



# 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](mailto:jonathan.meisel@am.jll.com)

### Aaron Ellison

Senior Vice President  
+1 212 812 5890  
[aaron.ellison@am.jll.com](mailto:aaron.ellison@am.jll.com)

### Isabel Freire

Leasing Associate  
+ 1 201 602 2835  
[Isabel.freire@am.jll.com](mailto:Isabel.freire@am.jll.com)



**Christopher DeLorenzo**

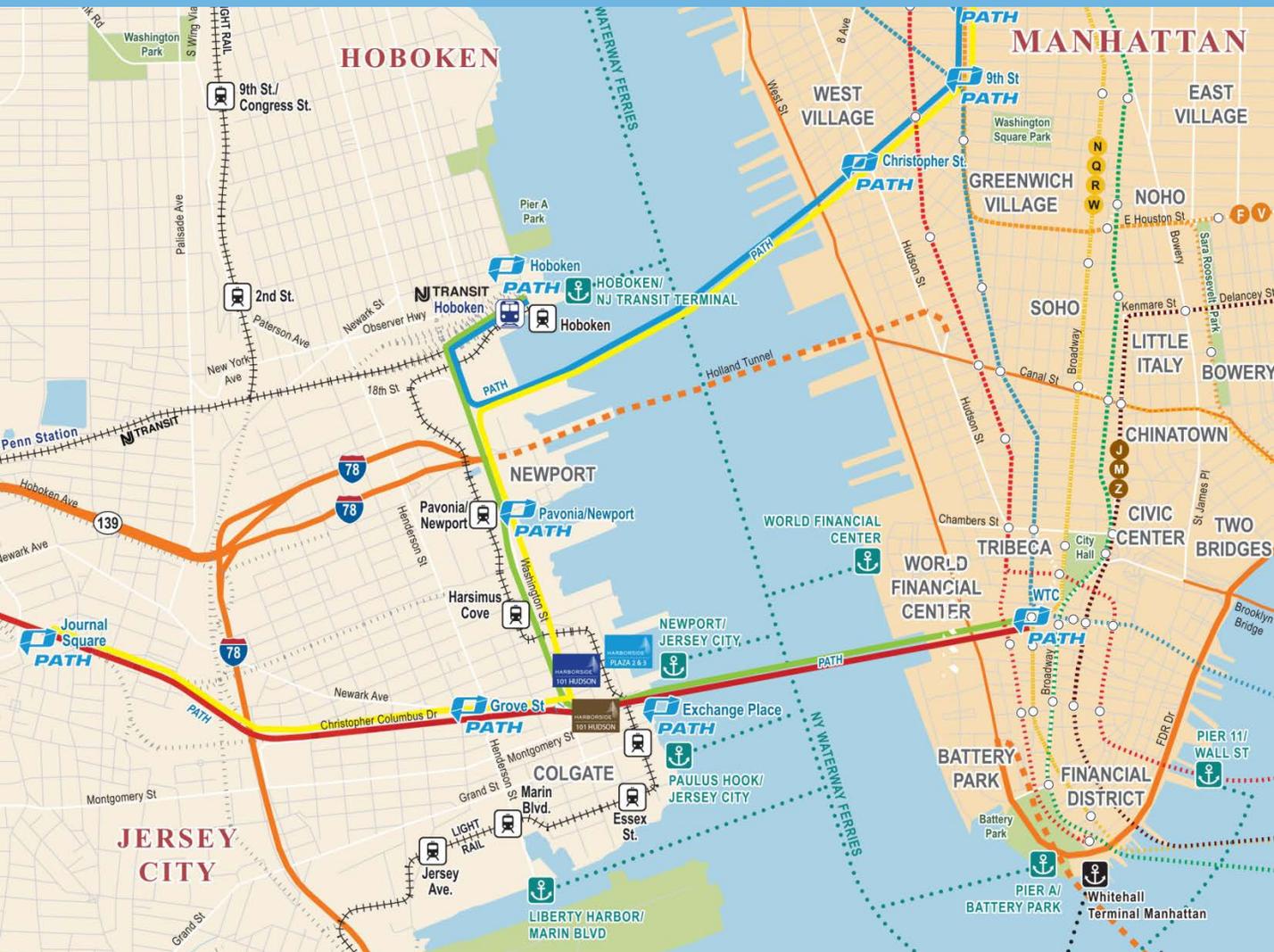
T: +1 201 986 1463  
C: +1 201 206 8421

**Thomas Savoca**

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

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## 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 Plaza 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.

