

OVERVIEW:

- Buildings originally developed for the Pennsylvania Railroad in 1929 and converted to class A office buildings through adaptive reuse in 1990
- Availability ranging from a contiguous block of 250,000 sf to smaller suites of 6,000 sf
- State-of-the-art redundant utilities and communications infrastructure ensure business continuity
- Excellent access to transportation – Light Rail stop at entrance to building; PATH station one block away; Ferry terminal six blocks away
- Harborside offers over 75,000 sf of retail amenities including; New York Sports Clubs, Bright Horizons Child Care, Henry's on the Hudson, Markers Restaurant, Harborside Club (Food Court), CVS, Bank of America, GNC, MTRO Central Salon, and Dry Cleaning, Shoe Repair and Shoe Shine
- Adjacent to full-service Hyatt Regency Jersey City on the Hudson, offering conference facilities and dining
- Breathtaking views of New York skyline and New York Harbor
- 24-hour security
 - Planned multi-million renovation of Harborside includes a transformation of the retail promenade, atrium, and common areas, and a reimagination of the interaction between the complex and the waterfront esplanade
 - 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

For more information,
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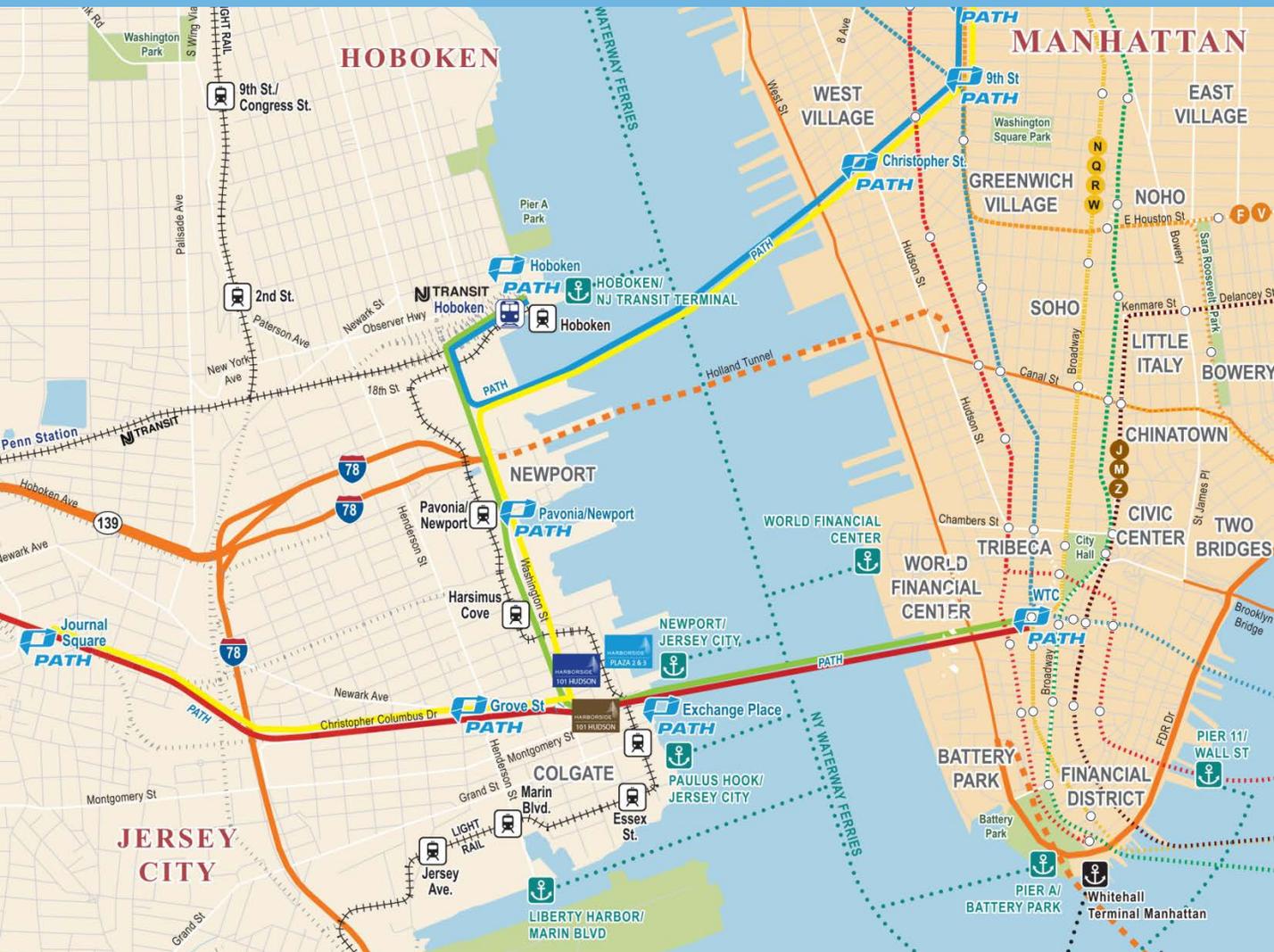
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HARBORSIDE

