




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



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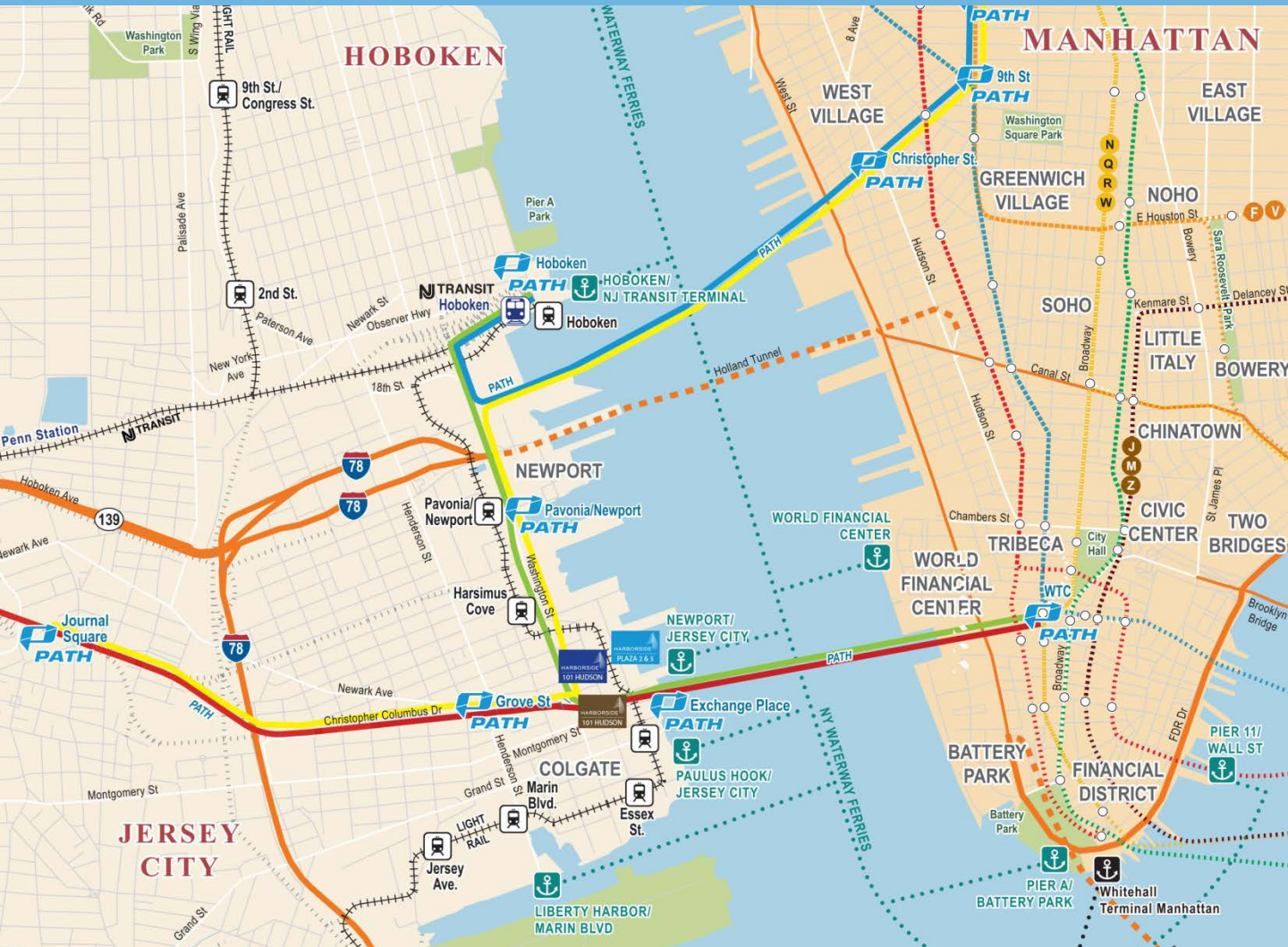
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TRANSPORTATION:

