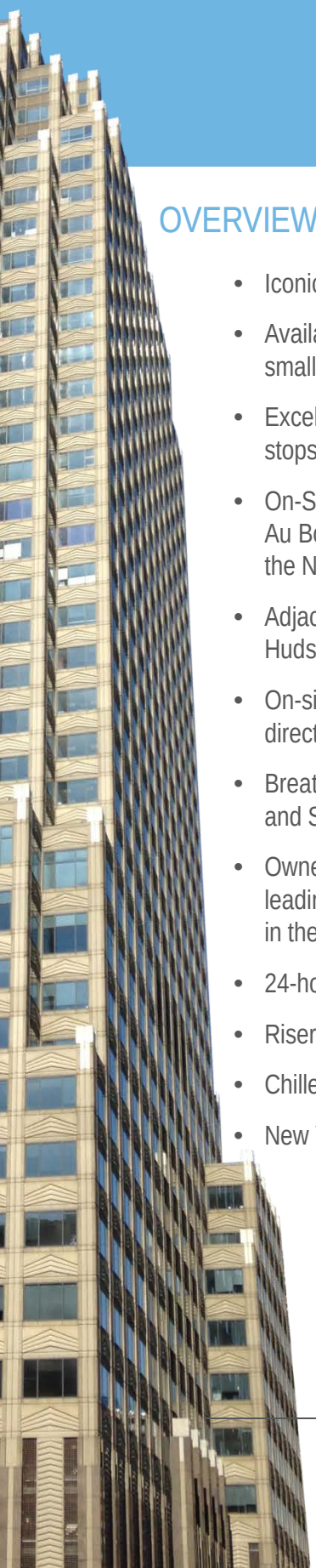


HARBORSIDE

101 HUDSON STREET

OVERVIEW:

- Iconic 42-story class A art-deco style office tower
- Availability ranging from large blocks of 150,000 sf units to smaller suites of 3,000 sf
- Excellent access to transportation – Light Rail and PATH stops across the street; Ferry terminal is steps away
- On-Site amenities include: Salsarita's Fresh Cantina, Au Bon Pain, Nanking Restaurant, Wells Fargo Bank, and the Newsstand
- Adjacent to full-service Hyatt Regency Jersey City on the Hudson, offering conference facilities and fine dining
- On-site parking garage offers 900 parking spaces with direct building access via lobby elevator
- Breathtaking views of New York skyline, New York Harbor, and Statue of Liberty
- Owned and managed by Mack-Cali Realty Corporation, the leading provider of class A office and multi-family properties in the Northeast and Mid-Atlantic Regions
- 24-hour security
- Riser space
- Chiller plant backed up by two emergency generators
- New York Sports Clubs is located a few blocks away



For more information, please contact:

Jon Meisel
Managing Director
+1 973 404 1475
jonathan.meisel@am.jll.com

Aaron Ellison
Senior Vice President
+1 212 812 5890
aaron.ellison@am.jll.com

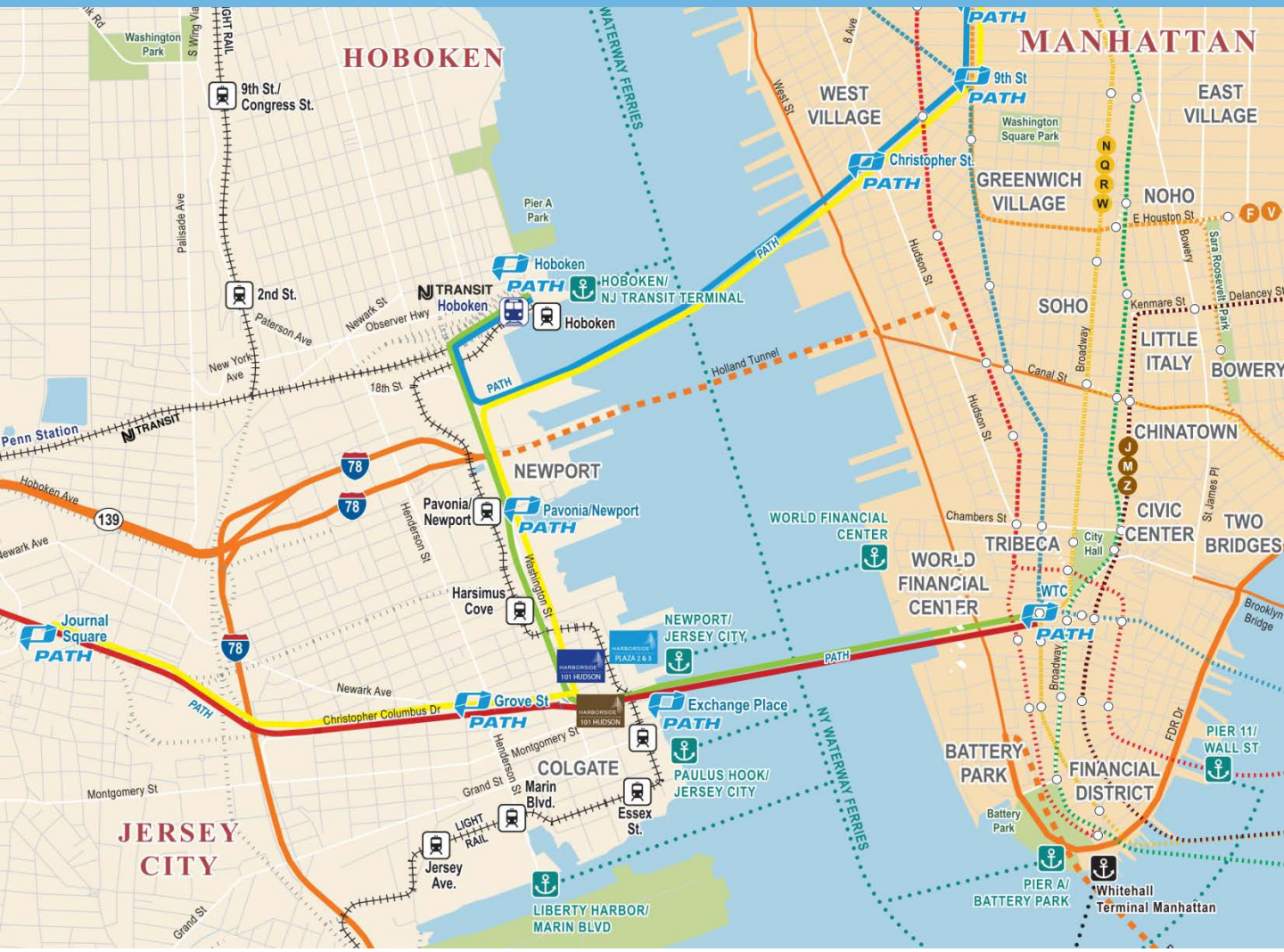
Isabel Freire
Leasing Associate
+ 1 201 602 2835
Isabel.freire@am.jll.com

JLL

MACK-CALI®
Realty Corporation

Christopher DeLorenzo
T: +1 201 986 1463
C: +1 201 206 8421

Thomas Savoca
T: +1 201 261 0359
C: +1 201 954 1817



TRANSPORTATION:

One of the things that makes Jersey City so attractive is its access to a wide variety of transportation options. Harborside is situated just one mile from the Holland Tunnel, only minutes to Manhattan by car. It is also in close proximity to the New Jersey Turnpike and routes 1 and 9. Harborside Plazas 5 and 4A offers on-site public parking, making traveling by car easy and convenient. The PATH train offers a four-minute ride to Manhattan's World Trade Center Station and a 15-minute ride to Midtown Manhattan, with easy connections to New York City's subway system. Harborside also has an on-site, dedicated Hudson-Bergen Light Rail station, connecting you to Newport Center, Hoboken, Weehawken, and the rest of the NJ TRANSIT railway system. You can also save time and money using NY Waterway's ferry service from the Paulus Hook Terminal.

Each Plaza within Harborside boasts breathtaking views of the Manhattan Skyline, the New York Harbor, and the Statue of Liberty.



HARBORSIDE
101 HUDSON STREET

BUILDING SPECIFICATIONS:

Constructed
1992

Architect
Brennan Beer Gorman

Height
42 Floors

Ceiling Height
Floor 13'10" slab, 9'8" finished ceiling heights

Building Construction
Steel decking poured concrete

Building Shell
Pre-cast concrete panels with ornamental grills

Floor Loads
100 lbs. per sf

Column Spacing
45'

Window Mullion Size
58'¼" X 80"

Loading Docks
Three full bays, four short bays – entrance on York Street

Electrical
6 watts per usable sf

Energy Management
Automatrix

Technology Providers
Abovenet, BOB, Cablevision, Cogent, Level 3, Lighttower, Verizon, TCG, Teleport, and AT&T

Base Building Cooling System
Central chiller plant, floor fan units. Overhead diffusers as method of cooling distribution

Base Building Heating System
Perimeter heat – hot water radiation, boilers

Life Safety
Fire command station located in lobby, manned 24 hours and monitored by state-of-the-art notifier system

Emergency Power
1,250 kilowatt emergency generator for life safety and elevators, redundant service into building