PLAZA 2



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

1930 – renovated 1990

Architect

Beyer Blinder Belle

Height

10 Floors

Ceiling Height

Floor 1: 16' slab-to-slab

Floors 2 – 8: 13' 6" slab-to-slab

Floor Loads

Floor 1: 200 lbs. psf live load

Floors 2-8: 150 lbs. psf live load

Column Spacing

20' on center

Window Mullion Size

5' X 2½"

Loading Docks

Plaza 2 – three bays

Plaza 3 – four bays

Electrical

6 - 22 watts per usable sf

Direct 13.2 kVA feeds in larger units

Technology Providers

AboveNet Communications, Sidera,
Level 3 Communications, Comcast,
Verizon, Verizon business, and AT&T

Base Building Cooling System

Condenser water

Method of Cooling Distribution

Overhead diffusers

Base Building Heating System

Perimeter electric heat

Life Safety

Fire command station located in Plazas
2 & 3, manned 24 hours and monitored by
Edward's EST-3, backed up with a 1,000
kW emergency generator

Emergency Power

Plaza 2 – one 1,000 kW Caterpillar diesel
generator

Plaza 3 – one 1,000 kW Kohler diesel
generator

Elevators

10 passenger elevators and one freight
elevator in each building

Freight Elevators

One 12,000 lbs. capacity oversized freight
elevator

Tenant metering

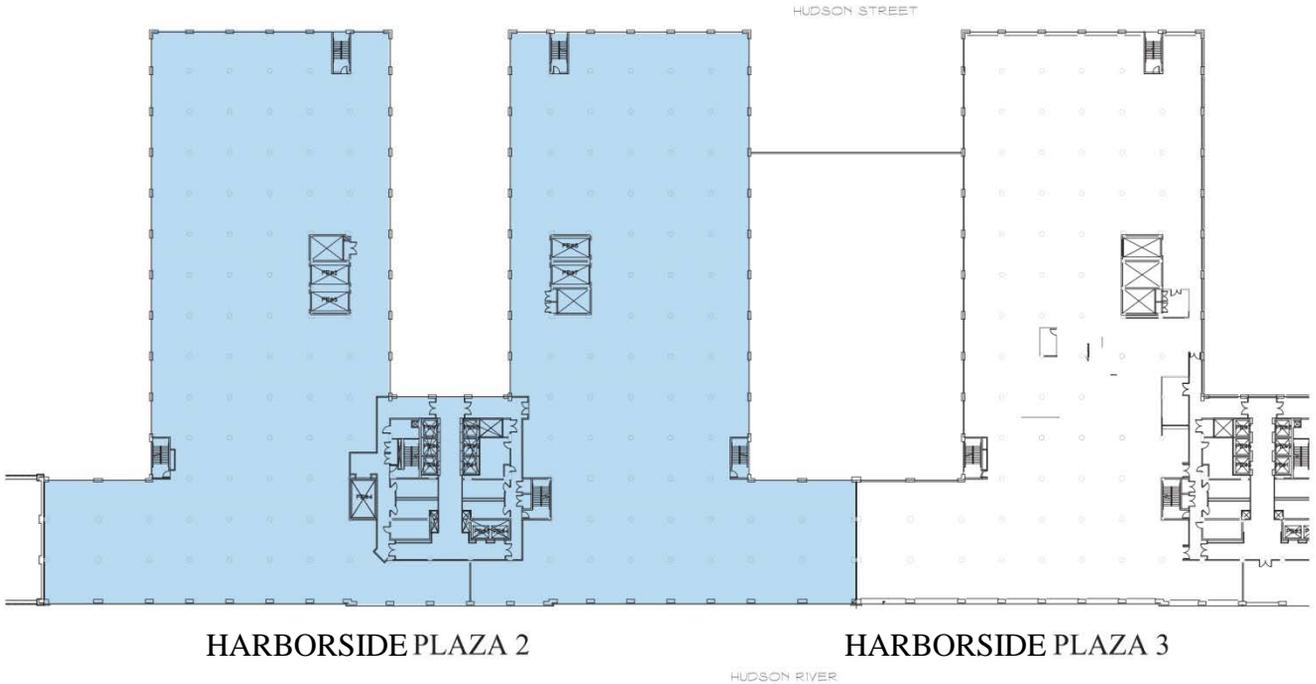
All tenant spaces are directly metered by
PSE&G (direct feeds at lower rates)