**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

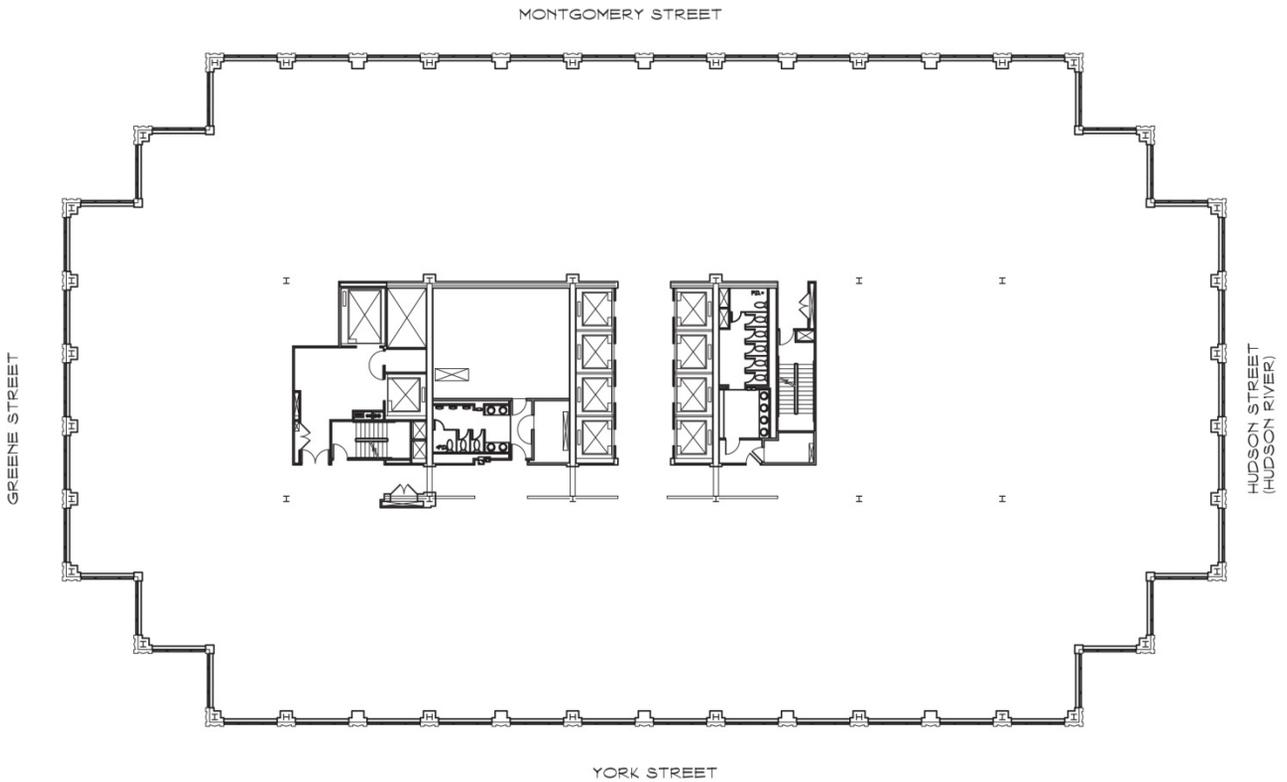
**Tenant metering**

PSE&G direct or sub-metering

**Security**

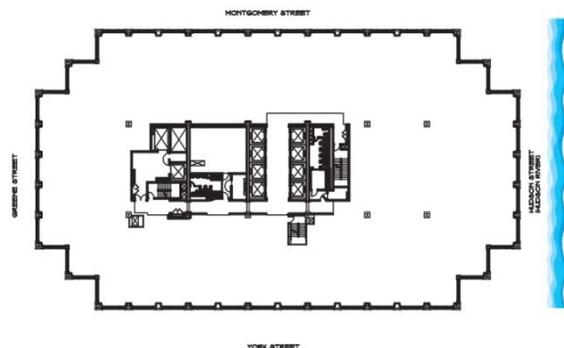
24/7 building security, turnstiles, X-ray machines at lobby and loading dock