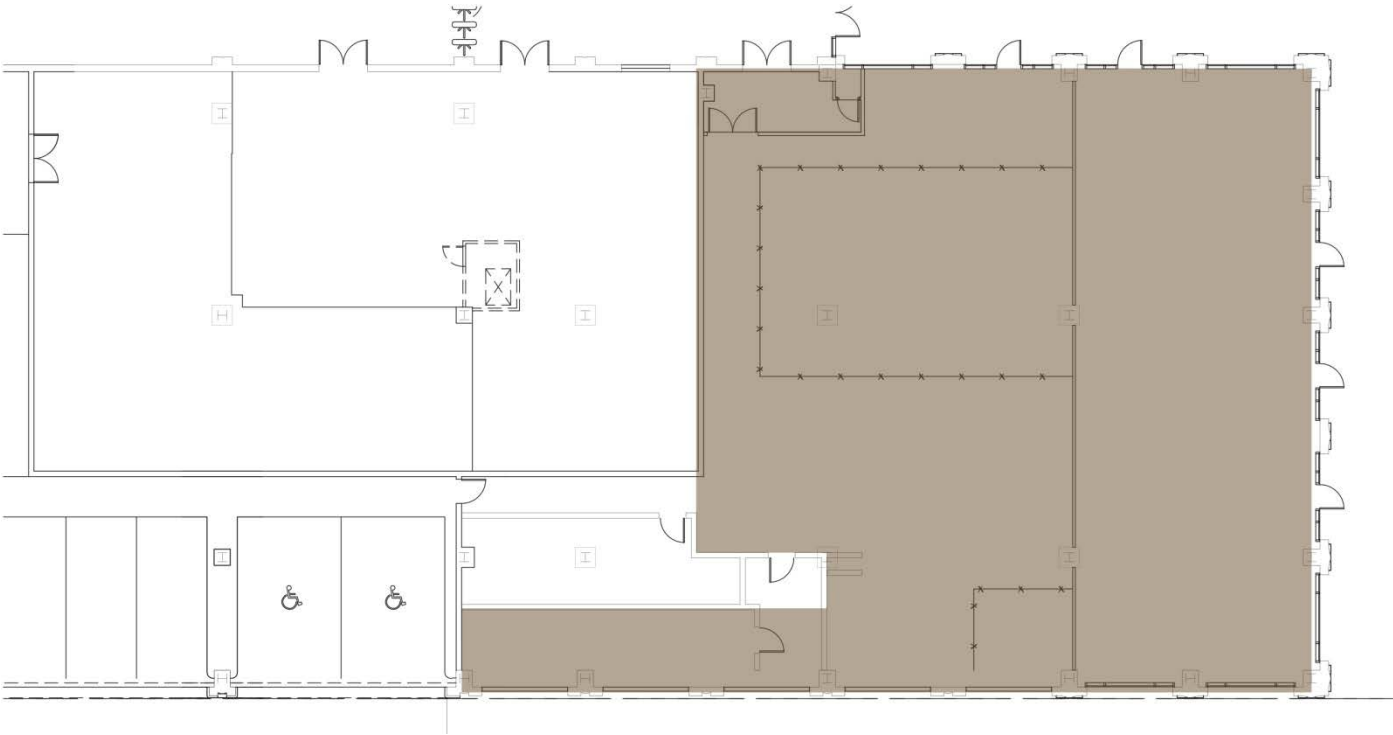
Elevators
Parking Garage: Three cars – 3,500 lbs. cap
Low Rise: Eight cars – 3,500 lbs. cap.
Mid Rise: Eight cars – 3,500 lbs. cap.
High Rise: Eight cars – 3,500 lbs. cap

Freight Elevators
Two cars at 7,000 lbs. capacity
One car at 4,000 lbs. capacity

Tenant metering
PSE&G direct or sub-metering

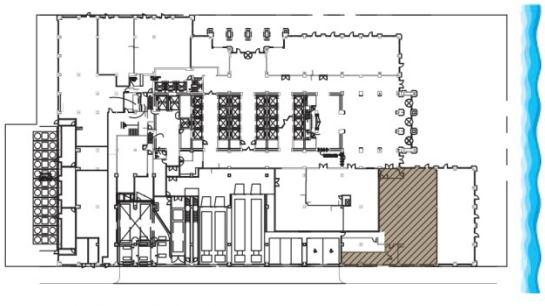
Security
24/7 building security, turnstiles, X-ray machines at lobby and loading dock

1st floor – 5,070 sf (108 watts psf)



- Electrical feed: 480 volts. 2,500 amps fused at 1,600 (600 of which serves another tenant)
- Density of 108 watts per sf
- This space formerly supported by an emergency 1,400 kW generator
- Ten (10) Liebert Units – 30 tons each
- Three (3) glycol tanks

KEY PLAN



MACK-CALI® Realty Corporation

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