Security

24/7 building security



7th floor – 94,393 sf



Electrical feed: 13,200 volts (1,600 amps @ 480 volts)

- Switchgear located on this floor
- Switchgear also services both 3rd and 7th floors

One (1) emergency generator – 2,000 kW located on the 2nd floor (5,000 gal. feeder tank)

- Feeds 2nd, 3rd and 7th floors power and H.V.A.C. systems
- 8 inch raised floors
- Seven (7) HVAC Units (+/- 220 tons)
 - 10-ton (one unit)
 - 32-ton (one unit)
 - 35-ton (one unit)
 - 38-ton (one unit)
 - 50-ton (one unit)
 - 60-ton (two units)

7X24 condenser water (AT NO CHARGE) for comfort cooling

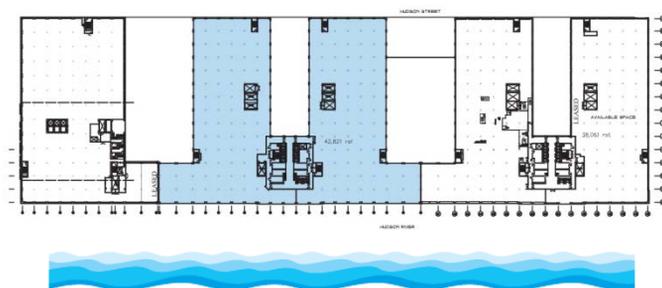
Supplemental units – comfort cooling:

- Approximately 11 tons

Critical cooling:

- Approximately 13 tons

KEY PLAN

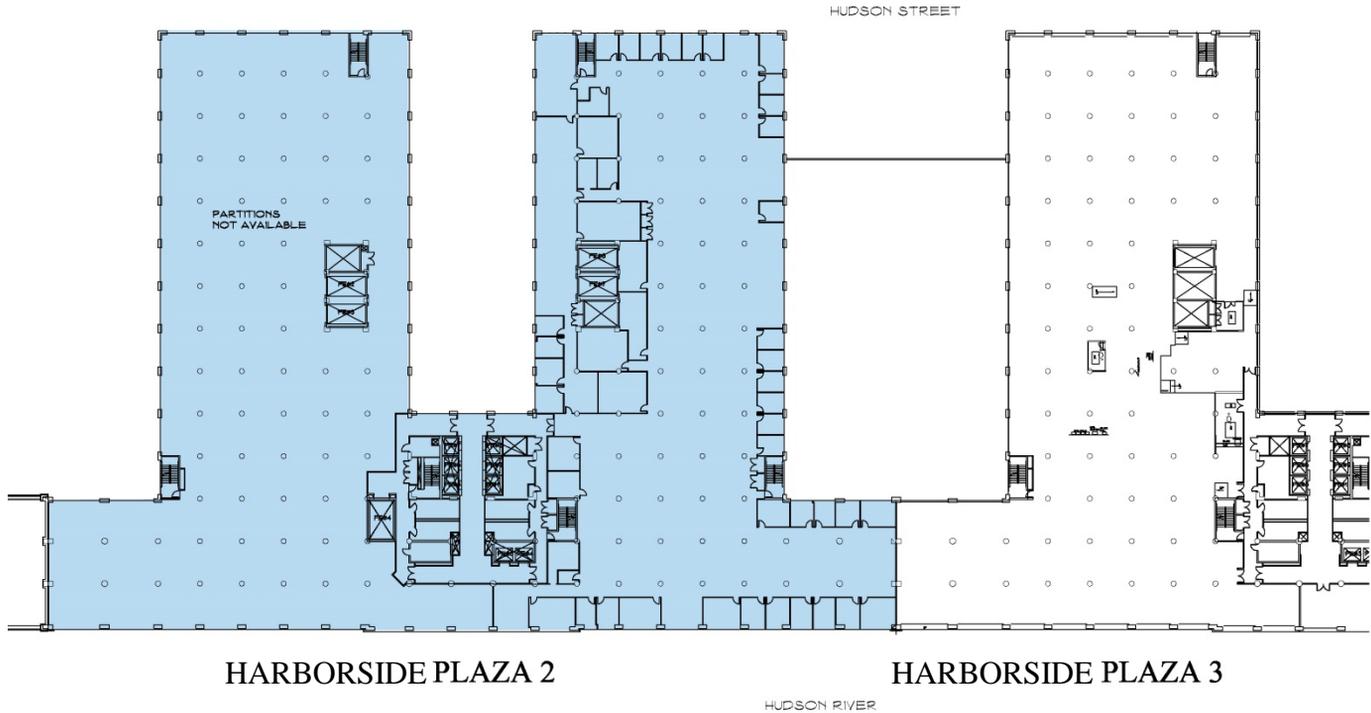




HARBORSIDE

PLAZA 2 – FLOOR 7

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