- Satis Bistro
- John's Pizzeria
- 10. Ski Thai
- 11. Light Horse Tavern
- Bistro La Source 12.
- 13. Sam a.m.
- One Two Cup Cafe 14.
- 15. Amelia's Bistro
- Taqueria Viva Mexico Kitchen Cafe
- Lokal Eatery & Bar 17.
- Hudson & Co. Bar & Grill
- 19. Buddy Who's
- Mantra Authentic Indian
- Taste of North China
- Shanghai Best
- NaanChing Bistro & Bar
- Liberty Prime Steakhouse
- Gotham Deli
- Taste of Poland
- Legal Grounds Coffee Co
- Voque Cafe
- Edward's Steakhouse 29. Frankie
- 30. 31.
- Luna
- 32. Uncle Momov Latham House
- Domo Domo

- 34. Porta
- 35. Atlas Public House
- Orale Mexican Kitchen
- Taqueria Downtown
- South House
- 39. Prince & I
- The Kitchen Step
- Teppan Bar & Grill
- Rumi Turkish Grill
- White Star Warren Lackawanna Coffee
- Krispy Pizza
- Semicolon Cafe 46.
- Lackawanna Coffee
- 9 Bar Cafe
- Manny's District Lounge
- Choc-o-Pain Bakery
- 51. LITM
- 52. Barcade
- 53. **Grove Square**
- Pint
- Honshu
- Iron Monkey
- Gregory's Coffee
- Exchange Place Market
- Starbucks
- 60. Potbelly
- Ample Hills Creamery
- 9 Bar Cafe at Urby
- 63. **Hudson Grill**
- Porto Leggero
- Maggie's Farm Expresso
- District Kitchen

RETAIL / NEIGHBORHOOD SERVICES

- Liberty Wine & Deli
- Waterfront Montessori
- Hudson Greene Market
- Noah's Ark Florist
- Duane Reade
- CrossFit Jersev City
- Blue Salon & Spa 08 Hudson Vine
- 8. V's Barbershop
- NY Sports Club 9.
- Downtown Pharmacy
- 11. CVS Pharmacy
- 12. GNC
- European Wax Center
- Massage Envv
- Waterfront Wine & Liquor
- 16. Word

- 17. Hound About Town
- Coolvines
- Kanibal & Co
- Hazel Baby & Kids
- **CVS Pharmacy**
- NJCU School of Business
- **Exchange Physical Therapy** Group
- 24. Cyclebar
- U.S. Post Office 25.
- CRAG 26.
- Pilates Haus
- CKO Kickboxing
- Powerflow Yoga
- Base Gvm
- Surya Yoga Academy
- City Hall

HOTELS

- Hyatt Regency Jersey City On The Hudson
- 2. Hyatt House Jersey City
- 3. Candlewood Suites Jersey City - Harborside
- Residence Inn by Marriott Jersey City nopy by Hilton



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