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

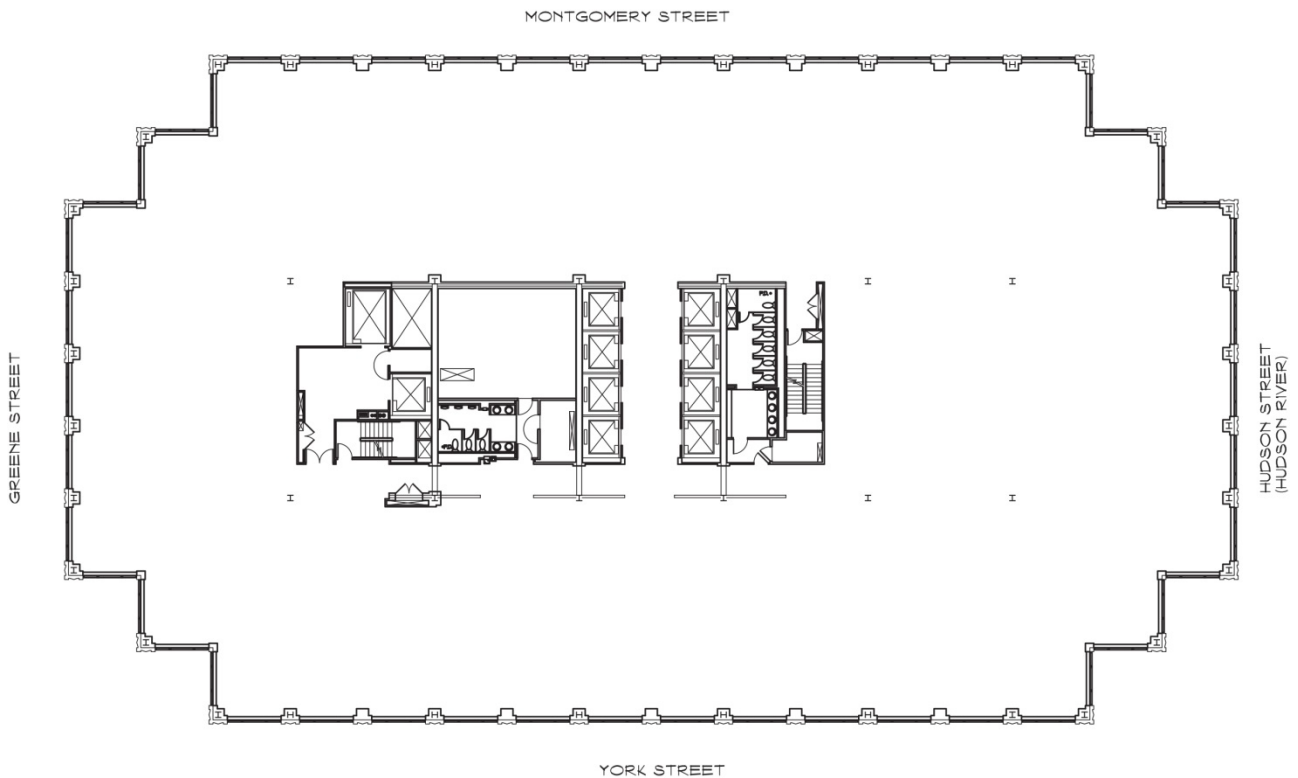
Tenant metering

PSE&G direct or sub-metering

Security

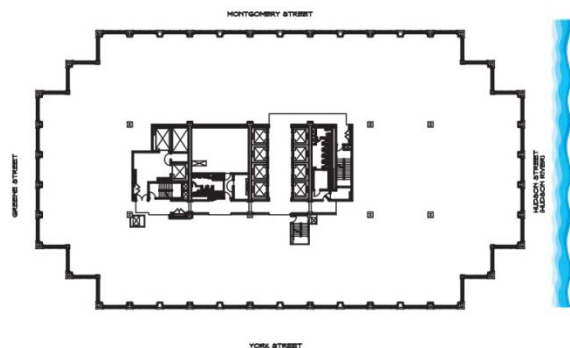
24/7 building security, turnstiles, X-ray machines at lobby and loading dock