34<sup>th</sup> floor – 35,040 sf (15 watts psf)



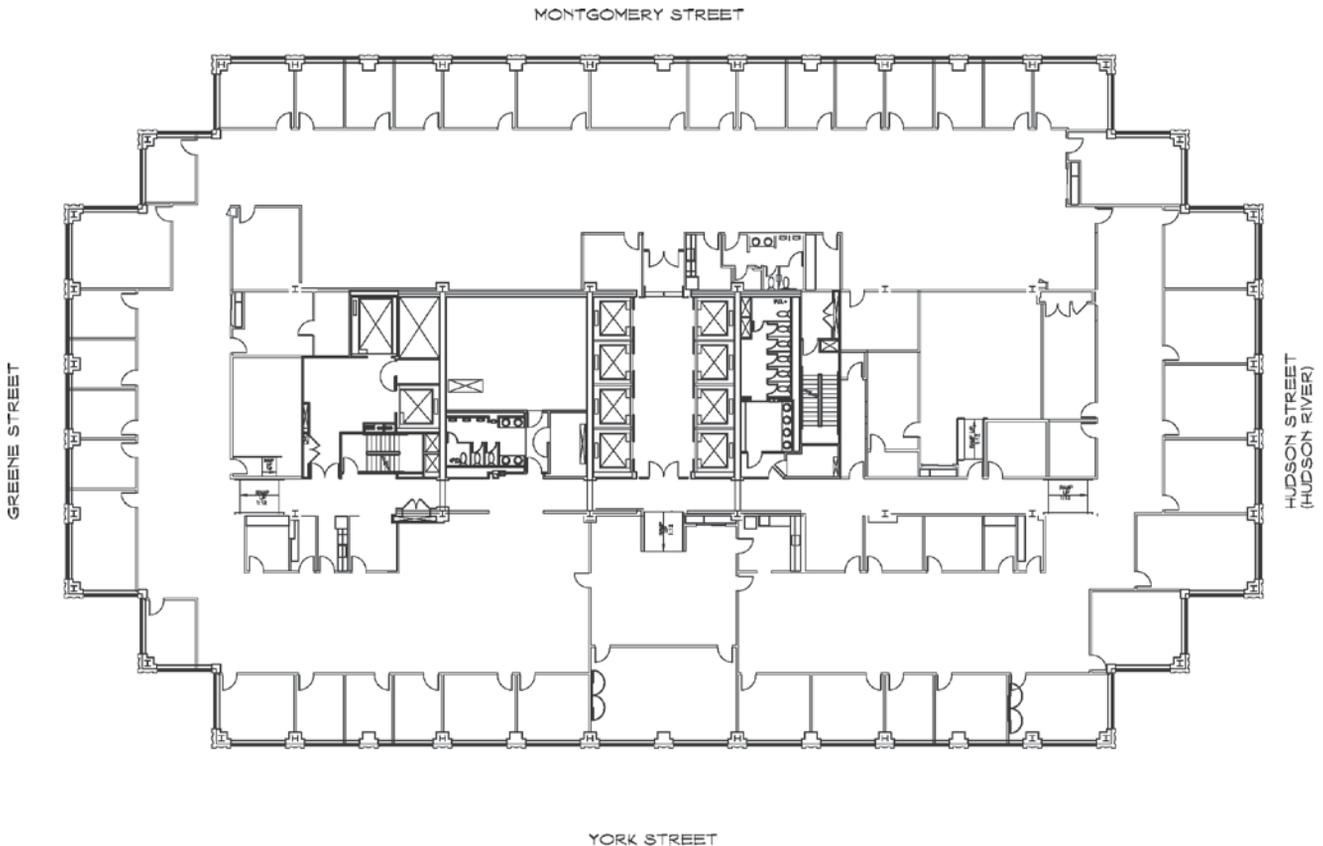
- Electrical feed: 480 volts, 800 amp (400 east and 400 west)
- 8" raised floors
- Supplemental cooling – 30 tons + five-ton mini-mate
- PSE&G direct meter

KEY PLAN





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