34th floor – 35,040 sf (15 watts psf)

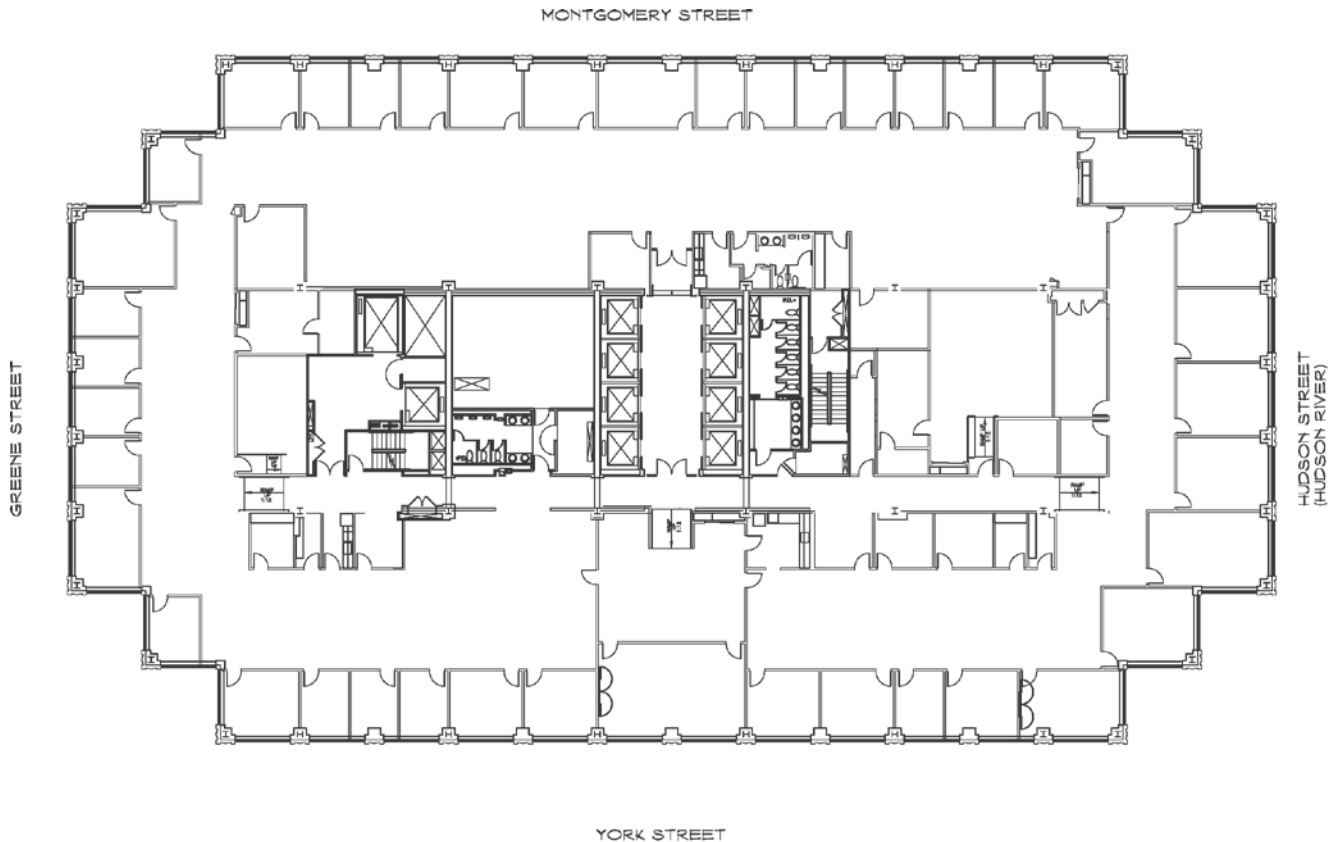


- Electrical feed: 480 volts. 800 amp (400 east and 400 west)
- 8" raised floors
- Supplemental cooling – 30 tons + five-ton mini-mate
- PSE&G direct meter

KEY PLAN



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KEY PLAN

